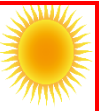




THE WIMBLEDON WATCH

Wimbledon On The Creek Newsletter

February 2023 Issue rev 4r



INTRODUCTION

Welcome to the first issue of The Wimbledon Watch newsletter! All issues of this flyer will be published every month and available on the WOTCHOA.com website and on the WOTC Facebook page. This month's inaugural issue will be physically printed out and taped to your front door. Additional future issues may also be printed out physically, at the discretion of the HOA Board. Like a ship's watchman/lookout, it will keep the 64 households in our community connected and informed about a variety of subjects, including serving as a reporting tool for keeping you up to date on the status of HOA projects and budgeting outlays.

We WELCOME content submissions from you, the residents! Want to announce a birthday party? Graduation? Wedding? Birth? Death? Let us know! Throwing a BBQ? A block party? Let us help spread the word! Lose something? Find something? Tell us! Having a Garage/Yard Sale? Free publicity here! Have a favorite recipe? Share it with us! Want to feature your pet? Send us a photo! Took a great picture of something in our neighborhood (a sunrise, a snowman, a bee, a bird, a butterfly, a rabbit, a squirrel, holiday decorations, etc.)? Submit it! Send newsletter questions and content offerings to the editor, at: newsletter@wotchoa.com.



Announcements

At our annual WOTC Residents Meeting, November 15, 2022, Brian Builta was elected to the Board and replaced outgoing Board member Judy Anderson as President. Kelvin Bailey has filled the seat vacated by Jay Newman, as Vice President. Minutes of that Residents Meeting are available from any current WOTC HOA Board member. We thank Judy and Jay for their service to the Board and look forward to the new year! Brad Simpson continues in his Board position as Secretary-Treasurer, a role he has held since November 2020.



Calendar

The next two WOTC HOA Board meetings will be on March 9 and April 13, at 7:00 pm, at 1905 Tudor Ct. HOA Board meetings are held every second Thursday of the month at 7pm. If you want to be at the Board meeting, please contact any current Board member at least a week before the meeting to notify them of your desire to attend, so accommodations can be made for your attendance. You can also contact a current Board member after the Board meeting for a copy of the meeting minutes.



Did You Know? (HOA Rules)

HOA assessments are due annually by December 31st. Any property whose HOA assessment has not been paid by January 31st incurs a \$55 late fee. If the assessment continues to not be paid, the resident is referred to collections and receives a demand letter from an attorney. They also start getting charged attorney's fees, which fees escalate over time, since the attorney must do more and more work, potentially rising to hundreds of dollars. If the resident still does not pay, a lien will be filed against the resident's home. This means that the resident cannot sell their home until the assessment and the attorney's fees are paid. The fees are strictly to cover the costs of the attorney.



facebook

For even more personal and frequent community information sharing, there is now a Wimbledon on the Creek Facebook page. You must request to join the group. The page will be monitored for content. The administrator will take down any inappropriate posts. The page is *Wimbledon on the Creek Community HOA*.



MOVE-IN'S

We have new residents as of November 2022! *Welcome to the neighborhood!!!*

Collette Corbin and Dustin Smith

Jack Godfrey



Featured Family of the Month

The OLPIN family: Larry and Lori got married in 2019 and moved into WOTC in 2020. They have 5 kids, some of whom have grown up and moved out. They also have 2 dogs and 2 cats. Larry is an Army veteran and served in Germany. He currently works at a local hospital. He also serves as our WOTC newsletter editor. Lori serves on the WOTC Modifications Committee. The name OLPIN is pronounced "All Pin" (as in, made entirely of pins).



Thank You!!

Many thanks to those people who volunteered their time and efforts in assisting our HOA with putting up and taking down this year's Christmas decorations!



Recipe of the Month

Best Eggless Banana Bread (in view of the current high cost of eggs!)

Ingredients: 3 very ripe bananas ½ cup unsalted melted butter ½ cup buttermilk 2 tsp vanilla extract
1 cup brown sugar 1 ½ cups all-purpose flour 1 tsp baking powder ¾ tsp baking soda ¼ tsp salt
½ cup chopped walnuts or pecans (optional)

Glaze: 1 cup powdered sugar 2 tbsp milk 1 tsp vanilla extract 2 tbsp chopped walnuts or pecans (opt'l)

Instructions:

1. Preheat oven to 350° F. Grease a bread loaf pan with non-stick baking spray.
2. In a medium bowl, mash the ripe bananas with a fork until completely smooth. Stir the melted butter into the mashed bananas, mix until combined. Add in buttermilk, vanilla, sugar; mix until well combined.
3. Add dry ingredients: flour, baking powder, baking soda and salt. Mix to incorporate. Mix in walnuts or pecans (if using) and mix until just combined.
4. Pour mixture into the prepared bread loaf pan.
5. Bake for 1 hour or until a wooden toothpick comes out clean.
6. Remove from the oven and allow the bread to cool completely in the pan. Set on a wire rack.

Prepare the Glaze:

1. Mix all the glaze ingredients in a small bowl until smooth.
2. Drizzle the banana bread with the glaze, serve, and ENJOY!



Homeowner Tips {Foundation, Maintenance, Lawn & Garden, Utilities, Recycling, etc.}

Set the thermostat at 78 degrees or higher in the summer and 68 degrees or lower in the winter to reduce energy use. Using a programable thermostat can lessen energy use by 10% and save up to \$150 per year.

Changing your air filters regularly will also reduce energy use. Here are some general rules of thumb: An air filter of average quality, in a regular sized home with no pets should be changed every 90 days. If your home has a single pet, the filter should be changed every 60 days. For multiple pets, or if anyone in your home suffers from allergies, you'll want to change the filter anywhere between every 20 to 45 days.

Sources: TakeCareofTexas.org, Spurkhvac.com

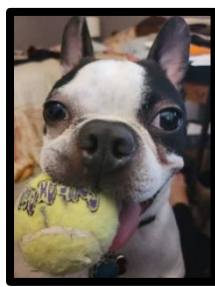


Pets of the Month



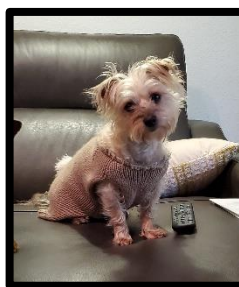
"Shredder"

(Domestic Shorthair)



"Mickey"

(Boston Terrier)



"Ronni"

(Yorkie-Poo)



"Georgia"

(Brussel Terrier)



"Donald"

(Dachshund-Yorkie "Dorkie")



Letters to the Editor

{For public letters only. Private letters should be submitted via the the WOTCHOA.com website. Editor's answers may come from the Editor or from a member of the HOA Board}

Dear Editor: I'd like to hold an outdoor block party. What are the rules?

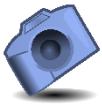
Answer: That's mostly a city issue. If it's contained to your own property, you're fine. Beyond that, you'd need your neighbors' permission. But if it gets too loud or goes too late or blocks traffic, it's a city violation.

Dear Editor: Article X Section 3 of the HOA Covenants Conditions and Restrictions states that dogs and cats must be confined to the owner's house, or backyard, or be on a leash. However, cats have claws and climb over fences. So, they're going to wander.

Answer: Yes, cats will wander, but pets must wear collars and must have a current license & registration tag, and a current vaccination tag, on their collar. Any wandering animal without a collar and current tags can be picked up by the city as a stray. Also, if your wandering animal causes any harm or damage, you are liable.

Dear Editor: What is the process for submitting a request to the HOA Modifications Committee, for changes to my property, or for exceptions to the HOA Governing Documents found on the www.wotchoa.com website?

Answer: Go to the www.wotchoa.com website and click on the Modifications tab. You can either email a question to the Modifications Committee or download a Modification Form, which you can submit either by postal mail or by attaching it to the email form. The committee will then review the matter and make a recommendation to the HOA Board, which will approve or deny the request.



Photos of the Month

{Pix from our neighborhood! Photo Rules: Must be taken within the WOTC boundaries, must not be of personal items (like a vehicle), and must not be of people or pets}



Monument Pansies



Spring Tree Buds



Backyard Visitor



Winter Sky



Winter 2021 Ice Storm



Jokes

1. The past, the present, and the future walked into a bar. It was “tense”.
2. I went into a bookstore and asked the saleswoman, “Where’s the self-help section?” She replied, if she told me, it would defeat the purpose.
3. I asked my daughter to give me a phone book. She laughed at me, called me a dinosaur, and gave me her iphone instead. So now the spider is dead, the iphone is broken, and my daughter is furious with me.



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