

Wildewood Owners Association Update Newsletter

What's been happening in Wildewood and what is coming up?

While the pandemic still created challenges in 2021, many good things were happening in Wildewood. Please read on to learn what's been going on in the neighborhood!

We need your feedback!

For most of WOA's history, there has been a paid bookkeeper/secretary and pool operator. Since 2018, those jobs have been filled by volunteers. This requires a lot of hours from a small number of volunteers and might not be sustainable for the long run, but it has allowed us to strengthen and stabilize the organization. WOA has been able to accumulate funds that have been used for improvements such as drainage and roofing on part of the community center and to offer services such as dumpsters for cleanup days.

Wildewood is now at a crossroads regarding needed repairs and updates for the pool. Swimming pools are typically replastered approximately every 10 years. As best we can tell, it's been over 20 years since the Wildewood pool has been plastered.

As a result:

- There are broken areas in the plaster which have sharp edges. As a stopgap measure those areas have been repaired with epoxy putty but more broken areas appear on a regular basis.
- There are areas in the pool that are discolored. These areas appear to be stains but all actually areas where the plaster is worn completely off the bottom exposing the gunite (concrete) below the plaster. The gunite layer is not watertight, the waterproofing is provided by the plaster. Over time, this allows water to seep from the pool into the ground and cause damage to the pool.
- The required safety markings in the pool such as the tiles that indicate where the depth changes need to be redone, as do the other safety markings such as the No Diving warnings and the depth marker tiles.
- Plastic items such as the skimmers and nozzles where the water circulates are old and broken and need to be replaced.
- Rough and broken plaster provides places for algae to attach, resulting in higher costs and the use of more chemicals in the pool.

The solution is to:

- Drain the pool
- Chip off the existing plaster and tiles below the coping
- Replace all the plastic fittings
- Repair/replace broken plaster steps
- Prep the surface including filling cracks
- Replaster and retile
- Refill the pool and rebalance chemicals

Fortunately, the deck and coping (the concrete area around the top of the pool) are in reasonably good condition for their age and do not require replacement or repairs at this time.

The exact cost can't be determined because of the varying costs of materials which can change between now and the time the work is done but the approximate cost will be around \$25,000. While this might sound excessive, it's important to remember that the WOA pool is quite large compared to the average residential pool and has a depth of 10' in a large part of the pool which means the surface areas to be plastered are extensive.

Raising an additional \$10,000 to \$15,000 to pay for part of the work would allow WOA to complete the work and still maintain a financial cushion in case other unscheduled costs such as a roof replacement or heating and air system for the community center are required. Suggested methods for raising the money are donations, a one-time special assessment of maintenance fees, or an increase to the yearly maintenance fees. Any changes to maintenance fees would require approval by the property owners.

Because this is a large financial commitment, the Board is asking you, the property owners, for your feedback on the best way to proceed. If you are on the WOA email update list, you will have received an email with a link to an online survey. Taking the survey online is quick and easy and we encourage everyone that can, to please use the online link. If you do not have the link and would like to take the survey online, please email wildewoodboard@gmail.com and we will send you the link.

If you can't take the survey online, there is a paper copy included in this packet. You do not need to complete both the online form and the paper copy, just one or the other. You may return the survey with your maintenance fee payment or send it separately by mail to WOA PO Box 415 Chandler, TX 75758, or contact a board member and we can pick it up if you live in the neighborhood.

Please, please, please take the time to fill out the survey, this is an important decision, and your opinion is important.

Online payments

Providing an online payment option in 2021 was an overwhelming success. The process was smooth and easy for property owners and a total of \$5308.00 was paid via the online site. WOA is using the basic version of the service which is free except for the convenience fee, so we will continue to use this provider in 2022. Use the Send Us An Email button on home page to get the link.

Pool operations

Since 2020, WOA has employed contractors to close the pool each night and ensure the bathrooms and pool area are clean and enjoyable for everyone. This provided a much better experience than using volunteers to clean and we expect that we will be using contractors for cleaning again in 2022.

The pool itself is currently being maintained by a volunteer. Chlorine levels are checked daily and the water quality is checked weekly and required adjustments to the chemicals are made.

The electronic key fob entry system used since 2019 has been successful and key fobs will be used again for pool entry in 2022. We expect the pool to open for Memorial Day weekend on May 21, 2022. Information about picking up key fobs will be distributed in the spring. ***Your old keys will not work in 2022, please plan to get new ones.***

Neighborhood cleanup

This year, through a series of strange accidents, we ended up with ONE HUNDRED and FORTY cubic yards of dumpster space and guess what? We filled them up! If you were not around for the spectacle, check the website under News, for photos. We also collected 4 pickup loads of metal to recycle as well as major appliances that were picked up after the fact because we didn't have room for them on cleanup day. We don't know yet what the 2022 cleanup will look like. Please contact a board member if you have suggestions.

Many properties have been cleaned up, but more work remains to be done. Please be sure **your property** is clear of

- Abandoned cars
- Trash and appliances
- Tall weeds and grass on your property or in the right of way in front of it

If you need assistance cleaning up your property, please contact a Board member.

Communications – How do we keep you updated?

- Postal mail – newsletters sent with invoices in January and the election ballots in May
- Email – we send regular updates. If we don't have an email address for you, **please provide an email address to wildewoodboard@gmail.com or (903) 202-0964** so we can add you to the list. **Meeting notices** are sent via email and posted on the website.
- Website – regular updates are posted to the website www.wildewoodliving.com under **News**. If you do not have an email address or cannot access the website and would like hard copies of the newsletter, please contact us and we can arrange to have them dropped off for you.
- **Question on texting?** – If you would be interested in receiving periodic text messages with meeting notices or other important Wildewood updates, please let a board member know. There are no free services for sending mass texts but there are some that appear to be reasonable in cost (\$200-300/year) if there is enough demand. Anyone receiving text message would first be required to opt-in.

Abandoned properties

WOA continues to work closely with the attorneys for both the county and the school district to ensure they are filing tax suits and working to foreclose abandoned and delinquent properties. It benefits everyone when those properties are sold to new owners who clean them up and start paying taxes and WOA maintenance fees.

One of the pandemic challenges was that for many months, no court hearings were held but those have now resumed.

- 207 Big Bend went to a tax sale but did not sell because the minimum due was more than anyone was willing to pay. In that case, the county becomes a trustee of the property. That property will hopefully go into a 'resale' sale which the county holds once/year. In that case, the minimum bid is much lower. Next scheduled resale sale is June 2022.
- 216 Wildewood was sold, and the structure has been removed.
- 212 Wildewood was sold and is undergoing a face lift.
- 121 Wildewood continues to make its way through the process as there were more than 10 heirs who must be located and served before that property can be sold but progress is being made.
- 114-116 Knotty Pine – 2 vacant lots are expected to sell in the next BISD sale, probably in February. You can look for BISD sales on <http://taxsales.lgbs.com>
- We are closely following several other properties and will provide updates as they make their way through the process.

We also had many properties change hands in 2021, some of which were in various states of decay and are in the process of being torn down/fixed up/cleaned up. Some of this is slow going but improvements are being made. If you see someone working to clean up a Wildewood property, thank them and if you are able, offer to help! To those who are working on those properties, THANK YOU!

Bringing Wildewood's documents into the 21st century

Several documents define how WOA operates. Due to updates to state HOA laws, there are places where the documents are not compliant with current state law. In other places, the documents are unclear or inconsistent. An ongoing review of the documents is underway, and changes have been proposed or may be proposed in the future.

- The Conditions, Covenants and Restrictions (CC&R), commonly called the Restrictions, were created when Wildewood was developed and have been updated periodically, but not since 2006. Changes to the Restrictions require a full vote of the membership and must be passed by a majority of the members. No changes were proposed in 2021.
- The Bylaws define things such as how annual meetings and elections are held. Bylaws can be changed by a majority of the property owners who vote at the annual membership meeting. The bylaws had not been updated since 1989. Some focused updates were proposed and passed in 2020. Additional changes may be presented in 2022 as WOA works to bring its documents up to current standards.
- The Rules and Regulations manage the day-to-day operation of WOA and the common areas and include items such as how to access the pool and boat ramp, fees for the community center and so forth. Changes to the Rules and Regulations do not require a membership vote but are proposed and amended by the Board of Directors. The Rules and Regulations were updated in 2021 to keep them in agreement with changes made in the Bylaws in 2021.
- Current versions of all these documents are on the website, www.wildewoodliving.com under Documents.

Wildewood Entrance Sign and Lighting

Unfortunately, the Wildewood entrance sign was damaged in a fire and as a result, the spotlights on the sign are currently out of commission. This situation highlighted a need for better lighting at the corner of FM 315 and Wildewood Dr. where you turn into the neighborhood, and residents have greatly missed the illumination from the sign.

At the December board meeting, the WOA board approved having an LED streetlight installed on the south side of the intersection, where you turn into Wildewood. By the time you receive this newsletter the light should be there and will hopefully make it much easier to make that turn at night.

The middle part of the sign with the Wildewood name on it was destroyed and has been removed. Options to replace it are being investigated. Rest assured; the sign will be better than ever once all the repairs have been completed. The basic structure is still sound, the posts that make up the sign and the box below it are very large and were only cosmetically damaged. Repairs may involve the use of treated lumber and if that's the case, it will mean that painting or staining to match won't take place until the lumber dries, so please be patient if the project takes some time. We will keep you up to date via the email updates and the next newsletter will be mailed along with the ballots for the June election.

At the time this letter is being printed, the Fire Marshall is still investigating this and other suspicious fires that have occurred in the area. If you see anything suspicious, please report it to the Henderson County Sheriff's office at (903) 675-5128.

Board of Directors meetings

Property owners are welcome and encouraged to attend board meetings. Please check the website www.wildewoodliving.com for meeting notices or ask to be added to the email list by emailing the board at wildewoodboard@gmail.com. Meeting are currently being held face to face but the virtual option is also used when necessary.

Pets

Please be a good neighbor and keep your dogs on your property and prevent excessive barking, especially at night. A link to the Henderson County Animal Control Ordinance is available on the WOA website under Helpful links.

Community Involvement – Please volunteer!

The 2022 election will be here before you know it and there will be **three board positions up for election in June**. We'd like to encourage everyone to consider running for a board position or volunteering to serve on the nominating committee, which will be formed in the spring. We have great diversity on the current board and would love to see interest in the board positions from all areas of the community.

Volunteer positions are available. Your help is greatly appreciated. Committees include

- Pool maintenance & Community Center maintenance
- Event planning
- Architectural control and more!

Mowing

Common areas were mowed regularly by a contractor during the 2021 mowing season, and this will continue for 2022. Our current mowing contractor is experiencing some health problems and may not be able to mow next year. If that is the case, WOA will be taking bids for mowing. Please contact a board member if interested. The contractor must have insurance and be willing to have a 1099 issued to them.

Boat Ramp

When using the boat ramp, please be sure the gate is locked at all times and remember that for safety reasons, swimming is not permitted at the boat ramp which was designed and built for boat launch and fishing purposes only.

Holiday Lighting Contest

Make Wildewood Beautiful 4.0 was a great success. Many homes were decorated, and the neighborhood was cheerful and bright. Thanks to all who participated. We are looking forward to seeing what you come up with for next year!