

We gather as a community to share news and events around our complex.

Woodhaven Website:

www.WoodhavenCondosTX.com

Managing Partner, AMGI

Phone: 972-503-2644

Email: support@amgidallas.com

December 2024 Holiday Gathering



A fun time together!

REMINDERS



Woodhaven has specific policies regarding patio/balcony restrictions and architectural control (primarily doors and windows).

If you are planning changes to exterior doors or windows, you need to contact our Managing Partner, AMGI, to get prior approval. There is an Architectural Control Guidelines document and an Architectural Control Request Form on the Woodhaven website.

Pet Waste



We are experiencing an alarming increase in pet waste (meaning dog poop) within our complex. One of our Board Members picked up pet waste on January 15th and counted over 100 “piles”. 90% of the pet waste was along the property fence with the golf course between buildings 13 and 18. And even more alarming, some piles were within a few feet of a “mutt mitt” station.

Some Common Risks:

- Spread of Disease (Salmonella, E. Coli, Giardia)
- Environmental Pollution (water sources)
- Unpleasant Odors
- Attracting Pests (especially rats)

The HOA Board has voted to crackdown on violators. Our initial attempt to address this issue is this communication and establishing new fines.

Effective immediately, if a resident, owner or their guest improperly disposes of pet waste, the owner of the unit where the animal is kept will be assessed a **fine of \$250 for the first violation**. Any **second and subsequent violations** will result in a **fine of \$500**.

ILLEGAL DUMPING



A few people continue to violate our rules and IT COSTS EACH OF US MONEY FOR THEIR VIOLATIONS. **Please report any violations to our Managing Partner, AMGI.**

RECYCLING



Residents are utilizing the recycle dumpster at a good rate. However, please be mindful of the following requirements by the city:

- No kind of plastic bag or plastic film or bubble wrap is recyclable. People are putting plastic bags full of recyclable material in the recycle dumpster. The plastic bags need to be emptied of recyclable material (which are then placed in the recycle dumpster) and then the plastic bags need to be placed in the garbage dumpster.
- Plastic bags full of trash are not to be placed in the recycle dumpster.
- Styrofoam is not recyclable.
- Cardboard boxes must be broken down flat.

WARNING "Coyote Sighting"



A resident's camera captured a coyote on the property grounds on January 20th at 9:24 am. A communication was recently sent to all owners and leasing residents. Please keep your pets on a leash and please be observant and report any coyote sightings to our Managing Partner, AMGI.

A SPOTTING OF A LOVELY & FUN ACTIVITY



Thank you to our creative artists!

2024 Board Report



The Woodhaven HOA recently sent a **2024 Board Report** summarizing operational and financial activities during the year. Please take the time to read it.

Helpful Links

[Architectural guidelines](#)

[Architectural Request Form](#)

[Pet waste](#)

[Coyote sighting](#)

[2024 Board report](#)