

Woodwind Lakes



It's all right here

August 2018

Volume 7, Issue 8



We are excited to announce that Graham Management is our new management company for Woodwind Lakes, as of August 1, 2018.

Graham Management has professionally managed properties in Houston for more than 20 years. Since its establishment, it has become well known and respected by the industry and to those communities who have benefitted from the experience and integrity of the company.

Their main goal is to provide the homeowners of Woodwind Lakes with personalized service and hands-on attention which will result in a well maintained and thriving HOA. Their services are refined to meet the specific needs of our Association. That is why they have assigned Mandi Branam as our Community Manager. She has the expertise and the knowledge to assist and guide the Board in identifying community challenges and opportunities by keeping Woodwind Lakes' best interest in mind.

In addition to organizing meetings, developing and implementing policies and procedures, monitoring deed restriction violations, speaking with residents on behalf of the HOA and diligently performing all other essential duties of a management company.

Customer service is their key priority. Any resident that calls in to their office will speak directly to a friendly and helpful member of their team every time. If you have a question about the statement you received their accounting team is ready to answer any question you may have, from details about your charges to payment options. If you received a letter about a deed restriction violation and would like to let them know it has been taken care of or if you need more information, the inspector assigned to your community will be more than happy to assist you. Your community manager is also available should you have any other concerns.

From Mandi and Tracy, "We would like to thank you for the opportunity to contribute to the success of your community and we look forward to working with the board and residents of Woodwind Lakes for many years to come".

As of August 1, 2018, please direct all calls, emails, and correspondence to our Office:

Phone: 713-334-8000

Email: graham@grahammanagementhouston.com

Address: 2825 Wilcrest Dr., Suite 600, Houston, TX. 77042

10 TRAITS OF SUCCESSFUL HOA BOARD MEMBERS

What qualities must you have to be a good home owner's association board member? Here experts reveal the top 10 traits of board members who serve their HOA well.

Our annual meeting is October 17, 2018.

You will have an opportunity to elect new board members.

1. UNDERSTANDING. You can't run a home owners association well without digging into the details--and that takes hard work and commitment. Board members have to take the time to review and understand their governing documents.

2. CONSISTENCY. It's important to be consistent, especially in enforcement of the regulations. Owners are much more likely to stay within the rules if they know their board will consistently enforce them.

3. BE FAIR. Enforce the rules and regulations fairly across all

residents including friends or Board Directors.

4. BE HONEST. You need to be honest and understand how to avoid the appearance of impropriety. You also need to be law-abiding. Association management is a regulated industry where you have laws and covenants and restrictions, so you have to be of the mindset that you understand there are constraints. You have to be flexible as well; you may not agree with the law or a rule, but you have to abide by it.

5. ASK FOR HELP. You need an understanding of when it's effective to consult an appropriate professional like an engineer, accountant, or attorney. Due to the technical nature of the problems boards can face, the association would benefit from the unique perspective of someone trained in the discipline they're trying to address.

(Continued on Page 3)

IMPORTANT CONTACTS

CONSTABLE'S OFFICE

Harris County Pct. 4 Constable's Office.....281-375-3472
.....<http://www.cd4.hctx.net>

BOARD OF DIRECTORS

President.....**Ray Pavia**
.....President@woodwindlakeshoa.com
Vice-President.....**Mendi Strnadel**
.....VicePresident@woodwindlakeshoa.com
Treasurer.....**Robin Sample**
.....Treasurer@woodwindlakeshoa.com
Secretary.....**Kate Weatherford**
.....Director2@woodwindlakeshoa.com
Director.....**Darryl Hackfield**
.....Director1@woodwindlakeshoa.com

NEWSLETTER AND WEBSITE

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Advertising

Peel, Inc advertising@PEELinc.com, 1-888-687-6444

GROUNDS COMMITTEE

Jay Michaels & Ray Pavia..... woodwindlakeshoa.com

PAVILION & ADULT POOL

Donna Jackson..... 713-466-8668
..... kotilla@hotmail.com

FAMILIES OF WWL

Dana Patterson..... greg.dana.patterson@gmail.com

CHRISTMAS COMMITTEE

Terry Buckner terry214@live.com

WOMEN'S CLUB

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Vice President: Judith Simons..... jjsimons@comcast.net
Secretary: Cindy Horn..... cindy.d.horn@gmail.com
Treasurer: Linda Jefferson..... ljefferson51@comcast.net

OTHER USEFUL NUMBERS

Graham Management

..... segraham@grahammanagementhouston.com, 713-334-8000
Mailing Address: 2825 Wilcrest Dr., Suite 600, Houston, TX. 77042

Association Manager

Mandi Branam graham@grahammanagementhouston.com

Call Before You Dig 1-800-DIG-TESS or 1-800-344-8377
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..... www.centerpointenergy.com - Have light number.

Texas Department of Public Safety Crime Service

..... <http://records.txdps.state.tx.us>

DEAD ANIMALS - To collect dead animals from the streets or off to the side of roads, please Dial 311. There is an option for them to pick up dead animals.

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Water/Sewer Issues, all Sections: 281-807-9500

M.U.D. #261 BOARD SECTIONS 1, 2 & 3

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Jason Vanloo (05.14.20) Vice President
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John Oyen (05.14.20) Secretary
..... 713-446-3959
Larry Goldberg (05.12.18) Director
..... 713-824-5499
Milt Dooley (05.14.20) Director
..... 713-858-7303
M.U.D. 261 www.HCMUD261.com

SECTION 4 VILLAGE OF WOODWIND LAKES

WCA - 825 Highway 6 South, Houston, TX 77083
281-368-8397 - contact@wcamerica.com

TOPS Water - 281-807-9500

USEFUL LINKS

WL Website.....www.woodwindlakeshoa.com
Sec 1, 2 and 3 Utility.....
..... <http://hcmud261.com/HCMUD261/Index.htm>
Section 4 Utility <http://www.wfud.org/>
Social Media .. https://woodwindlakes.nextdoor.com/news_feed/
Newsletter <http://www.peelinc.com/>
Sec 4 Gate (ICS)

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ARTICLE INFO

The *Woodwind Lakes Newsletter* is mailed monthly to all Woodwind Lakes residents. Residents, community groups, churches, etc. are welcome to submit information about their organizations in the newsletter. Personal news for the Stork Report, Teenage Job Seekers, recipes, special celebrations, and birthday announcements are also welcome.

To submit an article for consideration please email it to Lynn.Collins@garygreene.com. The deadline is the 7th of the month prior to the issue.

(Continued from Cover)

One thing boards have to be able to do is listening to the experts. You wear a lot of hats as a board member, but there's a time you pass the hat and can insulate yourself from liability and do your association a service by listening to what an expert in the field has to say.

6. DELEGATE. Board members should be comfortable delegating certain tasks, like matters to an architectural review committee as opposed to having the board handle everything and manage every detail.

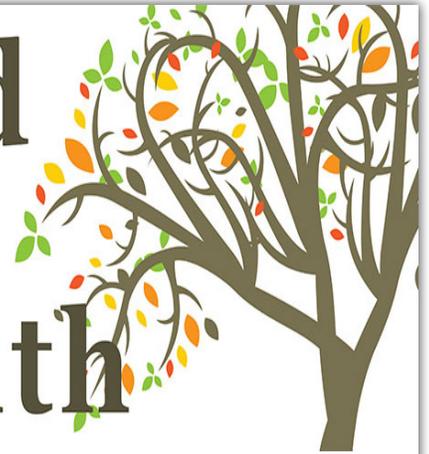
7. OPENNESS AND CONCILIATION. Be open to the association's members; listen to them and to your fellow board members

8. SHARE. A lot of times, board members will keep information close to their vest. That's not what running an association is about. It's not a competition over who can keep information. It's about sharing information so everybody can make the right decision or understand the decisions the board is making.

9. ADAPT AND CHANGE. A good board isn't afraid of technology. The notion of setting up a website sometimes just intimidates the heck out of boards.' This goes to technology in all its forms, like keeping residents informed and making it easier for owners to vote using technology.

10. HAVE A THICK SKIN. You have to be able to not take this stuff personally. You have to realize that your association is first and foremost a community, but it's also a business and a government. The worst association directors are people who take it personally."

Yard of the Month



JULY WINNERS

SECTION 1: 9206 BRAHMS LANE
SECTION 2: 9115 RHAPSODY LANE
SECTION 3: 8719 SERENADE LANE
SECTION 4: 9411 ORATORIO COURT



Marketing vs. Listing

Don't be fooled, a 'For Sale' sign in your front yard is not a marketing plan and neither is making sure your home is listed on HAR. The difference between listing a home and marketing a home is critical to the overall success of selling it. As a successful real estate agent, I specialize in real estate marketing and will create a comprehensive customized plan with you to showcase your home.

Please feel free to text, call or email me anytime with questions.



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REALTOR® | MBA
Woodwind Lakes Resident

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<http://Lynn.Collins.GaryGreene.com>



**GARY
GREENE**

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What is veterinary dentistry and who should perform it?

Veterinary dentistry includes the cleaning, adjustment, filing, extraction or repair of your pets' teeth and all other aspects of oral health care. These procedures should be performed by a veterinarian or a board-certified veterinary dentist. Subject to state or provincial regulation, veterinary technicians are allowed to perform certain dental procedures under the supervision of a veterinarian.

The process begins with an oral exam of your pet's mouth by a veterinarian. Radiographs (x-rays) may be needed to evaluate the health of the jaw and the tooth roots below the gum line. Because most dental disease occurs below the gum line, where you can't see it, a thorough dental cleaning and evaluation are performed under anesthesia. Dental cleaning includes scaling (to remove dental plaque and tartar) and polishing, similar to the process used on your own teeth during your regular dental cleanings.

Oral health in dogs and cats

Your pet's teeth should be checked at least once a year by your veterinarian for early signs of a problem and to keep your pet's mouth healthy. Have your pet's teeth checked sooner if you observe any of the following problems:

- bad breath
- pain in or around the mouth
- extra teeth or retained baby teeth
- teeth that are discolored or covered in tartar
- abnormal chewing, drooling, or dropping food from the mouth
- reduced appetite or refusal to eat
- swelling in the areas surrounding the mouth
- broken or loose teeth
- bleeding from the mouth

Some pets become irritable when they have dental problems and any changes in your pet's behavior should prompt a visit to your veterinarian. Always be careful when evaluating your pet's mouth because a painful animal may bite.

Causes of pet dental problems

Although cavities are less common in pets than in people, they can have many of the same dental problems that people can develop:

- broken teeth and roots
- abscesses or infected teeth
- malocclusion, or misalignment of the teeth and bite
- broken (fractured) jaw
- periodontal disease
- cysts or tumors in the mouth
- palate defects (cleft palate)

Periodontal disease is the most common dental condition in dogs and cats – by the time your pet is 3 years old, he or she will very likely have some early evidence of periodontal disease, which will worsen as your pet grows older if effective preventive measures aren't taken. Early detection and treatment are critical because advanced periodontal disease can cause severe problems and pain for your pet. Periodontal disease doesn't just affect your pet's mouth. Other health problems found in association with periodontal disease include kidney, liver and heart muscle changes.

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- Boost potassium for fluid balance, muscle performance, and basic cell function.
- Beneficial fiber.
- Can help to reduce blood cholesterol levels.
- Studies have found the citric acid in lemons can also help prevent kidney stones and guard against anemia. (Lemons are an incredibly alkaline food, believe it or not. They are acidic on their own, but inside our bodies are alkaline).
- Improves the absorption of iron.

Here's a Fun Fact:

'When doctors discovered that lemon juice can prevent scurvy, the British Navy gave all sailors a daily ration of lemons. Since the word "lime" was used for both citrus fruits, British sailors were nicknamed "limey."

Lemonade recipe:

- 1/2 cup coconut nectar, coconut sugar, xylitol or honey
- 1 cup of water
- 1 cup freshly squeezed lemon juice (from approx. 6 lemons)
- 4 cups cold water

Precautions: If you have mouth ulcers, it can cause stinging sensation
Lemons can worsen symptoms such as heartburn and regurgitation (GERD)

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Section #4 Sink-hole on Windfern Forest Utility District Property

A LETTER TO WINDFERN FOREST UTILITY DISTRICT

It has taken approximately one full year to get WFUD to agree to pay ½ of the cost to get this dangerous sinkhole repaired to avoid injury to any resident, child or pet in the community. The best response we could get from WFUD regarding possible injury to any WWL resident was that WFUD had liability insurance to cover against any such event. Time and time again WFUD has acknowledged owning the land yet claiming they do not have to do anything to assist WWL residents from any possible injury.

We made the necessary repairs to the large and dangerous sinkhole with the understanding that WFUD would pay for ½ the cost of the repairs. But now that the repairs have been made, we are being asked to sign a license agreement in order to get the funds that were agreed to by both parties. The

issue is that there are stipulations contained in the proposed license agreement that were never discussed with the HOA prior to the construction beginning. The stipulations can be shared with the community at a later date.

All we ask is that WFUD pay ½ the cost to repair the sinkhole as we agreed. From then moving forward, WWL HOA will continue to maintain the landscape, beautify the area and make it safe for all residents. The lack of participation from WFUD will cost WWL additional funds which would affect other projects from being done or possibly having to raise the yearly assessment.

Regards,

The Association of Woodwind Lakes Board of Directors

