

IWPOA NEWSLETTER

MARCH / APRIL 2023

FROM THE BOARD OF DIRECTORS

UTILITY/DRAINAGE EASEMENTS

In section 9 of your deed restriction utility and drainage easements are 5 feet on each side and rear and 10 feet on front of your property. The purpose of this is to allow all utility entities to have access between lots.

When the 10-foot front easement is restricted by the property owner it becomes an issue not only for POA mowing but also for two-way traffic and emergency vehicles.

Please always maintain a free passage on this easement. Continued violations restricting access by the property owner will violate the deed restriction and a yellow warning sticker will be adhered to the offending vehicle driver side window plus a picture will be taken showing proof. The offending vehicle will be towed after 4 days if not removed at the property owner's expense.

MAINTENANCE & ROAD ASSESSMENT FEE

Fees are due by Friday March 31, 2023. Late fees and interest will be charged beginning April 1, 2023. Payment plans are available. Please include your signed proxy with your payment.

Pool/Park keys WILL NOT be issued on delinquent accounts.

UPCOMING EVENTS

REGULAR BOARD MEETING

The next board Meeting will be Monday
Monday March 6, 2023 @ 9:00 AM
at the auxiliary building next to the office.

OPEN MEETING

The next open IWPOA meeting will be on the
2nd Saturday April 8, 2023
at 10:00 AM at the Pavilion.
Please plan to attend. Coffee, water and donuts
served.

FROM THE BOARD (CONTINUED)

IMPALA DRIVE BRIDGE

The bridge on Impala Drive by the pool is for light loads only. All heavy loads must use the Phillips Road entrance to the subdivision.

EMAIL ADDRESSES

If you haven't already done so, please submit your email address to Linda Cole at the front office. Newsletter and other important information is sent via email.

SEMI ANNUAL GARAGE SALE

Impala Woods semi annual garage sale will be in April at the front entrance to the subdivision across from the office.

Spaces to rent will be 10 x 10 for \$20/each. All proceeds to benefit our park.

Dates to be announced in April.

ww.facebook.com/groups/impalawoodspoa



Find us on:
facebook®

IWPOA NEWSLETTER

MARCH / APRIL 2023

BOARD OF DIRECTORS 2023

SECTION 1 – Glenda Gruber: 713-562-0883
Event Coordinator—Email—glendagruber@gmail.com
SECTION 2 – Dennis Urusky: 832-623-1885
President: Email – durusky@hotmail.com
SECTION 3 – Stephanie Hickman: 936-239-5043
Secretary: Email – stephhickman@msn.com
SECTION 4 – Rhoan Faber: 713-545-7681
Treasurer: Email—rhoanfaber@gmail.com
SECTION 5 – Mark Franek 281-414-1462
Vice-President—Email - Mark.Franek@yahoo.com
OFFICE MGR – Linda Cole: 936-646-3587
Email – iwpoa@suddenlinkmail.com



NEIGHBORHOOD WATCH

Help our neighborhood by volunteering to patrol YOUR neighborhood. A great way to get to know your neighbors.
Contact Stephanie Hickman, 936-269-5043 for more details.

SECURITY & 911 ADDRESS

If you do not have your 911 posted where it can be seen from the road please do so. This will help emergency services to locate your property when needed.

You can call the Emergency Management Office in Livingston at 936-327-6820 to get your 911 address.

BURN PILE

The burn pile is for property owners use only. Brush and tree vegetation only allowed. Make sure all debris are in a manageable size. Tree trunk must be no longer than 3-foot sections. No building material or household trash is allowed at the site.

Please note the area is monitored and recorded.

IMPALA WOODS PROPERTY OWNERS ASSOC.

FINANCIAL STATEMENT

as of February 28, 2023

CHECKING ACCOUNT

Prior Balance	\$ 13,515.25
Deposits	\$ 47,038.06
Expenditures	\$ <u>24,714.07</u>
Balance	\$ 35,839.24

ROAD PAVING

Prior Balance	\$ 1,214.66
Deposits	\$ <u>5.00</u>
Balance	\$ 1,219.66

BULKHEAD/PIER

Prior Balance	\$ 1,302.91
Deposits	\$ -0-
Balance	\$ 1,302.91

VOLUNTEERS

Are so very important in our community. Carpenters, Electricians, Plumbers, Painters, or anyone who is able to help us in any way. Remember our POA is only as good as those who make it up. Please contact the office to provide name—number—talent (such as carpenter, plumber, electrician, welder, etc.).

WE ACCEPT THESE MAJOR CREDIT CARDS



Starting Jan 1, 2022

a 4% fee will be added to all transactions