

**WILDEWOOD OWNERS ASSOCIATION, INC.**  
**P.O. BOX 415**  
**CHANDLER, TEXAS 75758**  
**[www.wildewoodliving.com](http://www.wildewoodliving.com)**  
December 2016

**Presidents Ramblings – Greg Rosato**

Another year is about over and it's hard to believe 2017 is just around the corner. The Wildewood Property Owners Association has had a good year. A new Board has been in place since the June '16 election and we are doing our best to move the P.O.A. in the right direction.

If you noticed the pool was open this year, we got a new fishing pier, the front entrance sign was repaired and the park received some new swing seats & paint. These repairs were done by volunteers (except for the pier) with donations of labor & supplies to make it happen with minimal cost to the Association. All the mowing was done by volunteers this year, which saved the Association \$400.00 a month. With more volunteers we could have done better and covered more area. We continue to need volunteers to get many things done.

We ask if you notice something wrong or concerning, that you report it to the proper authority. If your street light is out call Trinity Valley Electric to report it, dogs running loose call animal control or the county Sheriff's office, overgrown/trashy property draw insects, snakes and rats, report this to the Fire Department.

This will be the last mailed newspaper due to the cost of ink, paper goods and postage. We would like you to use our website [www.wildewoodliving.com](http://www.wildewoodliving.com) for news and upcoming events. There is also a comment page and our new email address is [wildewood.board@yahoo.com](mailto:wildewood.board@yahoo.com). Please submit your email address to us at the [wildewood.board@yahoo.com](mailto:wildewood.board@yahoo.com) email address or you can use our website to update any of your contact information and add your email address to your update. We have also included a space for your email address on the form at the end of this Newsletter. Again you will need to submit your email address in one of these ways so you don't miss any future electronic Newsletters or Notices.

**Greetings from the Secretary/Treasurer- Tom Wine**

Our new Board is working as a Team and are trying to work together to accomplish many tasks. I want to thank the many property owners who have called me with "Thanks" to the board for our work and efforts. We have accomplished much but have a long way to go. The Wildewood Owners Association continues to analyze the expenses vs. the income of the Association. The 2016 year, has been rather slow for property owners to pay their Maintenance Fees. We have turned much of the collection process over to the Wildewood Owners Association's attorney for liens to be filed on those properties which are delinquent. In the past there have been many rumors concerning the legality of the Maintenance Fees and hopefully the WOA Attorney Words below will put this issue to rest. With the statement and actions from the Wildewood attorney, we should see some cash flow coming from the delinquencies soon. I would briefly like to outline the income and expenses for the 2016 year. These figures do not include all of December 2016, as this newsletter is to be sent before year-end, but this should give all property owners a better insight of the finances and the urgent need to have all property owners pay their Maintenance Fees. Please remember, Wildewood still has an outstanding A/R balance for 2016 of \$53,000, which is all due to delinquent property owners.

The approximate 2016 expenses so far YTD are:

Community Center - \$2168.00	Street Security Lights - \$5830.00	Taxes - \$900.00
Insurances - \$9200.00	Pool - \$8038.00	Playground - \$202.00
Bookkeeper - \$2550.00	Boat Ramp Repair - \$4575.00	Legal/Attorney - \$5675.00
Upper Neches - \$105.00	Office Supplies/Stamps \$600.00	Bank Charges - \$210.00
Annual Lunch \$135.00	Member Cards - \$90.00	Misc. - \$282.00

Thus, the Overhead and Expenses totally approximately \$40,560.00. The approximate Maintenance Fees collected YTD is \$34,000.00. This has resulted in a deficient of approximately (\$6560.00) for the year. I hope this will enlighten you of the financial condition of the Association. It would be so much easier if ALL property owners would just pay the property Maintenance Fees for the lots they own. By not doing so, it causes a hardship on all property owners and adds an expense to Wildewood for legal fees/liens and actions to collect.

On another note, we have enclosed a short questionnaire at the end of this newsletter. We would like to hear from all property owners in good standing on your thoughts on where you would like to see your WOA monies directed AFTER the initial overhead is paid and as we begin to collect the delinquent accounts. Is your family interest the pool, improved basketball court, clean-up of abandon lots, extra mowing of edge of roadways on interior blocks, extra cleaning of main entrance and entrance roadways, etc.? This will also assist us with developing a budget.

Also the WOA Monthly Meeting is the 2<sup>nd</sup> Saturday of every month at 11:00 AM. We need volunteers to help in all areas of keeping Wildewood maintained and safe. We have had several new property owners move to Wildewood and encourage everyone to attend the meetings and become part of the solution.

### **Architectural Control Committee – Chuck Sage**

The Wildewood Owners Association does not allow any dumping of any type of debris on WOA Property. In the past there has been dumping behind the Community Center, but this no longer can be done and will be reported to authorities as “illegal dumping”. Travel trailers, Rvs, tents, portable buildings and any structure of temporary character cannot be used as a permanent residence in the Wildewood subdivision. The Architectural Control Committee is currently working with the proper authorities concerning properties in violation of our Bylaws. Also, a legal plan for some of the abandon property and delinquent tax properties in Wildewood is being developed. The Architectural Committee is formed to protect the property owners of lots in Wildewood against such improper use of lots that would depreciate the value of their property, to preserve the natural beauty of property, to guard against the erection of poorly designed or proportioned structures built of improper or unsuitable materials, to obtain harmonious architectural schemes, to insure the highest and best development of the property, to encourage and secure the erection of attractive homes and placement of attractive mobile homes, with appropriate housing location on the lots, to secure and maintain proper setbacks from streets and adequate free spaces between structures, and in general, to provide adequately for a high type of quality of improvements of property, and to enhance the value of investments made by purchasers of lots. The ACC monitor appearances of property and take action on those lots in violation of the WOA Bylaws. We think all agree, this is a huge job and the subdivision still has many properties that need work. Although the Architectural Control Committee is seldom “Thanked” for their efforts, it is vital to preserve all of our, as property owners, interests. We must have volunteers on the Architectural Committee to help. If you are interested in helping please contact Chuck Sage at 903-952-1327.

### **Neighborhood Watch**

The Wildewood Owners Association needs a volunteer to head the Neighbor Watch Program. At any time you feel that you should call 911 please do so. Sheriff’s Office #903-675-9275 or 903-677-6323 and Nuisance Control #903-675-6175

### **Community Center – Chuck Sage**

Don’t forget the Wildewood Community Center is available to rent for reunions, weddings, birthday parties, etc. The charge is \$50.00 per day with a \$50.00 deposit (refundable after post-inspection) for Wildewood Property Owners and

\$75.00 per day with a \$50.00 deposit (refundable after post-inspection) for Non-Wildewood Property Owners. If you are interested please contact Chuck Sage at 903-952-1327.

**Boat Ramp Keys**

If you are in need of a key to the boat ramp please contact Dan Brotton at 903-849-6211.

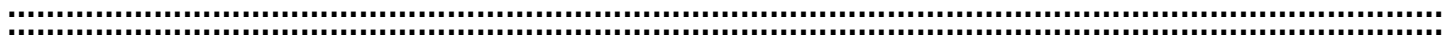
**Words From the WOA Lawyer**

Some Association members may have suggested that the lawsuit of Wildewood Owners Association v xxxxxxxxxx filed in the County Court of Henderson County may have had some effect on your liability to pay dues. The confidential settlement of this lawsuit does not affect anyone other than the parties to that lawsuit, which was only the xxxxxxxx and the Board. **The Maintenance Fees were not changed nor affected by either the lawsuit or the settlement.**

*“A settlement of the lawsuit between the POA board and xxxxxxxx that was mutually favorable was reached through mediation last December. As part of that settlement, the other party acknowledged that they are members/owners of the Wildewood Owners Association and subject to the 2006 deed restrictions as amended. Also as part of the settlement, the parties agreed that the terms of the mutually favorable settlement shall not be disclosed, but confirm that a confidential settlement was reached and the case dismissed.”*

I have been asked about how the board should respond to anyone who might be going around to owners and describing what the confidential settlement said. My response is that such a discussion would be in violation of that confidential settlement and could subject whoever is doing it to possible action as set out in the confidential settlement. Separate from the lawsuit, is also my understanding that some POA members have not paid their maintenance charges while saying that the amount due should be some other amount lower than the current \$84.00 annual fee per lot. The Wildewood Owners Association Maintenance Fees are \$84.00 per year, per lot. The Maintenance Fees go with the ownership of property in the Wildewood subdivision.

***THE WILDEWOOD OWNERS ASSOCIATION BOARD OF DIRECTORS WISH YOU ALL A VERY MERRY CHRISTMAS AND THE BEST WISHES FOR 2017 !***



AS A WILDEWOOD PROPERTY OWNER, I WOULD LIKE TO SEE MORE OF THE MAINTENACE FEES (After Primary Overhead is paid) DIRECTED TO: (Please place numbers 1,2,3 according to your priority)

- |   |                                     |
|---|-------------------------------------|
| _____ MOWING ABANDEON LOTS                  | _____ SWIMMING POOL                 |
| _____ RECONDITION BASKETBALL COURT          | _____ MOWING OF MAIN ENTRANCE ROAD  |
| _____ EXTRA MOWING ROADWAYS INTERIOR BLOCKS | _____ MOWING & CLEANING OF CULVERTS |

OTHER SUGGESTIONS: \_\_\_\_\_

\*\*As a property owner in good standing are you opposed to allowing families that rent or lease in the Wildewood Subdivison the ability to use the amenities for an additional seasonal fee? \_\_ (Yes) \_\_ (No)

WOULD YOU BE INTERESTED IN VOLUNTEERING TO BE A POOL MONITOR IN ORDER TO HELP KEEP THE POOL OPEN? \_\_\_\_\_ ARE YOU AVAILABLE ON WEEKENDS TO MONITOR? \_\_\_\_\_

\_\_\_\_\_ Property Owner Name                      \_\_\_\_\_ Property Address                      \_\_\_\_\_ # to Contact Me

Please legibly print your email address if you care to receive WOA Newsletters - \_\_\_\_\_

Please return by mail to P.O. Box 415, Chandler, TX 75758 or email to wildewood.board@yahoo.com