

Wildewood Owners Association 2025 Annual Membership Meeting Notice

The Annual Meeting of the Membership will be held on Saturday June 7, 2025, at 11 AM at the Wildewood Community Center. All property owners are welcome and encouraged to attend. Please mark your calendar and save the date! The agenda includes the annual election of the Board of Directors, a report on the Association's finances and an update on new management software.

Online voting will be offered in this election. If you have provided an email address to WOA, you will receive a link from OpaVote.com (an election service) which allows you to vote in the election. Please see the ballot packet for more information.

NOTE: MEETING START TIME IS 11 AM SATURDAY JUNE 7, 2025

PLEASE ATTEND THE MEMBERSHIP MEETING OR VOTE BY MAIL OR ONLINE IF YOU CAN'T ATTEND!



From the Board – A message to the property owners

Hello Wildewood and Greetings from the 2024-2025 Board of Directors! Our goals continue to be working as a team, working inclusively with property owners, and making Wildewood a safe and pleasant place to live.

Board members are volunteers elected by you to do our best to keep the community running smoothly. We need and welcome feedback from property owners, so please don't hesitate to contact a board member if you have any questions or ideas you'd like to share, or you would like to volunteer to help!

As we move into the 2025 election, we would like to take this opportunity to share some updates. **If you have an email address and have not provided it, please send it to wildewoodboard@gmail.com so you can be added to the email mailing list.**



PayHOA – New Management software coming soon!

Why - WOA currently uses a hodge-podge of tools to manage tasks such as bookkeeping, maintaining the website, collecting payments, sending emails and conducting elections. This makes management very complex. In addition, costs for software, paper, envelopes, and postage related to newsletters, invoicing and elections, continue to skyrocket. One of the goals of using PayHOA is to reduce hard copy mailings. WOA currently spends about \$700-\$800/year to do two hard copy mailings to 250 households per year. PayHOA will allow moving to paperless billing and providing your newsletters online so WOA can use your assessment fees in the best ways possible.

What - WOA will soon begin transitioning to an all-in-one HOA software management system known as PayHOA. Though the name indicates the original intent of this software was to allow property owners to make payments, its capabilities today include much more. PayHOA provides the following services in one easy portal:

- Invoicing
- Accepting payments by credit/debit card or by transfer directly from bank account

- Email
- Text messaging
- Website
- Form management such as Architecture Control Committee & Community Center Reservations

In addition, it will provide secure document storage, bookkeeping and reporting functions for management purposes.

Who – All property owners will receive emailed invites to activate their online accounts.

Important Note: You will receive emails from Wildewood Owners Association with an email address of *mailer@payhoa.com*. Please be sure to check spam and if these emails go to spam, please allow this address to be added to your safe senders list.

Important Note 2: You will receive text messages from WOA with a phone number of 859-687-6879. Please add this number to your contacts so you will recognize it when you receive text messages.

Once you are logged in to PayHOA, from the PayHOA portal, you'll be able to see your balance and your invoices and set up payments via credit/debit card or directly from your bank account.

While WOA would like to go paperless as much as possible, for those who can't do things online, **hard copy mailings will still be available on request and payments by check or cash will still be accepted.**



Pool Information

The electronic key fob system is being used again this year. **2024 keys will not work; you must pick up a new key.**

2025 Pool keys will be issued at the pool from:

- Noon till 2 PM Saturday, May 24, 2025
- Noon till 2 PM Sunday, May 25, 2025

Pool will open Saturday May 24 at Noon. Pool will be open Monday May 26 for the Memorial Day holiday and closed on Tuesday May 27 for maintenance. After that, the pool will be open Tuesday – Sunday from 10 AM till 8 PM until Monday September 1, 2025. Weekdays from 10 AM - 11 AM are reserved for seniors.



Pets

Please be a good neighbor! Texas law requires all **dogs and cats to always be current on rabies vaccinations. Dogs must be on your property or on a leash,** per the Henderson County Animal Control Ordinance which is available on the WOA website under Helpful links. Animal shelters and rescues in the area are



overflowing with homeless animals. **Please spay/neuter dogs and cats to prevent contributing to the problem.** There are a variety of low-cost spay/neuter options as well as low-cost vaccination clinics in the area.. For help with spay/neuter the following organizations can help

- www.allaboutfixin.org
- Animal Protection League <http://www.aplspayneuter.org/index.html> 903-753-7387

- Dehart Mobile Vet Services <https://www.dehartvetservices.com/> (903) 590-7722

Please note that chickens and other livestock are prohibited by Article 18 of the Wildewood Restrictions.



Mowing – Please do your part!

Mowing of the Wildewood common areas has begun. Please remember that keeping the right of ways in front of the lots as well as your lots mowed is the property owner's responsibility. If you have property that needs to be mowed would like to pay to have our contractor mow it, please contact wildewoodboard@gmail.com or 903-202-0964 and we can put you in touch with him.



Drainage

Please keep the culverts under your driveway cleared so that rainwater can properly drain down the street and not back up onto someone else's property.



Architecture Control

Please consider volunteering to serve on the Architecture Control Committee. Please contact a Board member if you would like to assist. This committee reviews requests for fences, storage buildings and new residences to ensure they comply with the restrictions before the work begins.

Please remember that a permit is required in advance before you add a fence or storage building or a new residence. The request form can be found on the website, www.wildewoodliving.com under Documents or contact a board member to request a hard copy.



Website

Our website is www.wildewoodliving.com. Please visit the website regularly for meeting notices, minutes of past meetings and news and updates. The documents section provides the current versions of the Restrictions, Bylaws, and Rules and Regulations.



Streetlights

WOA pays for 46 streetlights within the neighborhood. These are the lights where the light faces the road. If you notice a streetlight is out, please take a photo of the yellow TVEC sign with the pole number on it and text to 903-202-0964 or email to wildewoodboard@gmail.com. With the new system TVEC has, it's difficult for them to identify the correct pole without the number.



Meet the Candidates

Teri Dickinson – I have been the secretary/treasurer of WOA since 2018. Since then, WOA has made great strides updating and maintaining the common areas and improving communication and cash flow. I am running for this position in 2025 but plan to retire from the Board in 2027. New volunteers will need to contribute to Wildewood's success. Please consider what role you could play in helping to continue to move Wildewood forward in a positive manner.

Shanna Jones - My name is Shanna Jones. I live at 107 Wildewood Drive, Chandler TX 75758. I've been here for almost 2 years. I currently work for the United States postal service and absolutely love serving

our community! I would love to be involved with our WOA to help better the neighborhood. I look forward to helping with improvements in the future.

Vera Reece - My name is Dr. Vera Reece, and my family and I have been proud residents of Wildewood/Westwood Beach for over thirty years. Throughout this time, I have developed a deep appreciation for the strong sense of community, pride, and shared commitment that make our neighborhood such a special place to call home. Throughout my career, I have collaborated on school leadership committees and community-driven initiatives, always with a focus on making a meaningful and positive impact.

I am seeking a position on the WOA Board because I am dedicated to giving back to the community that has given so much to me and my family. I am passionate about preserving and enhancing the quality, beauty, and safety of our neighborhood, and I am committed to representing the voices and interests of all homeowners with fairness and transparency.

It would be a privilege to serve, and I look forward to the opportunity to contribute to the continued growth and success of Wildewood.

Shannon Reed – Hi neighbors! I was appointed to the Board to fill a vacancy and am now running for a full term. You’ve probably met me already if you’ve rented the Community Center in the last year as I’ve been assisting with that. I’d like to continue serving on the board so I can assist beyond this and be more involved with the community. I’d like to help make Wildewood a better place for all of us to live.

And Finally...

The 2024-2025 Board would like to take this opportunity to thank all of you for a productive year. We have enjoyed our interactions with the members and are looking forward to the results of the 2025 election and moving forward in a productive manner for the next year. Your feedback and ideas for improvement, as well as your offers to volunteer are always welcome and appreciated.

2024-2025 Board Members

Raun Allen – President raunallen@gmail.com 512-969-9627

Jamie Piersol – Vice President - jamiepiersoled@yahoo.com 903-724-4355

Teri Dickinson – Secretary/Treasurer wildewoodboard@gmail.com 903-202-0964

Lisa Epperson – 903-360-6536

Debbie Martin – Community Center blouy21@startmail.com 903 386 3365

Shannon Reed – Community Center scarroll66@gmail.com 972-695-9729

Vera Reece - rowdy6315@gmail.com 903-570-7382