

Welcome

Association of Woodwind Lakes Homeowners, Inc.

2024 **Annual** Homeowner's Meeting and Election





AGENDA

Confirmation of Quorum & Call to Order

Introductions

- a. Board Members
- b. Management Company

Approval of Prior Year Meeting Minutes

Guest Speaker MUD 261

Election of Directors

- a. Introduction of Nominees
- b. Nominations from the Floor
- c. Vote

Tabulation of Votes

Financial Report

Management Report

Community Overview

Homeowner Open Forum

Announcement of Election Results

Adjournment





Introductions

Woodwind Lakes Board of Directors



President

Vice President

Secretary

Treasurer

Director

Merrell Greene

Chad Overton

Brian Loeb

Greg Patterson

Steve Barnhart

Crest Management Contact

Community Manager Jennifer R.

Assistant Manager Lee H.



Need assistance from the Crest Management Team?



Phone: 281-579-0761

Website: www.crest-management.com

Email: jenniferr@crest-management.com

<u>leeh@crest-management.com</u>

Board Contact: http://www.woodwindlakeshoa.com/contact-us.html





Approval of:

2023 Minutes





Guest Speaker

Harris County MUD 261



Election of Directors



- Greg Patterson (Incumbent)
- Steve Barnhart (Incumbent)
- Jeffrey Krahn

Nominations from the Floor Introduction of Vote Counters & Watchers



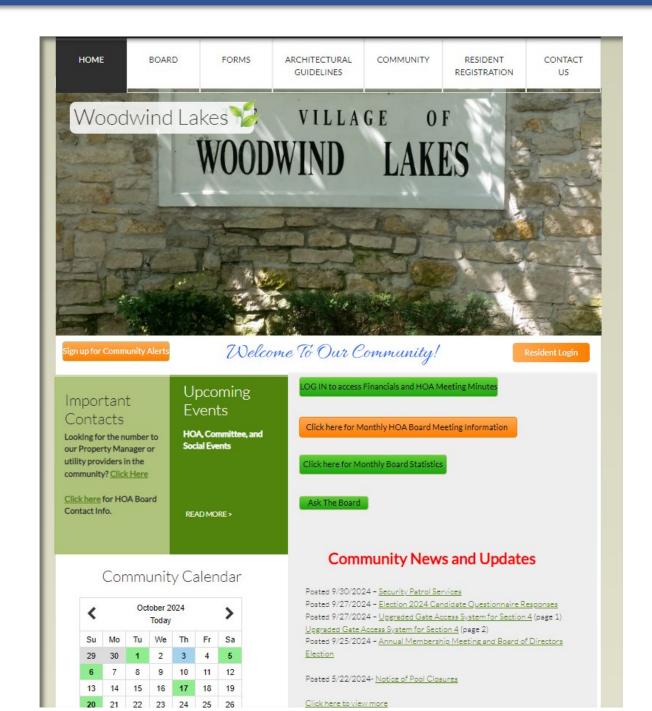


Be an informed Homeowner www.woodwindlakeshoa.com

- Ask the Board
- Review ACC Guidelines
- Community Alerts
- Monthly Calendar
- Pavilion Schedule
- Pavilion Reservation Forms
- Association Documents

- Resident Registration
- Amenities
- Important Contacts
- Community Service Organization
- Community Map
- Statistics









Make payments on Website: www.crest-management.com

- Submit ACC applications online
- Alerts & Updates
- Association Documents
- View Account and statements
- Make payments online





Financial Report 2024/2025



Financial Overview

Balances as of September 20, 2022

•	Operating Cash Balance	\$252,429.30
•	Reserve Cash Balance	\$679,889.63

- Accounts Receivable Balance \$ 23,990.29
- Total Assets \$983,946.64

Balances as of December 31, 2023

- Operating Cash Balance \$ 235,305.45
- Reserve Cash Balance \$ 632,144.07
- Accounts Receivable Balance \$ 10,818.84
- Total Assets \$ 895,803.44





√ Repairs & Improvements

Implemented Home Team to assist with Community repairs and improvements

Playground, Tree, Limbe and Twig pickup Trash Pickup

Worked closely with MUD 261, FEMA, Harris County Precinct 1 during storm debris cleanup

Completed Allegro Sidewalk Repair – work continues

Pavilion Ramp Repair & Lighting Repairs

Dog Park Cleanup along with MUD 261: Fences Repaired/Trees Removed

Pressure Wash Community" Pavilion, Fences, Pools, Sidewalks, Monuments, Playground

Replaced/Replenished Playground Kiddie Mulch (Home Team)

Repairs & Improvements (continued)

Eagle Scout Project – Installed Gaga Ball Pit, Paviolion playground

Cleaned out Pool Storage area; Cleaned out offsite storage

Purchased and installed new onsite storage (10×16) for community storage needs

Dead and downed tree removal MUD 261 financial assistance.

Tennis Courts

Replaced/Rehung wind screens Replaced court lighting

Monuments

Repaired broken/damaged monument lighting Gessner, Windfern, Fairbanks





Pools

Obtained New Service Provider - Blue Crystal Pools

Small Replaster effort to repair cracking

Completed mastic repairs both pools

Completed pump repair

Completed Grill Repairs – Both Grills

Purchased new pool furniture, Tables and Umbrellas

Pool bathrooms were repaired and refreshed

Pumphouse building was repaired and repainted

Battery Backups were installed on PC's at each pool

Section 4 Gate Access

Repair/Paint Entrance Gates

Upgrade to Entry System – WIP

New maintenance contract Signed

Storm Cleanup

Limb, Twig and Tree Cleanup from 2 storms

Large Tree and Limb removal completed

Windfern Forest UD provided addition trash pickup after storm (Best Trash)

Repaired stone fence off Windfern





Lakes

Timber Benches Repair

MUD 261 Completed Sinkhole Repair Lake 1

Bi-Weekly Lake Cleaning/Pump Maintenance and Chemical applications

Replacement submersible irrigation pump Lake 2

Replacement Lake 1 waterfall pump (under warranty)

Lake 1, Fountain Pump Repair

Irrigation

Irrigation Audit

Spray Heads and nozzle replacements

Repair broken pipes

Landscape

Refurb Entrances

Seasonal color

Assumed responsibility of filling Dog Waste Bags

Patrol

New sheriff's contract - November Start expected





Enhanced Communications

Increased Facebook Notices
Implemented Constant Contact for Admin Blasts

Community Management

Moved to Crest Management for community management

Finance

Completed 2024 Budget Revisions
Obtained new contracts saving \$72K per year

Replenished reserves

More Great Things to Come!

- Irrigation
- Grounds Committee
- Tot Lot
- Pavilion Refresh







Grounds Committee:

Managing Monarch Contract

Seasonal Flowers

Manage Irrigation

Replenish Doggie Waste Bags

Yard of the Month

Halloween Yard of the Month



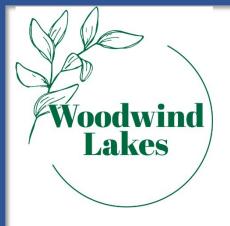


Homeowner Open Forum





ELECTION RESULTS







The Board would like to thank all committee members and Board members for volunteering and dedicating their time to the Woodwind Lakes Community.

"COMING TOGETHER IS A BEGINNING.
KEEPING TOGETHER IS PROGRESS.
WORKING TOGETHER IS SUCCESS."

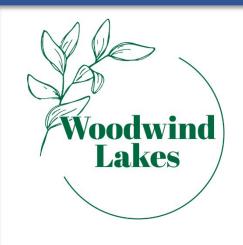






- ❖ Woodwind Lakes HOA
- ❖ Mud 261
- Grounds Committee
- Families of Woodwind Lakes
- Christmas Committee
- Architectural Control Committee
- ❖ Women's Club
- Woodwind Lakes Newsletter
- The Pet Waste Bag Committee
- ❖ Home Team

If you are interested in volunteering, please sign up!

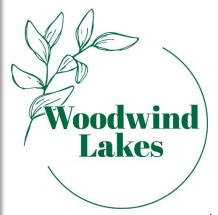






Emergency 911 Phone: 713-221-6000 Non Emergency

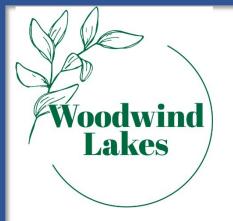
Website: Sheriff.Gonzalez@sheriff.hctx.net







- > Remove all valuables from vehicles and lock every time.
- Exterior lighting make sure it's working and add flood lights to dark corners.
- Keep shrubs near windows low, and keep beds clear of underbrush to keep clear lines of sight.
- Make sure house number is visible from curb and/or side of house; this helps police, fire, and EMS to locate your house quickly.
- Report suspicious persons and vehicles to law enforcement. Be sure to get a WWL sticker for your car.
- Get to know your neighbors and the vehicles they drive. If anything out of the ordinary is observed, call it in.
- Park properly when on street to ensure safe passage for vehicles.
- Do not park too close to stop signs or fire hydrants, we issue citations for this.
- Park facing the proper direction to prevent someone from hitting your vehicle overnight. We issue citations for this as well.
- Be aware when driving home, make sure you are not followed. If a car is following you, keep driving and go to a fire or police station and call 911. We have had bank muggings where the suspect followed person home from bank and did a home invasion.



Help our community by improving on the following items:



- Exterior modifications without obtaining ACC approval will result in fines being charged to owners. Please obtain approval prior to completing modifications!
- Trailers, Boats, and RV's parked in driveways are not permitted
- Drainage areas need to be kept clean and free of debris.
- ❖ DO NOT allow contractors to drain toxic chemicals into the drains. All curbs drain into our lakes.
- ❖ DO NOT Drain pools into the sewer drains or neighbors' yard.
- Don't place Trash on curb too early. Please do not put out before noon the day before services.
- DO NOT Dump trash over exterior fences.
- DO NOT Dump grass clippings & tree branches in common areas.
- * Report deed restriction violations to Crest Management.





Adjourn the Meeting





Thank you for caring about your community and attending the Woodwind Lakes 2024 Annual Meeting.