



September 10<sup>th</sup>, 2024

To The Residents of Forest Hills and Lake Forest Subdivision:

As we are fast approaching the end of the year, the remaining Directors and Officer of the POA, would like to update you on new and current developments in our Community:

- 1- At the moment, we are seeking new Directors and/or Officers who would like to be a part of the Board. We have the current positions available: President, Vice President, Secretary, and at least one Director's chair.

If you are interested in becoming a Director or Officer and would like to help maintain/uphold this Community's standards, please mail a short biography and/or previous related experience to Forest Hills POA, P. O. Box 848, Onalaska, TX 77360, or email it to: [foresthillspoa234@gmail.com](mailto:foresthillspoa234@gmail.com). The deadline is October 15<sup>th</sup>, 2024.

- 2- Paul Tremblay and I, Frinee' Schneider, are still committed to keeping this Association running as smoothly as possible. We have consulted with an attorney, and under her advice, we are seeking to reestablish and fill in the positions left vacant on our Board, as we continue to conduct business as usual. The attorney emphasized the fact that we were duly elected by you, the Residents of FH, and as long as we perform our duties and do so to the best of our abilities, we are working legitimately.
- 3- The financial aspect of the POA continues to run efficiently and under close supervision. We have updated our accounting software and implemented new Text and Email Invoice Delivery capabilities which saves on expenses, as well as upgraded to include online payment options. These new methods of payment have allowed for an increase in revenue and made it easier for out of state/country owners to become current in their accounts. We received over \$3,000 in payments on August 1<sup>st</sup>, the same day the invoices went out. The Books have been completely deconstructed and put back together to account for every single owner and property in our subdivision. An audit was conducted to guarantee ALL past due and delinquent balances are accurate going as far back as 10 years. We have lowered expenses by obtaining new estimates and quotes on services previously provided, and all of our current contractors/vendors meet government requirements providing EIN information so earnings can be legally reported at year's end. We are strictly adhering to our By-Laws by implementing the "Double Signature" rule required on all written checks, contracts, and legal documents, as well as making sure any and all decisions made on your behalf are put to a vote to guarantee transparency and accountability.
- 4- Boat Pier repairs at The Park were completed just before the Memorial Holiday Weekend. The POA was able to cancel the original contract, gather new estimates, renegotiate with Moseley Construction and the total project expense came under budget.



- 5- Many of our Residents continue to go the "Extra Mile" by contributing their time, labor, and money maintaining our Community. So far this year, we have spent \$550 in contracted grass cutting services, but due to the lack of affordable alternatives we have cancelled the service, and have heavily relied on neighbors like Burt Blanchard, Rusty Blue, James Culver, Gene Faron, Ken Henson, Anita & JP O'Neal, Larry Read, Tim Spangler, Richard Thibodeaux, and many others, who go out of their way to help out.

Ken Henson and a handful of our friends and neighbors are to be thanked for filling in the potholes on our streets that were in so much disrepair. Please express your gratitude to them whenever possible.

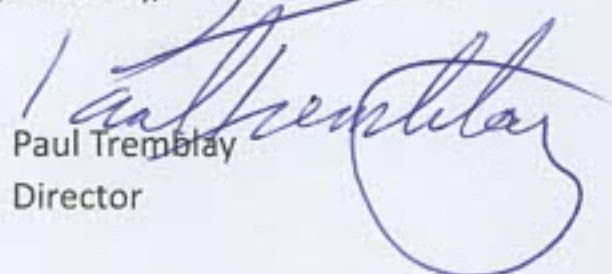
- 6- Other main projects, like more permanent road repairs, are slowly moving along due to the lack of active Board members assisting with the task and communicating with the County to organize the work that needs to be done, but a group of neighbors is trying to assist with a Road Repair Task Force to get this project up and running. Let us know if you'd like to participate.
- 7- We currently have a website that is up and running though not completely finished: [foresthillcommunitypoa.com](http://foresthillcommunitypoa.com). This is a project that is taking much longer than anticipated and has unfortunately been placed on hold for the time being as other tasks take priority. It does offer the ability to be informed and to communicate directly with the POA by dropping a message or inquiry.
- 8- Our Annual Meeting will be scheduled once we receive responses to our solicitation for Residents to volunteer and be a part of the POA. We are hoping to hold elections at the same time we discuss our regular agenda. This will eliminate the extra expense associated with doing an additional "mail out".

There is quite a lot of work to be done in and for our Community, but unfortunately many things will be left undone as participation is a key factor in maintaining and improving what is supposed to be one of our most valuable assets. Please know that there is only so much Paul and I can do ourselves before FH starts showing neglect and we run the risk of lower home market values. Not having enough cooperation running the POA means we cannot reinforce the rules and restrictions that afford us a better place to live and the consequences will eventually become obvious.


We will post more frequent updates on the website as that is a more efficient and affordable way to communicate with all our Residents. Our email address: [foresthillspoa234@gmail.com](mailto:foresthillspoa234@gmail.com) is also a fast and reliable way to contact us.

Our commitment to keep working for the Community and for You is unwavering.

Sincerely,



Paul Tremblay  
Director



Frinee' Schneider  
Director  
Treasurer