

Upcoming Events

October 8, 2020 — Regular Board Meeting, starting at 7:00 pm. Open to all members.

◆ Virtual Zoom Meeting with audio participation via telephone call in. Connection information to be provided in the Agenda mailed to those signed up to receive LOA emails as well as posted on the LOA website.

November 12, 2020 — Regular Board Meeting, starting at 7:00 pm. Open to all members. **(1)**

December 10, 2020 — Quarterly Meeting, starting at 7:00 pm. Open to all members. **(1)**

(1) Currently planned as Virtual Zoom Meeting with audio participation via telephone call in. Location / Format subject to change pending any changes in our ability to meet in the LOA Office Meeting Room due to impact from the Covid-19 pandemic. Location or connection information to be provided in the Agenda mailed to those signed up to receive LOA emails as well as posted on the LOA website.

2020 Board of Directors

Election Results

For President

<u>Name</u>	<u>Votes</u>
Montagne, Brandon	45.5
VanderHorst, Julie L.	70 Elected President

For Treasurer

<u>Name</u>	<u>Votes</u>
Maichetti, Diana	99.5 Elected Treasurer

For Member-at-Large

<u>Name</u>	<u>Votes</u>
Collins, Toni	99.5 Elected Member-at-Large

Those elected will serve on the LOA Board of Directors for the remainder of this two-year term beginning October 9, 2020 (15 days after the results were announced) and ending June 30, 2022.

A Message from The Board Secretary

“ A lot has happened since our June 2020 Newsletter was published.

- ⇒ We were able to finally hold our Annual Meeting and Election. Because of restrictions due to the Covid-19 pandemic we needed to postpone the meeting/election to September 19, 2020 and hold it outdoors at the Oak Bluff Pavilion. While attendance was low compared to the number of members in the LOA , which unfortunately is not uncommon, I feel it was a positive and successful event.
- ⇒ A new Board President was elected and the Treasurer and Member-at-Large were reelected.
- ⇒ We approved and released new revised Architectural Control Guidelines and Standards as well as new ACC applications. All effective on September 4, 2020.“

- Mike Pidatella, Secretary

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Are You Getting The LOA Emails?

The WWLOA office regularly emails announcements and notices such as upcoming meeting agendas to landowners. If you are not receiving these emails, and would like to, please notify the WWLOA office and provide your email address by any of the following methods:

- ◇ Call the office at 936-321-1414
- ◇ Email the office at:
office@westwoodloa.org
- ◇ Select CONTACT US on the website's Home Page and enter the requested information
- ◇ Visit the office at 406 Mackintosh Drive
- ◇ Click [HERE](#) to complete and submit the email sign-up form

When Are LOA Meetings

- ◆ Regular 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.

Facts About Westwood

- Covers 1,246.6 acres
- Has over 2,100 lots
- Has both residential and commercial properties
- Has four sections with sections 1&2 on the south side of 1488 and sections 3&4 on the north site of 1488
- Individual Deed Restrictions documents exist for each section
- Westwood has an agreement with Montgomery County Constable Deputies to provide 40 hours of security patrols a week throughout all sections; 1, 2, 3 & 4

Reminders

- ◆ 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.
- ◆ 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.
- ◆ Construction of all buildings and alterations to any building in Westwood must be approved by the Architectural Control Committee (ACC). The Architectural Control Guidelines and Standards as well as the ACC applications are available at the office or on our website, www.westwoodloa.org. Just go to Community Info > Documents and Forms > Architectural Control Committee (ACC). The following types of applications are available :
 - New Commercial Construction
 - Commercial Building Alterations
 - Commercial Outbuildings
 - New Home Construction
 - Residential Building Alterations
 - Residential Outbuildings

How Does The LOA Communicate With You?

(Are you doing your part?)

Your LOA Office and Board of Directors uses a variety of forms of communication to ensure information is provided to the members. These include:

- **New Member Welcome Packs:**

New members receive a Welcome Pack containing:

- Welcome Letter
- Contact Information Form
- Copy of the Deed Restrictions and Plat for their section
- Copy of the Bylaws and Architectural Control Standards
- Vacation Watch Form
- Recreation ID Application
- List of Important Telephone Numbers
- LOA Meeting Schedule
- Copy of Current Quarterly Newsletter

- **Community Emails (A Primary Form of Communication):**

Members need to notify the office that they want to be added to the LOA's email distribution list.

This important form of communication is not as effective as it needs to be:

First, as of the time this was written, there are only 969 email addresses on the distribution list. This is not many considering there are over 2100 lots in Westwood. Also, some members have multiple email addresses on the distribution list resulting in fewer than 969 landowners receiving emails.

Second, on average only 20% to 30% of each email sent are opened. Most are never opened and read.

- **The Westwood LOA Website: www.westwoodloa.org**

- **Quarterly Newsletters**

- **Meetings:**

- Regular Meetings (January, February, April, May, July, August, October and November)
- Quarterly Meetings (March, September and December)
- Annual Meeting in June
- Special Meetings as needed

In general, meeting attendance is low ! It is up to you to attend meetings.

- **Official Facebook Page: <http://www.facebook.com/westwoodloa>**

This is the only official LOA Facebook page. The LOA is not responsible for content on any other page.

- **Direct Communication when you call or visit the LOA Office**

- **Posting Information on the Info Board at the front of the LOA Office**

Getting on the email distribution (if you are not already), opening the emails you receive (if you are part of the 70% to 80% that don't) and attending meetings (if you are not one of the few that do attend) will help to keep you better informed as a member of the Westwood LOA.

What's On The LOA Website?

In each newsletter, we have been highlighting a different page of our website, www.westwoodloa.org, and its uses. This newsletter's webpage is "HOME" and will complete this newsletter series.

HOME is the opening page when you logon to the website. From the HOME page you select the page you would like to open for specific information on various topics.

The HOME page layout:

The top righthand corner has the LOA Office phone number and a link to the Newsletters. Below that is a row of links. These links are displayed on every page:

- HOME – Clicking HOME will bring you back to the HOME page
- AMENITIES – Described in the December 2019 Newsletter
- COMMUNITY INFO – Described in the March 2020 Newsletter
 - ⇒ DOCUMENTS & FORMS (under COMMUNITY INFO) was described in the March 2019 Newsletter
- GALLERY – Displays photos of the community and recreation facilities
- BLOG – Described in the June 2019 Newsletter
- CONTACT US – Opens a form to send an email to the LOA Office and displays contact information for the office

Below this row of links are three scrolling photos each with a link to another page:

- Upcoming Events – See below for details
- Stay Informed – See below for details
- Recreations ID – Opens the Pools page and provides information for obtaining a Recreation ID

Below these Photos is a row of links only available from the Home page:

- STAY INFORMED – Described in the June 2020 Newsletter
- MEETINGS – Described in the September 2019 Newsletter
- MAKE A PAYMENT – Directs you to call the office to make a credit card payment
- UPCOMING EVENTS – Opens a page listing upcoming and recent events

Note: Previous editions of the Newsletter are available on the LOA's website.

Below this row of links is a paragraph describing our community.

Have you been unsuccessful in your attempts to obtain help from Montgomery County with drainage and flooding problems?

Jennifer Eckhart is a resident in the neighboring community, Sendera Ranch. She has been working on drainage and flooding issues in our area for some time now. Jennifer has a website, <http://mocotxfloods.com/>, designed for people to submit their experiences with seeking help from the county.

Jennifer's goal with this website is to gather as many people's story as possible to prove how widespread our issues are, to our area politicians. She hopes to use this information to fight for help.

The Westwood LOA is sharing this information to help support this effort to collect the many stories people in Westwood have regarding the challenges they faced when seeking help from Montgomery County for drainage and/or flooding concerns.

The following is from the Contact tab on <http://mocotxfloods.com/>.

Share Your Concern

“Please send your story about attempts to get the help you needed from Montgomery County Government regarding drainage and flooding issues with your property in Montgomery County, Texas.

Please include as much detail as possible, such as dates of issues, who was contacted and when, any responses and pictures.

Send the information to: mystory@mocotxfloods.com or click the “Share Your Story” tab to input directly to the site.

The goal is to show how widespread and common our water related issues are across Montgomery County.”

Please direct any questions regarding <http://mocotxfloods.com/> directly to Jennifer Eckhart at mystory@mocotxfloods.com.

This information may also be found on the Westwood LOA's website's BLOG page.

Recreation Facilities

Your Input Requested

When Westwood was initially developed in the late 1970's the community was designed to provide a variety of recreational facilities. These include:

- Three (3) Pools each with a pool house
- Four (4) Tennis Courts – two locations, two courts at each location
- Basketball court
- Large Covered Pavilion with two (2) full basketball courts under the pavilion
- Two (2) Parks each with benches, picknick tables and children's playground

As you know the annual maintenance fees for Westwood are quite low relative to the many communities in our area. Adding to this, until recently our annual maintenance fees were not being increased for several years. This has resulted in monies not being available to perform regular needed maintenance on our aging recreational facilities and it shows!

For many years little to no routine maintenance has been completed on our recreational facilities and they show it in their appearance and functionality!

For the last few years, annual maintenance fees have been increased 5% - 10% a year resulting in the current amount of only \$207.19 per year. Owners of lots with frozen maintenance fees along with owners having multiple contiguous residential lots pay less per lot. With these recent small increases, the LOA has been able to complete some needed improvements / maintenance / repairs recently.

It seems clear that that LOA is faced with a significant challenge to address all of the maintenance and repairs needed to our aging recreational facilities with the amount of funds we receive from annual maintenance fees after operational expenses are paid.

We recognize that property values within a community are most likely negatively impacted if the recreational facilities are poorly maintained. When people drive through our community, considering Westwood as a place they may like to live, they will be favorably impressed, for example, by well-maintained tennis courts whether they play tennis or not. There is probably an argument that can be made that not having a particular type of recreational facility may be more favorable to perspective home buyers compared to run down poorly maintained recreational facilities.

The Westwood LOA Board of Directors would like to hear from you, the members of our community. We would like to hear your suggestions regarding possible ways to cost effectively address the aging and under maintained recreational facilities in Westwood while keeping Westwood a community that offers a lot to its landowners. This is your community and it is your money that will be spent to address this aging problem.

We have set-up an email address to collect your suggestions. **Please submit your ideas to:**

suggestion_box@westwoodloa.org.

We will collect your suggestions through 10/31/2020 and will provide a report on the suggestions submitted after all of the information is reviewed and summarized.

Your LOA Board of Directors:

President: Julie VanderHorst

Beginning new term October 9, 2020 (up for election June 30, 2022)

Vice President: Rob Pinell

In second year of current term (up for election June 30, 2021)

Treasurer: Diana Maichetti

Beginning new term October 9, 2020 (up for election June 30, 2022)

Secretary: Mike Pidotella

In second year of current term (up for election June 30, 2021)

Member-at-Large: Toni Collins

Beginning new term October 9, 2020 (up for election June 30, 2022)

Contact Us

Call: 936-321-1414

Fax: 936-321-1425

Email:

office@westwoodloa.org

assistant@westwoodloa.org

Web:

www.westwoodloa.org

Neighborhood Improvements Completed Since Last Newsletter

In the June 2020 Newsletter we highlighted several improvements completed throughout Westwood during the first half of 2020. Most notable was the improvements to the mulched playground areas at the Oak Bluff and Westwood North Parks.

Since that time we have made improvements to all of the swings at both playgrounds. These include:

- Replacing all of all Belt and Bucket Swings. The Belt and Bucket Swings were faded and mildew stained.
- Replacing all of the rusted swing chains with new chains.
- Replacing all of the “S” hooks on each swing chain (4 per swing) with much safer Clevis Connectors.

Before



After



Before



After



“S” Hook



Clevis Connector