

DECEMBER 2023 MONTHLY BOARD STATISTICS

Project Details Name	Description	STATUS
Monarch	Section missing on Monarch's landscape plan. Will be added,	COMPLETE
Graham Management	HOA assessment statements have been posted on Graham website and have been mailed out to homeowners.	COMPLETE
	2024 Section 4 Street/Gate assessment statements were corrected and resent to homeowners by Graham	COMPLETE
Gates	Taylor Security out to repair Gessner gate. Not opening and closing properly. Taylor Security were out to repair Gessner gate twice in December.	COMPLETE
Lighting	Electricity for Monument Lighting Outlets repaired at Woodwind Lakes Blvd and Windfern. Still need repairs on light fixture wiring as it fails when it rains.	IN PROCESS

Coming Soon	Description	Status
Nominating Committee	Reinstate the nominating committee to include not only canvassing for the October election but assume the responsibility to publish, canvas and provide volunteer homeowners willing to act on various committees, teams and workgroups that will be formed to assist in the upkeep and maintenance of WWL	January
Graham Management	Section 4; Homeowners who overpaid will have refunds processed Week 1 January.	January
Sidewalk Repair	Waiting for details from GRAHAM	OPEN

ASK THE BOARD

Type Date	Description	Current Status
Trees/Shrubs/Landscaping Dec 5	Lot not on Monarch Landscape Plan. Monarch will include.	Complete
Fines 12-Dec 13-Dec 31-Dec Dec 27	Request to remove fine Request to remove fine Request to remove fine Request to remove fine	In Review In Review In Review Complete
Statements	Section 4 Admin Blast sent out to correct overpayment.	Complete
Deed Restrictions Dec 10 Dec 11	Homeowner fence missing Illegal parking in neighborhood (x2)	In Process In Process
Signage Repair	Lake Sign Repairs	In Review
Mailbox Repair	Mailbox needing repair	In Review
Lighting Dec 17 Dec 19	Tennis court lights not on Monument lighting (Windfern/Woodwind Lakes Blvd) not working	Complete Complete
Home Repair Notices Dec 2 Dec 16	Equipment Trailers to be visible Notice of repair delay	Complete Complete
Trashcan Replacements Dec 6 Dec 26	Replacement trashcan requested. Broken can will be visible until collected from Waste Mgmt. Replacement trashcan requested. Broken can will be visible until collected from Waste Mgmt.	Complete Complete

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Townhall Discussion Items

December 12, 2023

1. The Board received a question regarding the \$35 certified mail fee.

Certified mail is required by Texas Property Code. Homeowners must be provided notice by certified mail before they are fined. The \$35 fee is paid back into Woodward Lakes Operating Account as the certified mail was paid by Woodward Lakes Account.

2. The Board received a question regarding the \$375 resale certificate and where the funds go.

The State of Texas caps the cost of obtaining a resale certificate at \$375. This fee is paid directly to Graham Management for processing and filing. Woodward Lakes Homeowners Assoc is a non-profit organization and cannot incur profit from property sales.

3 Refunds for overpayment of Section 4 gate assessment.

Graham management will be handling an automated refund process for those homeowner who overpaid their assessment. This refund will be processed first week of January.

4. It was suggested that status reports from Monarch be added to the website.

This has been completed with status reports located under Community, Monarch Reports. These reports will also be included in the monthly newsletter.

5. Question on status of sidewalk repair (Woodwind Lakes Drive). This project was approved in Sept or Oct.

Waiting on response from Graham Mgmt.

6. Please follow up with Security Committee and request they attend the Jan 11th meeting. Homeowners requested that the security review report be posted on the website.

Recommend homeowners join the Security Team to review the report. The report details vulnerable areas that should not be shared outside the Team.

7. Homeowner having trouble getting a pool/gate card.

Provided homeowner with Graham Management representative that will assist with homeowner getting a card.

8. Sightings of rodents over at Section 4.

Discussed with Monarch, Urban Pest and Trapping USA. Each company recommends using traps with rodent bait. Will discuss with Board. * Monarch not seeing rodents around lake. Need sighting locations, photos.

9. Monarch recommended finding an outside company for tree removal and replacement. In anticipation of dead trees this year.

Will discuss with Monarch (Amy) and Board on future direction.

10. Lake 3 sinkhole and MUD discussions.

Need more information -

11. Homeowner requested assistance with EZTag process not working on both gates.

Need follow up with Section 4/Graham

12. Section 4 Gate Assessment - proposal to establish a maximum cap on the gate assessments.

Will discuss with entire board