

## Where To Reach Us

The Facebook page is back! For a time, we at the office were not in control of our Facebook page, @westwoodloa. Back in March, we were able to finally get our hands on it. If you've been following us, you'll have noticed an increase in posts and faster replies to comments, questions, and messages. We try to keep the calendar updated to show when meetings or Westwood events take place, and also updates on any changes or general goings-on in Westwood subdivision. To find us, you can search Westwood Landowners' Association, @westwoodloa, or you can simply type in your URL: www.facebook.com/westwoodloa. You can also visit our website, www.westwoodloa.org, or call us at the office at 936-321-1414 anytime during business hours. This is currently our only official social media presence. Any other Facebook pages or groups or anything else you may find on other websites is not official or monitored by Westwood staff.

## Annual Meeting

This year's annual meeting was held on Saturday, June 8th from 10am until 12pm in the Tom R. Ellisor Elementary School Cafeteria. As set by our bylaws, the annual meeting takes place on the second Saturday of June every year. During the annual meeting, as you may know, we elect Directors to our Board. There are five members on the Board of Directors—the President, Vice President, Secretary, Treasurer, and Member-at-Large. All serve a term of two years once elected, unless for some reason their term is ended early. The positions up for election this year were the Secretary and the Vice President. Full details of the events of the meeting— including the result of the election— can be found on pages 5 & 6.

## True or False? Westwood Edition

- ◆ True or False? Westwood is a solely residential subdivision.
- ◆ True or False? Westwood LOA used to be linked to Westwood Water Supply.
- ◆ True or False? Westwood's billing cycle runs from January to December.
- ◆ True or False? The maintenance fee is collected to maintain individual properties.
- ◆ True or False? Westwood Subdivision is made up of over 1,000 acres.

## Answers:

- ◆ False! Westwood is a residential *and* commercial subdivision.
- ◆ True! See the 'Did You Know?' section for more details.
- ◆ False! The Westwood maintenance fee period runs from July 1st of one year to June 30th of the next, while Westwood's budget period runs from January to December.
- ◆ False! The maintenance fee covers the maintenance of our pools, parks, tennis courts, office, and more!
- ◆ True! According to the Westwood Plats on file with Montgomery County, the community of Westwood covers an area of 1,246.6 acres.

## A Message from The President

*"Greetings Westwood Members, We are almost at the end of June. It has been a very busy month for the Board of Directors and our staff. The pool season is in full swing, open seven days a week and ten hours each day. We held our annual meeting and election of officers. Before the annual meeting we appointed Toni Collins to the Member at Large position. She will finish out the last year of the term from the previous MAL. At the annual meeting you, the Members, elected a new Vice President, Rob Pinnell, and re-elected Mike Pidatella as Secretary. Mike has been doing a great job during his tenure and we look forward to great things from Rob. I really had a good time at the annual meeting passing out door prizes. All in all, it was a very successful meeting and a lot of fun for everyone. Thank you for your participation."*

*- Pat Troy, President*

## In This Issue

- Where To Reach Us
- Annual Meeting
- True or False?
- Reminders
- Did You Know?
- Who Ya Gonna Call?
- What's On The Website?
- Constable Corner
- Recipe
- Election Results
- WWLOA Meeting Schedule
- Wildlife Article

## Did You Know?

- ◆ In 1995, the Westwood Landowners Association (WWLOA) owned the water system for Sections III and IV. The WWLOA decided to separate the landowners association from the water system to better allocate expenses and revenues. Westwood Waterworks, Inc. (WWI) was created as a nonprofit corporation to continue to provide water to Sections III and IV.
- ◆ In October of 2001, Westwood North Water Supply Corporation (WNWSC) was created. The company had approximately 400 water taps and was quickly outgrowing the current plant operations and office arrangements. WNWSC hired an office manager and contracted with an outside plant operations company to operate the water plant.
- ◆ As the demand for water grew with the increasing population in Sections III and IV, WNWSC expanded operations by building a second, larger water plant, building an office building. The WNWSC belongs to the residents, the members of the co-operative. The system is now managed by a five-member board of directors voted into office by the members. Each board member serves a three year term and receives no pay. Each volunteers their time to help guide the direction of the WNWSC.
- ◆ The water system in Sections I and II is a separate entity run strictly for profit. [Information via: <http://wnwater.com/>]

## Reminders

- ◆ If you are planning a party or other private event this summer, two of our Westwood pools as well as the Oak Bluff Pavilion are available for rental! Both the Nickaburr and Oak Bluff pools can be reserved for a \$100 fee and \$50 deposit which is returned as long as the pool is left in the condition it started in. The pavilion can be reserved for a \$50 fee and a \$100 deposit. You may download our pool/pavilion rental policy and pool/pavilion rental form from our website under Community Info > Documents and Forms.
- ◆ One of our landowners, Angella Veve, works closely with animal shelters in the Houston area to help rescue dogs and other furry friends. Something that shelters are always in need of are blankets for their bedding. If you have any old blankets, towels or sheets you'd like to get rid of, you can drop them off at the WWLOA office where Angella will stop by to pick them up and take them to shelters in need.
- ◆ If you are disabled or are 65 or older, you are eligible for having your annual maintenance fees frozen. Just come by the office with a document of proof such as a disability letter or driver's license and we will be happy to ensure that your rate is locked in at the current rate.

## Who Ya Gonna Call?

We at the office are here to serve you, the landowners. However, we've been receiving a lot of inquiries and issues recently that we are not authorized to handle. We understand that there are a lot of things that happen in day-to-day life in the subdivision that seems like something we would be the ones to handle, but unless your question or issue involves the Bylaws, Deed Restrictions, Architectural Control Committee, Maintenance Fees, or Westwood Events, we are not the right people to call. For instance:

### Are you having an issue with your neighbor?

Talk to them. This seems obvious, but most neighborly disputes or disagreements can be solved by merely communicating with them. Often, they are not aware that their actions are causing you strain. If things escalate and you feel that you cannot continue to communicate with them, please call the Sheriff's department at: 936-760-5800 for anything non-emergent. Always call 9-1-1 for emergencies.

### Are your ditches in need of maintenance?

Call the county. While the ditches in front of your home are within the Westwood subdivision, they are in fact owned by Montgomery County. We couldn't dig them out if we wanted to! Regular ditch maintenance is essential to proper drainage. We would love to call them for you, but we simply can't. The folks at the county need to hear from you, the property owner. Give them a call at 281-259-6492. You can also visit our webpage, where we have created an information form with more detailed instructions under Community Info > Documents and Forms > Montgomery County Ditch Cleaning Request [<https://www.westwoodloa.org/site/wp-content/uploads/2019/01/Montgomery-County-Ditch-Cleaning-Request.pdf>]

### Has an animal died on your property?

Believe it or not, there is no county/government entity in Montgomery County that is in charge of animal removal. Unless the carcass is in your ditch, you will have to call an animal removal service.

### Is your neighbor's septic stinking things up?

If a neighbor's septic is spraying into your yard or making the area around it smell unpleasant, it could be a health hazard. You can make a formal complaint to the Environmental Health Services by calling 936-539-7839, sending an email to [HealthComplaints@mctx.org](mailto:HealthComplaints@mctx.org), or visiting their website, here: [https://www.mctx.org/departments/departments\\_d-f/environmental\\_health/complaints.php](https://www.mctx.org/departments/departments_d-f/environmental_health/complaints.php) - which is where you will find the complaint form document to download and fill out.

### What can we do?

We can help you by receiving and logging your ACC applications, processing payments for maintenance fees, creating and renewing your recreation IDs, or providing general information about the subdivision. That said, while we are happy to help you with anything we can or know how to, we are not experts or authorities on the Magnolia area. We cannot provide business or service recommendations, or answer inquiries on matters outside of Westwood Subdivision.

## What's On The Website?

Each newsletter, we will be highlighting a different page of our website, [www.westwoodloa.org](http://www.westwoodloa.org), and its uses. This edition's webpage is the Blog. The blog is where we publish all major updates concerning Westwood subdivision. While we do our best to provide synopses of all important information via our email list and Facebook page, this is where you'll find all information in detail. Each post is akin to an article and can fall into various categories. On the right, you'll see a selection of our most recent posts, followed by a list of categories that you can click on to give you a list of all articles that pertain to that topic, and finally the archives, which will show you all articles posted under a certain time period upon clicking on it.



## UPDATES

### Deed Restrictions Exploration Committee April 9, 2019 Meeting Notes

by WestwoodLOA | May 17, 2019 | Deed Restrictions Exploration Process

A meeting of the Westwood Deed Restrictions Exploration Committee (DREC) was held on Tuesday, May 14, 2019, at 7:00 pm, in the WWLOA meeting room. Proposed Article 3G – Detached Garages, RV/Car Ports, Sheds, Workshops and Other Outbuildings was reviewed. Both the...

### 2019 Pool Season

by WestwoodLOA | Apr 13, 2019 | Westwood News

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....

#### READ OUR BLOG

- Deed Restrictions Exploration Committee April 9, 2019 Meeting Notes
- 2019 Pool Season
- Deed Restrictions Exploration Committee April 9, 2019 Meeting Notes
- Deed Restrictions Exploration Committee March 12, 2019 Meeting Notes
- Proposed Amendment Article 21 OUTDOOR BURNING \*\*\* Pending Review \*\*\*

Website: [Blog](#)

## Constable Corner

### A word from Sergeant Marshall Williams:

"We have noticed an increase in golf carts and motorized vehicles on the roads— just be aware that although golf carts are street legal, ATVs are not. Also please be aware with the start of summer vacation for schools, there will be an increase in children on or near the roads. Be sure to drive with extra caution to keep our children safe in these summer months. Additionally— we have seen a rise in car burglaries in the area, so please be sure to lock your cars at night and keep your valuables inside."

### 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.**
- ◆ From January 1st through April 30th, 2019, there were 222 traffic stops that resulted in a warning or citation. During this same time period there were 2 arrests. All of which were performed by the constables under contract with Westwood LOA.
- ◆ 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!

## Cheryl's Crumbly Lemon Cheesecake

Submitted By: Cheryl Hailes



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!

## How To:

This recipe is a refreshing twist on a well-loved favorite. Everyone loves cheesecake, but one thing that Cheryl does not like is graham crackers! In able to avoid the stuff, she turned to lemon cookies to make the crust for her cheesecake. And thus, a new favorite was born in the household of Hailes.

### Ingredients:

- ◇ Archway Frosty Lemon cookies, crumbled; Save 2 to 3 tbs to sprinkle on top of cheese cake when it is done baking.
- ◇ 3 8-oz packages cream cheese
- ◇ 1/4 tsp vanilla
- ◇ 1/2 tsp lemon juice
- ◇ 1 cup sugar
- ◇ 2 tbs flour
- ◇ 1/4 tsp salt
- ◇ 2 eggs
- ◇ 1 egg yolk
- ◇ 1/4 cup milk

### Directions:

**Crust:** Pat cookies onto the bottom and slightly up sides of pan. Bake at 400 degrees for about 7 minutes.

**Filling:** Let the cream cheese stand at room temperature to soften. (1 to 1 1/2 hours or may be microwaved on 50% power for 4 to 5 minutes, stirring every minute or so.)

Beat cream cheese till creamy; add vanilla and lemon juice. Mix eggs and egg yolk all at once; beat just till blended. Gently stir in milk.

Pour filling into crust lined pan. Bake at 450 degrees for 10 minutes; reduce heat to 350; bake 55 minutes longer or till center appears set. Cool for 15 minutes; loosen sides of cheesecake from pan with spatula. Cool 2 hours before serving.

## Pool Season 2019



### Regular Season:

**Open Daily from May 25th to August 13th**

### Weekends Only:

**August 17th - 18th**

**August 24th - 25th**

**Labor Day Weekend:**

**August 31st - September 2nd**

# 2019 Board of Directors Election Results

The breakdown of the number of proxies, absentee ballots and on-site ballots for each candidate was provided by our CPA. The results are:

## For Vice President

**Emily Taylor—**

24 Total Votes

(23 absentee, 1 on-site, 0 proxy)

**Rob Pinell— Elected Vice President**

67.5 Total Votes

(30.5 absentee, 36 on-site, 1 proxy)

## For Secretary

**Michael Pidotella— Elected Secretary**

87.5 Total Votes

(49.5 absentee, 37 on-site, 1 proxy)

**Rob Pinnell (Vice President) and Michael Pidotella (Secretary) are elected to serve on the WWLOA Board of Directors for a two year term beginning July 1, 2019.**

## Meet Your Board of Directors



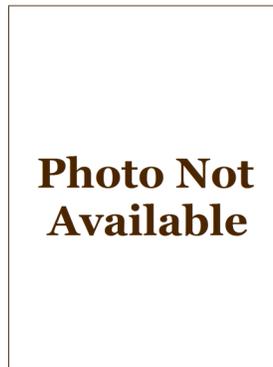
President:  
Pat Troy\*



Vice President:  
Rob Pinnell\*  
*starting 7/1/19*



Secretary:  
Mike Pidotella\*



Treasurer:  
Diana Maichetti



Member-at-Large:  
Toni Collins

Each position on the Board of Directors (BOD) is strictly volunteer-based. The BOD puts in many hours over the course of member meetings, special meetings, board workshops, and in assisting in/overseeing general day-to-day operations as needed to maintain Westwood Subdivision and its various committees, facilities, and procedures. While we have the help of our office staff and facilities manager to keep things running smoothly, from time to time volunteers are needed and always appreciated.

# A Thank You to Our Sponsors

This year at our Annual Meeting, we gave every member who attended the chance to win door prizes, which were then given out throughout the meeting. We could not have done this without the gracious donations from the following local\* businesses:



◆ **The Toffee Cellar**

32907 Tamina Road

◆ **Mercy House Global Market**

5814 FM 1488 Road

◆ **Tune Up: The Manly Salon**

18535 FM 1488 Road, #290

◆ **Ainsworth Meats**

32599 FM 2978 Road

◆ **Brick & Brews**

32907 Tamina Road, Suite E

◆ **Total Wine & More**

1900 Lake Woodlands Drive

◆ **Loving Grace Flowers**

5135 FM 1488 Road

◆ **Jason's Deli**

32818 FM 2978 Road

◆ **Chili's**

6603 FM 1488 Road

◆ **Martinis & Manicures: The Women's Retreat**

5417 FM 1488 Road

\*Businesses listed in green are located within Westwood Subdivision.

## 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.

## Contact Us

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[assistant@westwoodloa.org](mailto:assistant@westwoodloa.org)

Web:

[www.westwoodloa.org](http://www.westwoodloa.org)

## THE KILLDEER: A Skilled Actor

By Cheryl Conley,  
TWRC Wildlife Center



A concerned citizen who came across a nest on the ground with eggs in it and an injured mama nearby contacted us via Facebook. The lady wanted to know what she could do to help. She posted pictures to help us identify the bird. Not being familiar with the hundreds of bird species we have here, I reached out to our former Executive Director who not only identified the bird but also shared some interesting information about the species.

The bird was a Killdeer. They find small depressions in the ground and build their nests with sticks, grass, weeds, shells or rocks. Their nests can be found in parking lots, golf courses, lawns, athletic fields, etc. Their nests are often overlooked because they are almost level with the ground around it. What makes this bird so fascinating is that females will fake injuries to lure predators away from their nests. As a predator approaches, she will drag herself farther and farther away from her nest continuing to fake her injuries. It's also been observed that she may roll completely over, pant and gasp for air—all an act. Another tactic they use to protect the nest is by pretending to build a nest. When a predator approaches the real nest, the Killdeer will move away, find a depression in the ground and pretend to be covering her non-existent eggs. As the predator approaches the fake nest, the Killdeer will leave only to repeat this fake-out until the enemy tires of her games and flies away.

Sometimes groups of Killdeer get in on the action of chasing away real or perceived predators. The first one to spot the enemy will fly very close to the face of the animal while making a loud, shrill cry as if to be yelling at it. Soon others join in with the same loud cries. In most cases, this is enough to scare anything away. Because Killdeer build their nests on the ground, it can take up to six attempts in a season to successfully hatch their eggs. Pesticides, other lawn chemicals and cats are the biggest threats. The Killdeer is a member of the plover family. Plover, as defined by the Free Dictionary, is, "Any of various widely distributed shorebirds of the family Charadriidae, having rounded bodies, short tails, and short bills". Although defined as a shorebird, it's equally happy in dry or wet locations. It is classified, as migratory but is a year-round resident in most areas of Texas. According to Texas Parks and Wildlife, the Killdeer is one of the noisiest birds in America. Their name was derived from their call—a loud "KILL-DEER". Nature is amazing, isn't it?

**TWRC Wildlife Center invites you to like our Facebook page. You'll find useful information, cute photos and a community of great people who love nature and wildlife: <https://www.facebook.com/TWRCWildlifeCenter>**