

# THE BUZZ

November/December  
2023



# WOODLAKE FOREST IV HOA

9619 ½ Bayou Brook St. • Houston, TX 77063

## Seasons greetings to all!

Here's wishing everyone a joyful and heartwarming holiday season. May the magic of the holidays fill your heart and those you love with delight and wonder; and may your 2024 be filled with much good cheer, good health, and good fun. Have a wonderful Holiday Season and a very Happy New Year!

## Who won.....?

At the WFIV Annual Meeting in November, new members of the HOA Board, who are voted in by you, were announced. These WFIV neighbors will be joining the Board for a two-year term beginning January 1, 2024:

Marie Harnett  
Dorothy Thompson  
Kimberly Thompson  
Ellen LeBlanc  
Scott Cooley  
John Harrison

Congrats to all and a special thank you to those who ran. Being a volunteer Board, it is so important and gratifying to see the interest and commitment of our residents who are willing to serve the community.

We also wish to give a big "thank you" to Senior Pastor Alf Halvorson at Memorial Drive Presbyterian Church, who provides the amphitheater in which we hold the Annual Meeting.



The annual update requests to our WFIV 2024 Directory are coming out soon. Look for yours to be delivered in the next month or so, with returns by January 31, 2024.





## Barbeque and more than you can imagine potluck trimmings

The food and fellowship at the annual WFIV Recreational Area fall 2023 gathering were some of the best we've had yet. Barbeque and wine were provided by the HOA, and to say there was a "plethora" of trimmings to go along with the barbeque is truly an understatement. The variety of interesting appetizers, side dishes, and desserts were, as usual, a temptation for overindulging!

This is one of the ways we celebrate our community and get to know some new neighbors as well as create a venue for homeowners to drop off their proxies or absentee ballots in lieu of attending the HOA Annual Meeting. It's always around the middle of October after the heat of the summer dissipates somewhat. With good food and good company, it's a refreshing start to fall activities. If you've not had the chance to attend in the past, try to make it in 2024. You will have a lot of fun!

Thank you, Barbara Stanley

Barbara Stanley, past HOA President and volunteer extraordinaire, has been handling the resale certificates on behalf of our Woodlake IV community for the past several years. Resale certificates are requested whenever a property is being purchased.

Barbara has now decided it's time for someone else to have that opportunity to assist the HOA Board with this task. Her expertise and timeliness will be missed! Ellen LeBlanc, HOA Treasurer, has stepped in to handle this on behalf of

*thank you*



Our WFIV website address has changed. It is now

<https://woodlakeforestiv.com>

You will find all sorts of new and interesting information there. Use it often to "stay in the know."





Be in the know.....

To receive timely electronic communications, please send your email address to Dorothy Thompson, Secretary of the HOA Board, at [ddcthompson@gmail.com](mailto:ddcthompson@gmail.com). It's the immediate way to get news items, reminders, and other community-wide information.

Happy  
Holidays!



## 'Tis the season for Giving

Have you thought about contributing a gift on behalf of someone you love or for a cause close to your heart during this season of giving?

How about the WFIV Tree Fund? This initiative was started a couple of years ago and is a way not only to show your gratitude for a significant person or purpose, but also to enhance the WFIV community, long known for its forestry beauty. Unfortunately, with our aging landscaping and the unexpected deep freeze a couple of years ago, many trees have been lost or are showing signs of dying. Replacement is costly and offering a contribution can be a rewarding effort on your part. Do consider "planting" a tree!

### What did you say?

You want to share an idea with the Board? You want to share an issue in the neighborhood? You want to share a great idea that other neighbors might find helpful? You want to ask the Board about a policy?

Join the HOA Board's monthly meetings for a 5-minute uninterrupted spot at the beginning of each monthly meeting to voice your ideas, concerns, or opinions. Or, email any Board member; you will find the Board Trustee list at the back of the HOA Directory and on the last page of the newsletter. Your Board wants to hear from you!

### Our little library

Please be sensitive when sharing reading material in our Little Neighborhood Library, located in our park near the Doliver Circle. Be considerate that others may not have the same reading taste as you. And, if you find a book in the Library that may be inappropriate, please remove it.

## Street Wise

Where do my 2 or 10 or 25 guests park?

The holidays are right around the corner, and many of us will have friends and family visiting during the season, attending a holiday party, or simply passing time at home between semesters of school. Where should they park? Chances are you will not have room in your garage, so thoughtful courtesies for your neighbors need to be followed. In general,

- Walkways and driveways need to be clear, so do not park in front of your neighbor's access to their property. Manage your guests so they know where to park. Let your neighbors know if you are having a gathering.
- The private streets in WFIV are narrow, and the streets need to be clear for emergency vehicles and personnel to get through if needed. Please do not park on the sides of the streets that show "no parking" signs.
- Please keep our alleyways clear. If you need to park to load or unload for a gathering, limit it to short periods and remove the vehicle as soon as possible. Please do not park behind your garages for long periods of time.
- The public entry streets into WFIV (Doliver and Longmont) are wide city streets and can accommodate vehicles much better than our narrow private streets and alleyways.
- If you have relatives or other visitors for an extended period, please let us know. Contact Debbie Biagioli, Trustee [Debbie.biagioli@yahoo.com](mailto:Debbie.biagioli@yahoo.com) or Leona Urbish, Parking Committee Chair [lmurbish@yahoo.com](mailto:lmurbish@yahoo.com).

Again, be courteous, be a good neighbor, and let's make this an enjoyable holiday season!



If you are selling your home....  
Homeowners: the signs advertising the sale or lease are to be located next to your home or in your front window, not next to the street, per our DCRs. You will be asked to move it if it is not within the acceptable parameters.





Second Tuesday of each month @ 6:30PM  
Homeowners Monthly Board Meetings except for November *Announcements and the agenda are sent out and posted at the pool prior to each meeting.*

More heavy lifting...?

At the Annual Meeting, it was noted how successful the two heavy trash days were this year. Your Board plans to have two in 2024. Stay tuned for a spring 2024 date!



## Curb Painting

For several months we have been working on getting curb numbers painted. Some of you who have been without curb house numbers due to curb repairs should be seeing that numbers have been replaced, along with some curb numbers around the neighborhood that were unreadable. Along with the curb house number painting, we have completed the painting the curbs in front of the fire hydrants in the neighborhood. The hydrants are not clearly visible and with the curbs now painted, there should be fewer instances of vehicles blocking access to the hydrants. We are excited that this project is finally complete!



## Vehicle Registration

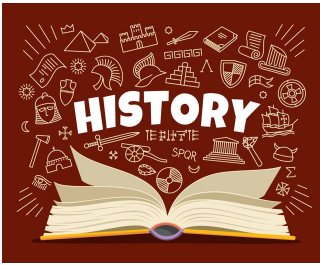
All residents and tenants of the neighborhood are required to register all vehicles in their household. There are several reasons why this is a requirement of residency in the neighborhood.

First, it is part of the parking policy and if not adhered to could result in fining and legal issues. No one wants that. Second, and most importantly to all residents, it is a security issue. We have had several instances over the last several months where having the information of the vehicles registered in the neighborhood has assisted in verifying whether or not a homeowner was being followed and in providing information on a burglary in the neighborhood.

There are cameras at the entrances to the subdivision off Gessner that track the comings and goings of the traffic entering our neighborhood by license plate numbers. If you haven't registered your vehicles, please do this important task as soon as possible.







**For our HOA forms,  
use the links below.**

[Landscaping](#) • [Tree  
Trimming](#) • [Architecture](#)  
[Vehicle Registration](#)  
[Sticker](#)

*For additional questions  
contact*

*Landscaping:*  
[tlmconn@gmail.com](mailto:tlmconn@gmail.com)  
*Architecture:*  
[rgreichle@gmail.com](mailto:rgreichle@gmail.com)



Said Inn would have been accessible from the San Felipe Road (just south of current day Westheimer Rd), and along with Joel Wheaton's Inn at Wheaton's Ford (current day Addicks dam off SH 6 south of Memorial DR) and Joseph Clopper's Inn to the east toward Harrisburg (current Gray area west of downtown Houston), comprised the only way stations for travelers (literally including everyone from Austin, Travis, Crockett, Dickinson, Seguin, Fannin, de Zavala, Houston, and Santa Ana).

The original maps created by surveyors name the southernmost point of Buffalo Bayou (currently just to the south of the bridge on Briar Forest immediately to the SE of WLFIV) Pine Point (later changed to Piney Point), for a significant grove of tall pine trees which served as a landmark for early Texas settlers. Also included on these early maps was a reference to Piney Gully, an NW to SE traversing fault that lies just off the back decks of our neighbors on Bayou Brook, and E. Rivercrest DR to the west of Gessner.

The riparian forest existing along a ribbon of land south of the bayou including the sites mentioned above consisted of mixed hardwoods such as hickory and oak and of course the pine trees. The land then transitioned into the tall prairie grasslands where the San Felipe Trail was first cut. Harriet Putnam George (widow of Buckman Canfield) built a sawmill powered by hydro from the bayou near the Inn where a millpond was created next to a natural spring. The millpond is still visible today and is located along the south side of Buffalo Bayou, to the east of the Piney Point bridge in the Windermere Subdivision. When the Addicks Dam went in circa 1948, workers discovered deep ruts in the base rock where the crossing known as Wheaton's Ford was placed south of SH6.

After the six-year tax-free status on Taylor's Grant had expired, the land was valued at \$1.24/acre in 1838. Quite a bargain, given the \$1M plus/acre valuations for land in the Memorial Villages today!

Contributed by Glenn Andrews

**BOARD OF TRUSTEES**

PRESIDENT

John Williams

VP / TREASURER

Ellen LeBlanc

SECRETARY

Dorothy Thompson

ARCHITECTURE

John Harrison

GOVERNANCE

Renee Gervais

LANDSCAPING

Terry McConn

PARKING &amp; STREETS

Debbie Biagioli

POOL / TENNIS COURTS

Margie Plotkin

SECURITY • LIGHTS •

TRASH COLLECTION

Kimberly Thompson

ADMINISTRATIVE

ASSISTANT / POOL

KEYS

Kim Lee Richards

**VOLUNTEERS**

BLOCK CAPTAIN LEAD

Shannon Shelton

RESALE CERTIFICATES

Ellen LeBlanc

THE BUZZ

Leona Urbish

Pat Cavanagh

WFCA WFIV

REPRESENTATIVE

Jana Gunter

**Woodlake Forest IV Homeowners Association, Inc.****Maintenance Fund****Statement of Revenue and Expenses****As of September 30, 2023**

		2023 Final	Difference
		Budget	
<b>OPERATING REVENUE</b>			
Annual Homeowners Fee	\$ 565,000	\$ 570,000	\$ 5,000
Annual Homeowners Late Fee	\$ 1,350	\$ 450	\$ (900)
Annual Homeowners Interest Due	\$ 254	\$ 200	\$ (54)
Resales Certificates & Transfer Fees	\$ 2,450	\$ 1,500	\$ (950)
Reserve Fund Contributions	\$ 9,500	\$ -	\$ (9,500)
Other Income (Pool Keys, etc.)	\$ 1,322	\$ -	\$ (1,322)
<b>TOTAL OPERATING REVENUE</b>	<b>\$ 579,876</b>	<b>\$ 572,150</b>	<b>\$ (7,726)</b>
<b>OPERATING EXPENSES</b>			
Landscaping	\$ 179,776	\$ 269,000	\$ 89,224
Tree Fund	\$ -	\$ -	\$ -
Utilities	\$ 39,396	\$ 69,632	\$ 30,236
Parking & Streets	\$ 250	\$ 11,000	\$ 10,750
Pool & Tennis Court	\$ 12,336	\$ 16,540	\$ 4,204
Security & Lights	\$ 8,020	\$ 9,850	\$ 1,830
Special Projects	\$ 37,188	\$ 49,212	\$ 12,024
Administration	\$ 4,440	\$ 10,572	\$ 6,132
Professional Services	\$ 18,546	\$ 52,600	\$ 34,054
Woodlake Forest Community Association	\$ 14,820	\$ 14,820	\$ -
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 314,772</b>	<b>\$ 503,226</b>	<b>\$ 188,454</b>
<b>MAINTENANCE FUND ENDING BALANCE</b>			
<b>HELD @ CHASE</b>	<b>\$ 265,104</b>		
<b>Reserve Fund @ Chase Bank</b>			
<b>as of September 30, 2023</b>			
	\$ 40,802	\$ 40,802	\$ -
Pool Expenditures	\$ 4,198	\$ 3,500	\$ (698)
Curb/Expenditures	\$ -	\$ -	\$ -
Landscaping Enhancements	\$ 4,100	\$ 35,000	\$ 30,900
Lighting	\$ 3,480	\$ -	\$ (3,480)
<b>RESERVE FUND @ CHASE</b>	<b>\$ 29,024</b>	<b>\$ 79,302</b>	<b>\$ 26,722</b>
<b>MAINTENANCE AND RESERVE FUNDS</b>			
<b>ENDING BALANCE @ CHASE</b>	<b>\$ 294,129</b>	<b>\$ 582,528</b>	

**Woodlake Forest IV Homeowners Association, Inc.****Total Reserve Fund as of September 30, 2023**

JP Morgan Chase	\$ 29,024
Cadence Bank	\$ 226,011
<b>TOTAL RESERVE FUND</b>	<b>\$ 255,035</b>
<b>Reserve Fund as a percentage of 2023 Annual</b>	
<b>Maintenance Fees</b>	<b>45%</b>