



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	Merrell Greene
Vice President	Chad Overton
Secretary	Brian Loeb
Treasurer	Greg Patterson
Director	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
leeh@crest-management.com

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



Approval of:

2023 Minutes



Guest Speaker

Harris County MUD 261



Election of Directors



Introductions of Candidates

- **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



HOME
BOARD
FORMS
ARCHITECTURAL GUIDELINES
COMMUNITY
RESIDENT REGISTRATION
CONTACT US

Sign up for Community Alerts
Welcome To Our Community!
Resident Login

Important Contacts

Looking for the number to our Property Manager or utility providers in the community? [Click Here](#)

[Click here](#) for HOA Board Contact Info.

Upcoming Events

HOA, Committee, and Social Events

[READ MORE >](#)

LOG IN to access Financials and HOA Meeting Minutes

Click here for Monthly HOA Board Meeting Information

Click here for Monthly Board Statistics

Ask The Board

Community Calendar

October 2024						
Today						
Su	Mo	Tu	We	Th	Fr	Sa
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26

Community News and Updates

- Posted 9/30/2024 - [Security Patrol Services](#)
- Posted 9/27/2024 - [Election 2024 Candidate Questionnaire Responses](#)
- Posted 9/27/2024 - [Upgraded Gate Access System for Section 4 \(page 1\)](#)
- [Upgraded Gate Access System for Section 4 \(page 2\)](#)
- Posted 9/25/2024 - [Annual Membership Meeting and Board of Directors Election](#)
- Posted 5/22/2024 - [Notice of Pool Closures](#)

[Click here to view more](#)



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



Accomplishments & Goals



✓ **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 x 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



Accomplishments & Goals



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



Accomplishments & Goals



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



Accomplishments & Goals



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**



Community Overview

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



Gratitude

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.”***



Working Better Together for a better Woodwind Lakes Community

- ❖ 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!



Harris County Precinct 4
Sheriff's Office

Emergency 911

Phone: 713-221-6000 Non Emergency

Website:

Sheriff.Gonzalez@sheriff.hctx.net



Crime Prevention Tips

- 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.