

IWPOA NEWSLETTER

NOVEMBER / DECEMBER 2020

FROM THE BOARD OF DIRECTORS

Collections

We have worked very hard to collect past due maintenance from people who have not been paying. As of the first of November we sent 65 demand letters out of those 38 people have either paid in full or set up a payment plan. We have send 28 to our attorney to start the legal process to collect what is owed to the association. We will be sending out approximately another 30 letters this month. As of November first we have collect \$6,214.53 in past due maintenance fees, close to \$3,000.00 in finance charges several of those also the current years fees as well.

New Fee's

The Board has put some new fees into place for this year to add to the revenue for the association.

Transfer of Ownership	\$25.00
Research Fees	\$50.00
Building Permit	\$25.00

Deed Restriction Violation letters:

- First letter (No Charge)
- Second letter (Registered letter due to non-compliance) \$10.00

Community Brush Burn Pile

Located – North on Moose, past Chamois on left. *Please note the area is monitored.*

- **FOR IWPOA RESIDENTS ONLY**
- **NOT FOR COMMERCIAL BUSINESS USE**
- **NO BUILDING MATERIALS ALLOWED**
- **NO HOUSEHOLD TRASH ALLOWED**



Find us on:
facebook®

<https://www.facebook.com/groups/impalawoodspoa>

UPCOMING EVENTS

REGULAR BOARD MEETING

The next Meeting will be Monday
December 7, 2020 at 9:00 AM
at the auxiliary building next to the office.

OPEN MEETING

The next open IWPOA meeting will be on the
2nd Saturday January 9, 2021
at 10:00 AM at the Pavilion.

FROM THE BOARD OF DIRECTORS

(continued)

Notary Fees Non property owners	\$5.00 per page
Notary Fees property owners	No Charge

Starting January 2021:

Quarterly statement fees	\$6.00 per quarter
Credit Charge fees	2% of the total amount charge

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.

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

Impala Woods (936) 646-3587

HOME DOWNLOADS CALENDAR LOTS FOR SALE PHOTOS EVENTS HISTORY LADIES CLUB

WELCOME
**Lake Living
At It's Best**

A subdivision on Lake Livingston in
the East Texas Piney Woods of
Onalaska Texas

www.impalawoodslakelivingston.com

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BOARD OF DIRECTORS 2020

SECTION 1 – Linda Buchanan: 281-772-3154

President: Email – lbuch1967@yahoo.com

SECTION 2 – Dennis Urusky: 832-623-1885

Vice President: Email – durusky@hotmail.com

SECTION 3 – Stephanie Hickman: 936-239-5043

Secretary: Email – stephickman@msn.com

SECTION 4 – James Sears: 281-782-7654

Treasurer: Email: signguy125@yahoo.com

SECTION 5 – Mark Franek 281-414-1462

Email: Mark.Franek@yahoo.com

OFFICE MGR – Linda Cole: 936-646-3587

Email – iwpoa@suddenlinkmail.com



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. We have several Volunteers now that patrol the whole Subdivision. If you are interested please sign up at the office. You can also contact Stephanie Hickman 936-239-5043.

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.).

IMPALA WOODS PROPERTY OWNERS ASSOC.

FINANCIAL STATEMENT

as of October 31, 2020

CHECKING ACCOUNT

Prior Balance	\$ 21,560.35
Deposits	\$ 5,775.77
Expenditures	\$ 8,006.68
Balance	\$ 19,329.44

ROAD PAVING*

Prior Balance	\$ 7,025.39
Interest Paid	\$ -0-
Transferred to checking	\$ -0-
Deposits	\$ -0-
Balance	\$ 7,025.39

BULKHEAD/PIER*

Prior Balance	\$ 319.76
Interest Paid	\$ -0-
Deposits	\$ -0-
Balance	\$ 319.76

*These are donation accounts only. Anyone wanting to make donations is encouraged to do so. Besides donations, these account balances also change quarterly due to interest paid. For those who wish a more detailed report, please come to the office during normal hours to receive your copy.

WE ACCEPT THESE MAJOR CREDIT CARDS



Starting Jan 1, 2021

a 2% fee will be added to all transactions