

IWPOA NEWSLETTER

SEPTEMBER / OCTOBER 2022

FROM THE BOARD OF DIRECTORS

2023 Road Assessment Fee

Each year the budget for road repairs has been decreasing because of higher material and labor costs. Without raising maintenance fees to compensate for higher costs the board has initiated the "Special Assessments Fee" that was approved in the 2018 Amended Bylaws (Article VIII OBLIGATIONS OF THE OWNERS section 1 on page 25).

Starting on the 2023 Annual Maintenance Fee statement the new charge which read on the statement **Road Assessment Fee**. The fee will be calculated as described below:

1. Property owners who own one(1) lot only would be charged \$100.
2. Property Owners who own more than one(1) lot but they each touch each other then the fee would be remain at \$100.

Example 1: If you own lot numbers 1, 2 and 3 on the same street then those lots touch each other and the fee would be only \$100.

Example 2: If you own lot numbers 31,32 and 33 on Caribou and lots 50,51,52 on Impala Drive but the lots all touch then the cost would be \$100.

3. Property Owners who own more than one(1) lot but are mixed within the community would be charged \$100 for each section of touching lots.

Example 1: If you own lots 1, 2, 3 and 6 on the Elk S. the fee would be \$200 because lot 6 doesn't touch lot 1,2 or 3.

Example 2: If you own lots 1,2,3 on Impala Dr (\$100) and lots 15, 16,17,18 on Moose Dr (\$100) and lots 7,8 on Rainforest (\$100) and lots 40,41,42 Sable South (\$100) the total cost would be \$400.

We hope these examples will help you understand how your fees will be calculated on your statement. If you need further information, please do not hesitate to contact any one of the board members for further understanding, or please attend the open board meeting scheduled for October 8th 10 AM at the park pavilion for further clarification.

The ultimate goal is not only to have pleasant roads to drive on and improve property values but to also have the county take over our roads and maintain them. We would still need to fund the material for road repairs or repaving the county would fund the equipment and labor.

Thank you for your cooperation in this new fee.

COMMUNITY BRUSH BURN PILE—For IMPALA residents only. Not for commercial business use. No building materials or household trash allowed.

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UPCOMING EVENTS

REGULAR BOARD MEETING

The next board Meeting will be Monday
Monday October 3, 2022 @ 9:00 AM
at the auxiliary building next to the office.

OPEN MEETING

The next open IWPOA meeting will be on the
2nd Saturday October 8, 2022
at 10:00 AM at the Pavilion.

FROM THE BOARD (CONTINUED)

2018-2183-192

of the Association as may be ordered by the Board of Directors, taking proper vouchers for such disbursement, and shall render to the President and Directors, at the regular meetings of the Board of Directors, or whenever they may require it, an account of all his transactions as Treasurer and of the financial condition of the Association, and shall perform such other duties as the Board of Directors may prescribe. If required by the Board of Directors, he shall give the Association a bond in such form, in such sum, and with such surety or sureties as shall be satisfactory to the Board of Directors for the faithful performance of the duties of his office and for the restoration to the Association, in case of his death, resignation, retirement or removal from office, of all books, paper, vouchers, money and other property of whatever kind in his possession or under his control belonging to the Association. Each Assistant Treasurer shall have such powers and perform such duties as the Board of Directors may from time to time prescribe.

ARTICLE VII – INDEMNIFICATION OF OFFICERS AND DIRECTORS

Except as may otherwise be provided Section 8.051, Texas Business Organizations Code, or as may be ordered by a court pursuant to Section 8.052, Texas Business Organizations Code, the Association shall indemnify any Director, Officer, or employee of the Association, against expenses actually and necessarily incurred by him and any amount paid in satisfaction of judgements in connection with any action, suit or proceedings, whether civil or criminal in nature, in which he is made a party by reason of being or having been such a Director, Officer, or employee (whether or not a Director, Officer, or employee at the time such costs or expenses are incurred by or imposed upon him) except in relation to matters as to which he shall be judged in such action, suit, or proceedings to be liable for gross negligence or willful misconduct in the performance of duty. The Association may also reimburse to any Director, Officer or employee the reasonable costs of settlement of any such action, suit or proceedings, if it shall be found by a majority of a committee of the Directors not involved in the matter in controversy, whether or not a quorum, that it was in the interest of the Association that such settlement be made and that such Director, Officer or employee was not guilty of gross negligence or willful misconduct. Such rights of indemnification and reimbursement shall not be deemed exclusive of any other rights to which such Director, Officer, or employee may be entitled by law or under any Bylaw, agreement, vote of Members or otherwise. Nothing in this Section shall prevent permissive indemnification as authorized by Section 8.01 through 8.152, Texas Business Organizations Code.

ARTICLE VIII – OBLIGATIONS OF THE OWNERS

1. Assessments. All owners shall be obligated to pay annual maintenance assessments and special assessments, fixed by the Board of Directors and imposed pursuant to the provisions of the restrictions and the Bylaws to meet the common expenses.

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BOARD OF DIRECTORS 2021

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



NEIGHBORHOOD WATCH

The City of Onalaska has grown to a population of 4,500. As this area grows, so does the crime.

We all must do our part to protect our Subdivision. If you are friendly with your neighbors you can help by watching out for each other. If any vandalism is witnessed please call the Police and try to take pictures. We would like to have more volunteers to help patrol our Subdivision. If you are interested in helping with the Neighborhood Watch and have a golf cart please sign up at the office. You will be given signs for your golf cart, the rules and regulations of the neighborhood and badges. You can also contact Stephanie Hickman 936-239-5043.

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.

Call Sam Houston Electric to add a security light for your property so it can be lit up at night. Prowlers usually go around property without outside lights. It is an inexpensive way to add additional security to you property.

IMPALA WOODS PROPERTY OWNERS ASSOC.

FINANCIAL STATEMENT

as of August 31, 2022

CHECKING ACCOUNT

Prior Balance	\$ 43,071.92
Deposits	\$ 40,270.41
Expenditures	<u>\$ 48,456.56</u>
Balance	\$ 34,855.77

ROAD PAVING

Prior Balance	\$ 8,174.04
Transferred to Checking	\$ 7,000.00
Deposits	<u>\$ 20.00</u>
Balance	\$ 1,194.04

BULKHEAD/PIER

Prior Balance	\$23,701.70
Deposits	\$ -0-
Transferred to Checking	<u>\$21,000.00</u>
Balance	\$ 2,701.70

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