

The Newsletter Returns

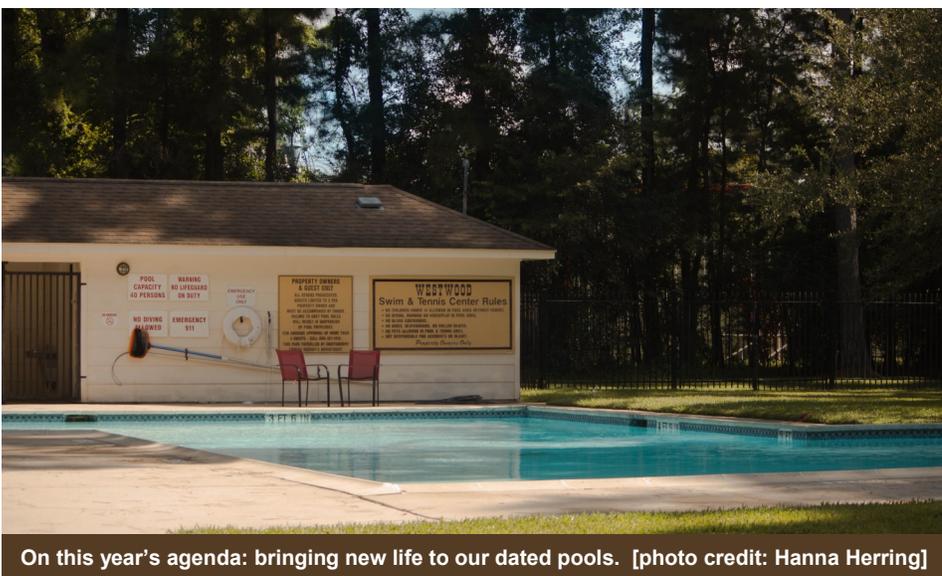
It's been in the works for a few months now, and Westwood LOA is happy to announce the return of the newsletter. Newsletters will be published on a quarterly basis in March, June, September, and December. While all landowners were mailed this first edition copy, we will not continue mailing them. All future editions will be exclusively published on the website in order to eliminate the expense of postage, paper, envelopes, and ink. Physical copies can be obtained from the office. To be notified when each newsletter goes up, you'll need to be subscribed to our WWLOA email distribution list. If you aren't already and would like to be, contact us at the office and we'll be happy to add you!

Past Due Maintenance Fees

Last May, the office sent out the annual maintenance fee invoices. As of the publishing of this newsletter, we still have a large number of accounts with past due maintenance fees. If you have not paid your maintenance fees, please do so. If you are experiencing a hardship, please call the office to make arrangements. Payment plans are available.

Pool Season 2019

Westwood's pool season always revolves around the Magnolia Independent School District's school year, since we primarily employ students to be our pool monitors. This year, it will begin on Saturday, May 25th. It will end on Monday, September 2nd, Labor Day Weekend. The pool will be open daily while school is out, and will be open weekends only after the first day of school, August 14th. Pool hours are 10am—8pm. To gain access to the pools, you will need a Recreation ID, which you can obtain by filling out an application with the office. If you already have an ID, you will need to come in to renew it. Keep in mind, you cannot be issued your ID if your annual maintenance fees have not been paid or if you have any balance owed on your account. Please call the office for further details.



On this year's agenda: bringing new life to our dated pools. [photo credit: Hanna Herring]

A Message from The President

“Read all about it! “WESTWOOD NEWS” - back by popular demand. I am very excited about this our first edition of the return of the “WESTWOOD NEWS”. Many Members have requested it and here it is. I want to acknowledge those responsible for all their hard work in putting this together. First, our Administrative Assistant, Hanna Herring, who is the Managing Editor and Mike Pidotella, our Secretary of the Board and the Editor in Chief of the newsletter.”

- Pat Troy, President

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Michael Goza, our new Courtesy Patrol
[photo credit: Hanna Herring]

Meet Your New Courtesy Patrol

We have officially hired a new courtesy patrol driver for Westwood Landowners' Association. Michael Goza will be driving around the subdivision to ensure all is well. Starting March 18th, he will monitor properties in Westwood to ensure deed restrictions are being followed as well as serving as a friendly face and source of information on all things Westwood. If you see Michael driving around in the familiar white truck, be sure to wave hello!

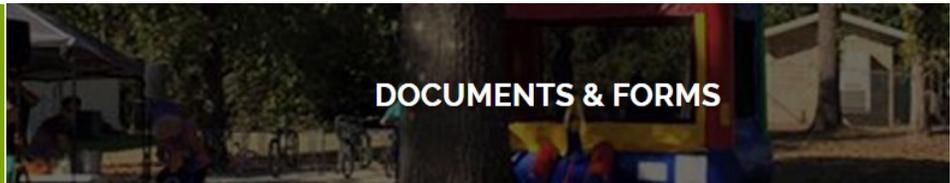
Did You Know?

Reminders

- ◆ Are you on our email distribution list? If you're not currently and would like to be, contact the office and we'd be happy to add you to our list. Members receive occasional emails and alerts about goings-on in the subdivision, such as meeting reminders and office closures. They'll also be receiving notifications when the newsletter has been published to the website!
- ◆ If you are disabled or if you are 65 or over, you qualify to have your annual maintenance fees frozen at their current rate. Just come by the office with a document to prove your age or disability.
- ◆ Any improvement to your property that is visible from the exterior must be approved by the Architectural Control Committee (ACC). You may obtain ACC Request applications from the office or on our website, www.westwoodloa.org. Just go to Community Info > Documents and Forms > ACC Applications. If you own residential property, you will need an Existing Home application. If you own commercial property, you will need an Existing Commercial application.
- ◆ Have you notified the county to establish your property tax homestead exemptions? Check with the Montgomery County Appraisal District about exemptions for:
 - ◇ General Homestead
 - ◇ Age 65 or older (or Surviving Spouse)
 - ◇ Disabled Person
 - ◇ Other exemptions for qualified veterans, surviving spouses of veterans and first responders.
- ◆ Westwood Landowners' Association has assembled a committee to revise and update our current deed restrictions, which have remained the same since they were created back in the late 1970s when Landcraft first developed Westwood. The Deed Restrictions Exploration Committee (DREC) would like to know what changes you would like to see to our deed restrictions. What would you like to see kept, revised, added, or removed entirely? The current deed restrictions and existing amendments for each section of Westwood are available on the website. See the section "What's On The Website?" on the next page for more information on accessing them. You can send your comments and questions directly to the DREC via email at drec@westwoodloa.org. The DREC meets on the second Tuesday of each month at 7pm in the WWLOA office meeting room. Meetings are open to all landowners. If you would like to participate, contribute, or are interested in learning more about the effort to update our deed restrictions, please attend the meetings. You can follow the DREC process by visiting our website's BLOG page.
- ◆ The Board has decided to discontinue mosquito spraying services. After talking to numerous professionals, it has been determined that street fogging is largely ineffective, and thus not the best use of landowner money. The board can only approve property-specific treatment for Westwood owned properties — mostly parks, pools and tennis courts. This is a small area relative to the overall neighborhood. These areas are mostly utilized during daylight hours when mosquitos are less active. Continuing the mosquito treatment program is not a good use of landowner's money. It is our understanding that the county does perform street fogging.
- ◆ Westwood Landowners' Association doesn't actually own the streets or ditches within the subdivision. These things belong to Montgomery County, and as such is their responsibility to maintain. If your ditch is in need of digging, you'll need to contact the county. Unfortunately, WWLOA cannot make requests on behalf of our members. All information on how to do this can be found on the Documents & Forms page of our website.

What's On The Website?

Each newsletter, we will be highlighting a different page of our website, www.westwoodloa.org, and its uses. This newsletter's webpage is Community Info > Documents & Forms. The Documents & Forms page is where you'll find any document you'll need to go about life in Westwood, from governing documents to vacation watch forms. If you are planning an improvement to your property, you will need an Existing Home or Existing Commercial application. If you would like a copy of the plat for your section, you'll find that there too! There's a list of our streets, the recreation ID application, rental forms, pool rules, and pool use exception requests. Want to see our Certificate of Incorporation? That's there too. Need a payment plan to help with your maintenance fees? Read up on our Alternative Assessment Policy. Odds are, if you need to know about any policies Westwood has, need to apply for something, or just want to know a little more about the neighborhood, you'll find something to help you on our Documents & Forms page. Don't see something you need? Let us know at the office, we may be able to fix that!



DOCUMENTS & FORMS

Scroll Down to see all Documents and Forms

- › Architectural Control Committee (ACC)
- › Deed Restrictions and Bylaws
- › Certificate of Incorporation
- › Section Maps (Plats)
- › Westwood Streets by Section
- › Recreation
- › Montgomery County Constable Pct. 5 Vacation Watch
- › Other Policies and Forms

Architectural Control Committee (ACC)

- › Architectural Control Committee Guidelines and Standards
- › **ACC Applications**
 - › ACC Existing Commercial Application
 - › ACC Existing Home Application
 - › ACC New Commercial Construction Application
 - › ACC New Home Construction Application

Deed Restrictions and Bylaws

- › **Deed Restrictions by Sections**
 - › WW Sec 1 Deed Restrictions - 06_02_1977
 - › WW Sec 2 Deed Restrictions - 12_08_1977
 - › WW Sec 3 Deed Restrictions - 08_01_1978
 - › WW Sec 3 Deed Restrictions-AMENDMENT - 02_15_2001
 - › WW Sec 4 Deed Restrictions - 04_25_1979
 - › WW Sec 4 Deed Restrictions First Amendment Effective 07_19_2018

Website: [Community Info > Documents and Forms](#)

Constable Corner

A word from Sergeant Marshall Williams:

“Greetings Westwood,

Just a short note for residents: remember to lock doors on homes and autos. I also want to remind all that summer is coming and with that, lots of drinking and driving will be done and some folks will be reckless with it. I want folks to know Constable Chris Jones has made it clear that he wants strong enforcement on drinking and driving, so we will be out in full force protecting everyone. And remember, if you see a person possibly drinking and driving, please call 936-760-5800 or if an emergency 911.”

A few additional reminders:

- ◆ Speed Limit is 25mph throughout the subdivision.
- ◆ If you see something, say something! Report all suspicious non-emergency activity to the Montgomery County Sheriff's Department at 936-760-5800. The Sheriff will dispatch an officer to respond to your call. **Remember, for emergencies always call 911.**
- ◆ In 2018, there were a total of 724 traffic stops resulting in either a warning or a citation in Westwood. We hope to see a reduction in that number this year!

WWLOA Meetings

- ◆ Regular monthly meetings, open to all members, are held on the 2nd Thursday of each January, February, April, May, July, August, October, and November, in each year. An agenda is provided before the meeting. Meetings are held at 7:00 PM at the WWLOA office meeting room.
- ◆ An annual meeting of the members is held on the second Saturday of June in each year. Annual meetings are for electing Directors and the transaction of other business as may come before the meeting. The location and time for the annual meeting is posted in the agenda provided prior to the meeting.
- ◆ Quarterly meetings of the members are held on the 2nd Thursday of each March, September and December in each year. The quarterly members meeting is a time for all members of the WWLOA to come before the Board of Directors and bring up any concerns or topics that they want to discuss. Meetings are held at 7:00 PM at the WWLOA office meeting room.
- ◆ Special meeting of the Members may be called at any time by the majority vote of the Board, or by not less than one-tenth (1/10th) of the members. The location and time of special meetings is posted in the agenda provided prior to the meeting. Only the business stated or indicated in the agenda may be conducted at the special meeting.

5-Ingredient Crockpot Pot Roast



If you have a favorite recipe you would like to see featured in future newsletters, let us know! Just contact the office and provide us with a copy of the recipe, a picture of the dish if you have one, and your name or whether you'd like to remain anonymous. If there's an interesting story or tidbit that goes with the recipe, we'd like to hear that too!

Ingredients:

- ◆ 2-pound boneless beef chuck roast (beef shoulder roast)
- ◆ 1 pound of baby carrots
- ◆ 15oz can of whole new potatoes, drained
- ◆ 1 packet of dry onion soup mix
- ◆ 1 cup water

To Cook:

Thaw beef overnight in refrigerator or in morning in water. Add all ingredients to crockpot and cook on "low" setting for 8 hours or until beef is tender and shreds easily.

{yields 4 servings / courtesy of thefamilyfreezer.com}

Contact Us

Call: 936-321-1414

Fax: 936-321-1425

Email:

office@westwoodloa.org

assistant@westwoodloa.org

Web:

www.westwoodloa.org

Pool Monitor Positions Available

We are looking for 10-12 reliable and hardworking individuals to monitor our pools. Are you interested in being a pool monitor for the Westwood pools this summer? Come by the office to apply!

The ideal applicant must:

- ◆ be at least 16 years of age, or turning 16 at some time during the pool season
- ◆ access to a reliable source of transportation
- ◆ be responsible
- ◆ be punctual
- ◆ have a good work ethic and a friendly demeanor

Donate Your Old Towels to Animals In Need

One of our own, Angella Veve, is organizing efforts to help local animal rescues. She works with many rescues and shelters in the area, including Houston Pets Alive, Good Lif3 Bully Rescue, Rock-a-Bully and Friends Rescue, Tiny Paws of Tomball, Lonestar Animal League, and Mission K9 Rescue. She is currently collecting old towels, blankets, and sheets to donate to be used as bedding for stray animals in shelters. Westwood LOA would like to aid in these efforts. You may drop any of these items off at the Westwood office, where Angella will then pick up and distribute them to shelters and rescues as they are needed. Angella is also a photographer who donates both her talents and her proceeds to shelters in need. Since 2018, she has been taking photos of animals in need of adopting for their bios on shelter websites as well as offering photo shoots as items to bid on for fundraising auctions. In addition to pet photography, Angella also does family, lifestyle, and small events. She donates 70% of all proceeds from these shoots to the various rescue organization she works with in her spare time.