

WESTWOOD NEWS

Volume 008

December 2021

A Message from The Board

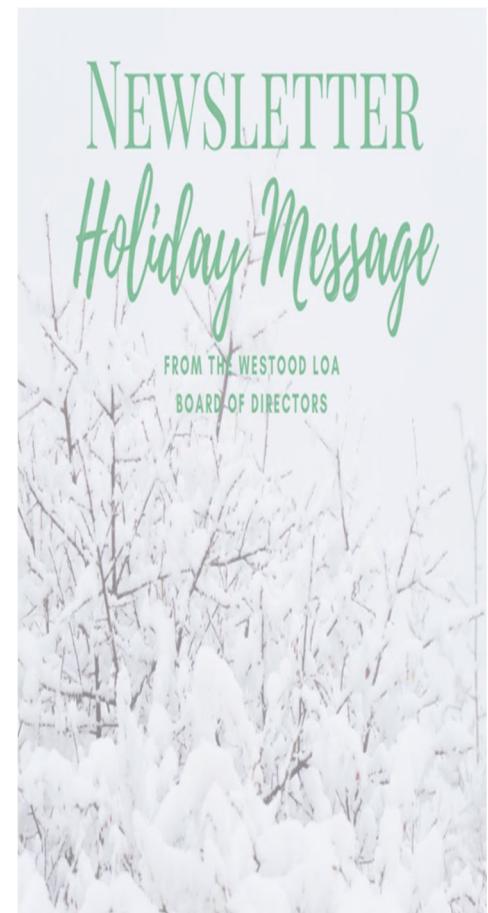
As 2021 comes to a close, we'd like to take a moment and reflect on this year at Westwood LOA. This was a very successful year for Westwood LOA despite the setbacks of COVID constraints. Our parks and recreational facilities were used by many members, our property values rose in this seller's home buying market, we gained many new neighbors, and we are refinishing our Lotus courts in beautiful US Open Blue and Maroon with new tennis and pickle balls lines as well as basketball striping. Your management staff successfully hired pool monitors for the summer, did not raise members fees, and purchased new copying equipment.

We continue to review and assess drainage issues that all land developments experience here in Montgomery County. While Westwood LOA is not responsible for drainage problems not directly caused by Westwood LOA (including the initial development plans approved in 1979), it works to keep all members informed of options to assist in drainage. We continue to urge members to clean out their drainage easements/culverts of pine needles/trash/debris as this small individual exercise helps very much to keep all drainage flowing out to the reservoirs as originally designed by the Westwood developer. We also ask that each member notify Westwood LOA when acute drainage issues occur in order that we may determine how to best resolve an emergency. Finally, we continue to communicate directly with the county engineers, state and federal authorities to protect our community.

Our Zoom meetings have much higher participation and attendance. Please continue to attend and provide feedback as next year marks the 42nd Anniversary of the development of our subdivision (s). Our infrastructure needs attention so Westwood LOA can offer beautiful amenities for all of us to enjoy. Please contact our office if you'd like to join the committees to maintain/update Nickaburr Creek and/or the Oak Bluff pools/parks. We have had several special meetings but need more ideas and input due to the capital expenditures that will be required as well as ideas of what direction is in the best interest and most popular with the communities affected.

We would like to personally thank our staff, Jodie Cash, Mike Goza and Stephanie Gray for being on top of all things LOA. They take on quite a bit from the 2100+ members with grace, pride and efficiency. We'd like to give a special thanks to Mike Pidatella and Bill Smith for helping pull together bids for the Lotus court refinish and his continued volunteer work on this project.

In closing, thanks to all of you for the support, mentorship, and guidance you provide throughout the year. Your engagement at all levels fosters leadership, encourages innovation, enables velocity, and promotes excellence that is and will continue to be Westwood LOA.



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Dates to Note

December 2 - ACC meeting

December 9 - Quarterly Board meeting

December 10 - Last day for Toys for Tots

December 16 - ACC meeting

December 17 - Last day to vote for Lights Contest

December 24 & 27 - Office closed Christmas

December 31 - Office closed for New Year's

January 1 - New Year's Day

January 6 - ACC meeting

January 13 - Monthly Board meeting

January 20 - ACC meeting

February 3 - ACC meeting

February 10 - Monthly Board meeting

February 17 - ACC meeting

Christmas Light Contest



Christmas Light Contest

We will be having our annual Westwood Landowner's Association Christmas Light Contest again. Anyone in our subdivision can participate. We will give prizes for 1st (\$100.00), 2nd (\$50.00), and 3rd (\$25.00) places.

Light/decoration displays will be nominated and voted on by our residents. We look forward to seeing our neighborhood's creativity... So untangle those lights, pull out the inflatables, and start decorating! Nominate yourself or a neighbor to win the Westwood 2021 Christmas Lighting Contest.

Rules:

Any house in Westwood with Christmas lights or decorations can be voted on.

Only decorations visible from the roadway will be subject to judging.

Deadline to vote will be December 17th and winners will be notified via email or a phone call.

Nominations and Voting:

Submit your nomination/vote for the Christmas light contest.

Rules that govern the Board of Directors and residents of the Landowners' Association

There are many documents that are important to the operation of the landowners' association. They all serve different functions and purposes. This list may help you understand what documents you should look at to find out specific kinds of information.

Texas State Law Library is a legal research guide that provides information on homeowners associations in Texas, including links to relevant statutes, practice aids, and information in "plain English." It can be accessed at the website <https://guides.sll.texas.gov/property-owners-associations>

At the website <https://statutes.capitol.texas.gov> these are some of the Codes apply:

Business Organizations Code, Title 2. Corporations, Chapter 22. Nonprofit Corporations

Property Code Chapter 202. Constructions and Enforcement of Restrictive Covenants

Property Code Chapter 204. Powers of Property Owners' Association Relating to Restrictive Covenants in Certain Subdivisions

Property Code Chapter 209. Texas Residential Property Owners Protection Act

According to property code 209 – Residential property owners regardless of whether the entity is designated as a homeowners association, community association, or similar designation in the restrictions or dedicatory instrument, these titles are referring to organizations that govern property ownership.

Subdivision Plats: establishes the location of lots, common areas, and easements. (These can be found on our website <https://www.westwoodloa.org> under the community info tab in documents and forms under the section maps (plats) listed by section)

Declaration of Covenants, Conditions, and Restrictions: a list of rights and responsibilities that the landowners and the landowners' association owe to each other. This document will include limitations on how property is to be used, built, maintained, etc. (These can be found on our website <https://www.westwoodloa.org> under the community info tab in documents and forms under the section deed restrictions which are listed by section)

Articles of Incorporation (also called a Certificate of Formation): paperwork filed with the Secretary of State to formally establish the landowners' association as a legal entity. The Articles of Incorporation will contain basic information about the association, including the initial Board of Directors. (This can be found on our website <https://www.westwoodloa.org> under the community info tab in documents and forms under the section Certificate of Incorporation)

Bylaws: instructions for how the landowners' association is to be run and managed. The bylaws will contain information regarding meetings, elections, governance by the Board of Directors, and more. (This can be found on our website <https://www.westwoodloa.org> under the community info tab in documents and forms under the section Bylaws).

Constable's Corner



Montgomery County Pct.5 Constable Chris Jones

GOLF CART & OFF-HIGHWAY VEHICLE OPERATION

Recent changes in Texas law now allow golf carts and most off-highway vehicles to be operated on public roadways. However, their operation is restricted to certain conditions, and there are certain stipulations that have to be met in order to legally do so. For the purposes of this advisory, an “off-highway vehicle” includes ATV’s, ROV’s, UTV’s and Sand Rails. The following are the conditions where golf carts and off-highway vehicles may be operated, and their requirements:

CONDITIONS

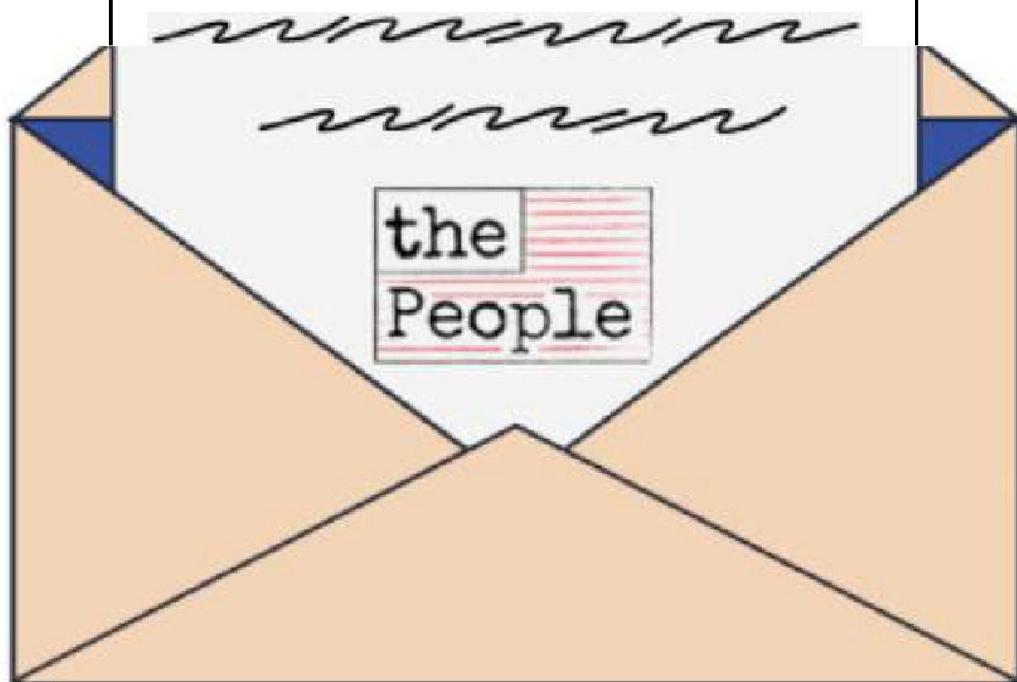
A person may operate a golf cart or off-highway vehicle in:

- A county or municipality approved master planned community containing a set of HOA/POA rules or “restrictive covenants” or
- A public or private beach approved for vehicular travel; or
- A roadway for which the posted speed limit is not more than 35 miles per hour, and the vehicle is operated during daytime hours in an area not more than 2 miles from the location where the vehicle is usually parked and used for transportation to and from a golf course.

REQUIREMENTS

- Off-highway vehicles must display the appropriate license plate to legally operate on a roadway. The fee for the plate is \$10, and the plate does not expire. Golf carts are no longer required to display a license plate within a Master Planned Community.
- Golf carts and off-highway vehicles traveling at a speed of not more than 25 mph are also required to display a slow-moving emblem.
- ALL traffic laws pertaining to the movement and operation of regular motor vehicles apply, and must be obeyed while operating a golf cart or off-highway vehicle on a public roadway.
- The Texas Attorney General’s office has stated (No. KP-0364) that the requirement to possess a driver’s license to operate a vehicle on a public roadway applies to the operation of golf carts and off-highway vehicles while on a public road. Yes, an operator of a golf cart or off-highway vehicle must possess a valid driver’s license (or learner’s permit with adult present) to operate either vehicles on a public roadway.

Letters to the Editor



Want to write a letter to the editor for the newsletter?

Send an **email** for consideration to:

assistant@westwoodloa.org