

THE BUZZ

September/October
2023



WOODLAKE FOREST IV HOA

9619 ½ Bayou Brook St. • Houston, TX 77063

Look for it...voting packet delivered!

The all-important voting packet that you will need to make your voice heard at the WFIV Homeowners Annual Meeting on November 9, 2023, has been distributed to each homeowner. These packets were delivered to each of your residences, including to those of you who do not live on your property.

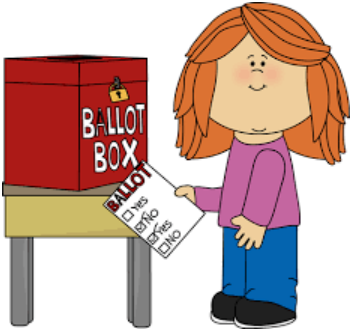
The voting packet includes information about the Annual Meeting, the Agenda, the Absentee Ballot, the Proxy, and biographies of those who are running for the 2024-2025 Board of Trustees. We have six (6) positions to fill.

In order to hold the meeting on November 9th, the Association must meet the quorum requirement of 40% of the total votes (228) of the Association (or 92 votes). Please submit your completed Absentee Ballot or Proxy before the November 8th deadline. We will accept your proxy or absentee ballot at our Pool Party on October 22, or in our HOA mailbox at 9619 1/2 Bayou Brook at any time prior to 5:00 PM on November 8.

Please let the Secretary Dorothy Thompson know by October 15 if you have not received yours.

Thank you, Jessica

Jessica Forsdick, Governance Trustee, has stepped down from her role on the Board. WFIV thanks you, Jessica, for your tenure as a Trustee for the last several years and for all you have done on behalf of the WFIV community. We know you, like many others on the Board, are a working professional. We wish you the best in all your future endeavors. Renee Gervais, immediate past-president of the WFIV Board, has graciously stepped in to fill this position until the end of the year.



Remember the monthly Board meetings begin at 6:30 PM on the second Tuesday of each month (except November)...please join via Zoom to listen and participate in your community's activities.





Volunteers—we can't live without you!

On behalf of your WFIV Board of Trustees—and, frankly, on behalf of the entire WFIV community—our volunteers are the best! Being a self-managed community, all homeowners are a part of the management of WFIV. We have extraordinary participation from our residents, and we thank every member of each of the following groups and what they do. Any of this spark your interest? Join one or more of the following groups!



In Memoriam

Sonny Colley
Read Beeson



Heavy trash pick-up on August 26 was a great success...we'll do it again next year!



Timers at the pool were updated...let us know if you see anything else that needs attention.



Our timeworn irrigation system and meters are being assessed and repaired...let the Board know if you see any that are not working.

- Tennis courts: check on lights and tennis court maintenance
- Block captains: distribute flyers, announcements, newsletters, and other materials to every residence
- The Buzz: contribute and write articles, edit, format, and distribute six times a year
- Parking & streets: register all residents' (homeowners and tenants) vehicles, resolve parking issues relevant to the WFIV parking policy
- Board administration: maintain databases, calendars, website, and send out "blasts" of WFIV information
- Landscaping: maintain/enhance all our greenscapes
- Security: keep outdoor lights on and working

Everyone else—arrange for/coordinate the pool party, annual meetings, and special meetings; offer a bite or a drink of water to contractors who are working or making deliveries in the neighborhood; be polite and courteous to all neighbors; treat others as you wish to be treated.

All of these wonderful volunteers create a "neighborly web" that ties together our community and makes WFIV a vibrant community in which to live. It shows the care we have for each other, the desire to keep our community safe and secure, and the constant attention to maintaining our home values and investments. We salute you all!



District G HOA Info Expo--Houston's 311 puts help at your fingertips!



Renee Gervais, Kimberly Thompson, Ellen LeBlanc, and John Williams attended a District G seminar in August that focused on homeowner associations and how Houston's 311 system and police department can help our neighborhoods. Much information was exchanged, including contacts in the City of Houston, the City's police department, the City Attorney's office, and the Constable's office. This is a monthly seminar/town hall open to the public.



CITY OF HOUSTON
311
HELP & INFO

THE HOUSTON HELP LINE
Your Connection to City Services

City Service Requests
Information Resource Portal
Non-Emergency Issues

Agents available 24/7

Contact Us

Houston.tx.gov/311

311@Houston.tx.gov

311 or 713-837-0311

Let us help you make the connection

Other than meeting and having the chance to speak to local peace officers, one of the most significant resources available is Houston's 311 services and how we as residents of our neighborhood should be encouraged to use 311 when an issue arises.



311 is Houston's Help and Information Helpline that puts City government at your fingertips! They assist with a variety of issues: nuisances on property, potholes, sewer wastewater, neighborhood complaints, and water leaks. Highly trained agents are available for assistance 24/7 and can get answers fast, find the right person, or have your City's service problem fixed.

Houston's overcharging earlier this year for water to the tune of \$4,500 was reduced to \$780, more in line with the normal spend...the balance of approximately \$3,720 was returned to WFIV as a credit going forward.

For our HOA forms, use the links below.

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

For additional questions contact

Landscaping: tlmconn@gmail.com

Architecture: rgreichle@gmail.com





Street Wise

“News from the Street”

BIG THANK YOU

The open communication between neighbors and the Standing Committee on Parking and Streets (SCPS) and the Parking trustee has greatly improved. As a result, we have had fewer instances of parking violations, and this has been a tremendous help in our efforts to minimize issues that required intervention.

We appreciate being notified when visitors, family and contractors will be in the neighborhood. Letting your neighbor know is a positive as well. Although we still have some issues in the neighborhood, the neighborly way we are handling things has proven effective.

KEEP IT UP!

HOMEOWNERS’ RESPONSIBILITIES

This is a friendly reminder: all homes in Woodlake Forest IV have a two-car garage. Residents are required to park their cars in the garage and leave street space for guest parking, service vehicles, and emergency vehicles access. Those homes with three or more drivers must park the additional vehicles on a public street or alternate location.

Parking any recreational vehicles, such as motorcycles, boats, and RVs, is **STRICTLY** prohibited. It is a requirement of residency to have all personal vehicles registered with the HOA. If you have not received a Vehicle Registration Sticker Application, please reach out to the SCPS or the Parking Trustee for an application.

All resident vehicles are to be registered, both homeowners and tenants. For an application, contact wfivparkingstreetcomm@yahoo.com.



If a vehicle seems to be abandoned on any of our streets, notify wfivparkingstreetcomm@yahoo.com and inquiries will be made. If necessary, City of Houston Police Department will be notified for removal.



Street Wise

“News from the Street”

CONTRACTORS

We will always have contractors in and out of our community. This is not the issue. The issue is that, unless we as homeowners communicate to our contractors that they need to keep the streets, alleyways, walkways and fire hydrants cleared, hazardous and unsafe conditions can occur. Please minimize the time dropping off equipment and materials and have the contractor move to a location that doesn't restrict access or parking in a no parking zone. Be a good neighbor and reach out to those around you, and notify the Parking, Architecture and/or Security trustees to let them know that you are having work done at your house. Contractors parking overnight in the alleyways or on private streets is a violation of the parking policies.



Budget planning for 2024 is underway... Texas Property Code requires HOAs request 3 bids each for service contracts that have a spend over \$50,000... RFPs (“Request for Proposals”) for bids for landscaping and trash collection are in process.



PARKING POLICY INFORMATION

The PowerPoint presentation used at the June meeting on Parking is posted on the Woodlake Forest IV website: Woodlakeforestiv.com. Click “About” and then HOA Meeting Notes, locate the Parking and Streets presentation, June 12, 2023, and click the link “Learn more.” Please take the time to review this presentation and become familiar with our parking policies.

For answers to any of these questions or for any parking issues, please contact Debbie Biagioli, Parking & Streets Trustee, at Debbie.biagioli@yahoo.com, or Parking Committee Chair Leona Urbish at lmurbish@yahoo.com, or other HOA Board members.

A Brief History of Our Neighborhood



Before the 40s, what is now WFIV was the undeveloped land directly across Buffalo Bayou of the 100-acre Camp Hudson. It was adjacent to the newly organized municipality founded in '54 called Bunker Hill Village. Initial development began in the late 70s, and most lots were built out by the mid 80s.



Diabetes-Friendly Peanut Butter Balls

- 2 cups rolled oats (can use gluten-free)
- 1 cup natural peanut butter or other nut butter
- ½ cup honey
- ¼ cup mini chocolate chips
- ¼ cup unsweetened shredded coconut

Mix all ingredients.

Roll into balls. Store in refrigerator. Enjoy!

Memorial Drive was a narrow road that followed the borders of the farms that lined the road. Highway 90, also known as Katy Road, was there before Interstate 10. Piney Point Road had been put in around the 1900-to-1905-time frame, first as a dirt road, then oyster shell. Up until the mid to late 30s, many people got around by horseback due to the lack of paved roads. On Echo Lane, across the street from the present location of Memorial High School, there was a chicken farm where the owner sold eggs. People would ride their horses on Piney Point Road to Taylorcrest and over to where Memorial City Mall is now located and stop to pick berries. Rumor has it that there was an illegal still on part of the site where the mall now stands. When the original people who founded the villages met in the early 50s, the main roads that provide the current boundaries of the Villages already existed.

Looking at the Buffalo Bayou channel flowing past our common area, you'd never guess that at one time Houston was endless coastal plains dotted with trees, swamps, and marshland. It was during this temperate grassland period that Native Americans went about the business of life – hunting, fishing, and other activities that were essential to their survival. These people occupied Houston, and all of Texas, for thousands of years.



A Brief History of Our Neighborhood



What have you read lately?

Here are some "good reads" from local book clubs:

- *Lessons in Chemistry*, by Bonnie Garmus
- *Ordinary Grace*, by William Kent Krueger
- *The Secret Life of Sunflowers*, by Marta Molnar (alias for Dana Marton)
- *The Alchemist*, by Paulo Coelho
- *Bound for the Promised Land: Harriet Tubman*, by Kate Clifford Larson
- *All the Light We Cannot See*, by Anthony Doerr
- *Remarkably Bright Creatures*, by Shelby Van Pelt
- *The Diamond Eye*, by Kate Quinn

The first people who lived in what is now the Houston area were groups like the Karankawas and the Akokas. They built huts with thatched, rounded tops made from grass and palmetto. The hearth was in the center of the floor and a smoke hole was located directly above it. These huts were like the lodges of the Woodlands tribes in the Northeast.

Although very little is known of these people, we understand that they spent the winters plying the bayou in canoes made of dug-out cypress trunks, and peacefully traded with other tribes dating back to approximately 9,000 B.C., according to radio-carbon dating techniques applied to artifacts discovered in west Houston.

-By Guest Contributor Glenn Andrews

Important dates for your calendar...

No later than October, 2023

Distribution of 2023 Annual Meeting materials, including Instructions, Proxies, Absentee Ballots and Agenda

You should have received these important documents by the time you receive this newsletter.

- October 22, 2023 @ 4:30 PM, Annual Pool Party
Further announcements regarding details, RSVP information, and fun activities coming!
- November 9, 2023 @ 7:00 PM, Annual Homeowners Meeting
See distribution note above
- Second Tuesday of each month @ 6:30 PM
Homeowners Monthly Board Meetings except for November
Announcements and the agenda are sent out and posted at the pool prior to each meeting.



BOARD OF TRUSTEES

PRESIDENT
John Williams

VP / TREASURER
Ellen LeBlanc

SECRETARY
Dorothy Thompson

ARCHITECTURE
John Harrison

GOVERNANCE
Renee Gervais

LANDSCAPING
Terry McConn

PARKING & STREETS
Debbie Biagioli

POOL / TENNIS COURTS
Margie Plotkin

SECURITY • LIGHTS •
TRASH COLLECTION
Kimberly Thompson

VOLUNTEERS

ADMINISTRATIVE
ASSISTANT / POOL
KEYS
Kim Lee Richards

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 August 31, 2023			
		2023 Final	Difference
		Budget	
OPERATING REVENUE			
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	\$ 2,150	\$ 1,500	\$ (650)
Reserve Fund Contributions	\$ 9,500	\$ -	\$ (9,500)
Other Income (Pool Keys, etc.)	\$ 773	\$ -	\$ (773)
TOTAL OPERATING REVENUE	\$ 579,027	\$ 572,150	\$ (6,877)
OPERATING EXPENSES			
Landscaping	\$ 162,838	\$ 269,000	\$ 106,162
Tree Fund	\$ -	\$ -	\$ -
Utilities	\$ 32,856	\$ 69,632	\$ 36,776
Parking & Streets	\$ 250	\$ 11,000	\$ 10,750
Pool & Tennis Court	\$ 10,387	\$ 16,540	\$ 6,153
Security & Lights	\$ 8,020	\$ 9,850	\$ 1,830
Special Projects	\$ 33,084	\$ 49,212	\$ 16,128
Administration	\$ 3,869	\$ 10,572	\$ 6,703
Professional Services	\$ 15,777	\$ 52,600	\$ 36,823
Woodlake Forest Community Association	\$ 14,820	\$ 14,820	\$ -
TOTAL OPERATING EXPENSES	\$ 281,901	\$ 503,226	\$ 221,325
MAINTENANCE FUND ENDING BALANCE			
HELD @ CHASE AS OF AUGUST 31, 2023	\$ 297,126		
Reserve Fund @ Chase Bank			
as of August 31, 2023			
	\$ 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)
RESERVE FUND @ CHASE	\$ 29,024	\$ 79,302	\$ 26,722
MAINTENANCE AND RESERVE FUNDS			
ENDING BALANCE @ CHASE AS OF			
AUGUST 31, 2023	\$ 326,150	\$ 582,528	

Woodlake Forest IV Homeowners Association, Inc.	
Total Reserve Fund as of August 31, 2023	
JP Morgan Chase	\$ 29,024
Cadence Bank	\$ 226,011
TOTAL RESERVE FUND	\$ 255,035
Reserve Fund as a percentage of 2023 Annual	
Maintenance Fees	45%