

IWPOA NEWSLETTER

SEPTEMBER / OCTOBER 2021

FROM THE BOARD OF DIRECTORS

PERMITS

All property owners within Impala Woods subdivision must abide by deed restrictions. There are five (5) sets of deed restrictions, one (1) for each section of the subdivision. Each sections deed's has slight differences on guidelines, but all sections must abide by building permit requirements.

Impala Woods was incorporated in the city of Onalaska on December 4, 1984

Building permits assure the Impala Woods POA and the city are within guidelines of the deed restrictions PLUS city ordinance.

The city of Onalaska recently adopted amendments to the city ordinances which supersede our outdated deed restrictions. We (Impala Woods residents) must abide by the new ordinances even though our deed restrictions may contradict what the city requires. Below are just a few changes the city has made:

- Existing structures being reroofed now requires a permit.
- No Shipping containers for either storage or a residence.
- Mobile home must be 2 years or newer, greater than 900 square feet and purchased from a dealer.
- Travel trailers and motor homes are prohibited from installation in the city for residence purposes.
- Skirting of manufactured homes
- Use of portable metal building as dwelling
- Moving a building or structure into city requires a permit prior to moving.

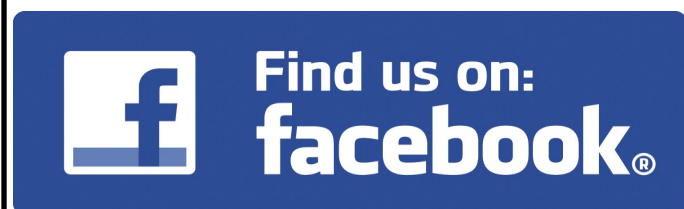
These are just a few of the major changes adopted by the city. For a full list of city ordinances please visit our website <http://www.impalawoodslakelivingston.com/downloads> then scroll down to the Link section.

A permit package is also downloadable from this website page mentioned above or by visiting the front office Thursday-Saturday 10-3PM.

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**



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

UPCOMING EVENTS

REGULAR BOARD MEETING

The next Meeting will be Monday
October 4, 2021 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 October 9, 2021
at 10:00 AM at the Pavilion.

FROM THE BOARD (CONTINUED)

Any further questions on permits, please contact one of your board members or City of Onalaska Building Inspector Lee Parrish at (936) 646-5676.

Please note, all permits obtained must be posted visibly from the street. This eliminates any confusion between the board and the city whether the construction is legal plus gives further information if needed.

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.

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 (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 2021

SECTION 1 – Rhoan Faber: 713-545-7681

Treasurer: Email—rhoan@sattelliteinstalls.net

SECTION 2 – Dennis Urusky: 832-623-1885

Vice President: Email – durusky@hotmail.com

SECTION 3 – Stephanie Hickman: 936-239-5043

Secretary: Email – stephhickman@msn.com

SECTION 4 – Linda Buchanan: 281-772-3154

President: Email—lbuch1967@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. 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, 2021

CHECKING ACCOUNT

Prior Balance	\$ 69,983.46
Deposits	\$ 9,724.95
Expenditures	<u>\$ 43,763.93</u>
Balance	\$ 35,944.48

ROAD PAVING*

Prior Balance	\$ 7,326.16
Interest Paid	\$.55
Transferred to checking	\$ -0-
Deposits	<u>\$ 415.00</u>
Balance	\$ 7,741.71

BULKHEAD/PIER*

Prior Balance	\$ 569.83
Interest Paid	\$.04
Deposits	<u>\$ 1,449.00</u>
Balance	\$ 2,018.87

*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