

# AROUND WOOD RIVER ...

December 2022



## 2023 ANNUAL OWNER'S MEETING

THE ANNUAL OWNER'S MEETING IS SCHEDULED FOR:

TUESDAY, JANUARY 31ST

7:00 PM

GRACE METHODIST CHURCH

14521 NORTHWEST BLVD.

OFFICIAL NOTICES, BALLOTS AND PROXIES WILL BE SENT OUT TO ALL OWNERS IN EARLY JANUARY.

NOTICES ARE SENT TO YOUR ADDRESS OF RECORD ON FILE WITH THE ASSOCIATION.\*\*\*\*\*

## BOARD OF TRUSTEE POSITIONS

THERE ARE TWO BOARD OF TRUSTEE POSITIONS THAT WILL BE VOTED ON AT THE 2023 MEETING.

BOARD MEMBERS ELIZABETH RASMUSSEN AND PHILIP BYARS WILL BE RUNNING FOR RE-ELECTION FOR THREE-YEAR TERMS.

IF YOU ARE INTERESTED IN RUNNING FOR A POSITION OR WOULD LIKE TO NOMINATE SOMEONE, PLEASE CONTACT THE ASSOCIATION OFFICE AT 361-387-5911 OR VIA E-MAIL AT woodriver2005@aol.com. DEADLINE FOR BEING PLACED ON THE BALLOT IS DECEMBER 31, 2022. NOMINATIONS FROM THE FLOOR WILL ALSO BE ACCEPTED AT THE ANNUAL MEETING. \*\*\*\*\*

BRUSH & BULKY ITEM SET OUT—JANUARY 11-15  
SEE PAGE 2 FOR DETAILS

## 2023 BUDGET

THE BOARD IS IN THE PROCESS OF PUTTING TOGETHER THE 2023 BUDGET FOR THE ASSOCIATION. IF YOU HAVE ANY SUGGESTIONS OR ITEMS YOU WOULD LIKE TO SEE PUT INTO PLACE IN THE UPCOMING YEAR, PLEASE LET US KNOW. ANY AND ALL INPUT WELCOME

THE 2023 BUDGET WILL BE REVIEWED AND DISCUSSED AT THE ANNUAL MEETING; AND COPIES ARE AVAILABLE UPON REQUEST FROM THE OFFICE AT ANY TIME.\*\*\*\*\*

## CHRISTMAS YARDS OF THE MONTH

IT'S THAT TIME OF THE YEAR!!!

GET OUT YOUR WREATHS, GARLANDS, AND ALL THE LIGHTS YOU CAN FIND! OUR YARD OF THE MONTH COMMITTEE WILL BE BUSY SCOURING THE ENTIRE NEIGHBORHOOD — LOOKING FOR THE MOST FESTIVE AND SEASONALLY DECORATED HOMES!!

THREE OF THESE WILL BE CHOSEN AS THE CHRISTMAS YARDS OF THE MONTH WINNERS. THE FIRST PLACE WINNER WILL RECEIVE A \$50 HOME DEPOT GIFT CARD, AND THE SECOND AND THIRD PLACES WILL EACH RECEIVE A \$25 GIFT CARD.

DEADLINE TO BE INCLUDED IN THE JUDGING WILL BE THURSDAY, DECEMBER 15TH.

WINNERS WILL BE POSTED ON THE WEBSITE AND IN THE JANUARY NEWSLETTER\*\*\*\*\*

## DECEMBER BOARD MEETING

DUE TO HOLIDAY SCHEDULES AND ACTIVITIES THERE WILL NOT BE A DECEMBER BOARD OF TRUSTEES MEETING HELD. THE JANUARY MEETING IS SCHEDULED FOR THE WEEK OF JANUARY 23RD WITH THE EXACT DATE TO BE DETERMINED.\*\*\*\*\*

LAST PRINTED ISSUE OF AROUND WOOD RIVER!!

THE DECEMBER ISSUE OF AROUND WOOD RIVER WILL BE THE LAST PRINTED NEWSLETTER TO BE MAILED TO RESIDENTS AND RENTAL PROPERTY OWNERS.

AFTER THIS MAILING ISSUES WILL BE PUBLISHED ON-LINE ONLY AT OUR WEBSITE:

[woodrivercommunity.com](http://woodrivercommunity.com)

WHEN THE NEWSLETTER IS PUBLISHED, A FACE BOOK NOTICE WILL ALSO BE POSTED ON OUR PAGE WITH THE WEBSITE LINK

# ASSOCIATION FEES—CURRENT & ADDITIONS FOR 2023

## LIST OF CURRENT ASSOCIATION FEES

Annual Assessment—	\$250—Billed January 1st—due March 1st
	\$370—Double Lots ———\$120—Vacant Lots
Late Fee	\$25—Assessed April 1st on accounts with an unpaid balance
Processing Fee	\$10—Billed for 30-day payment demand notices— on late accounts
Lien Recording Fee	\$125
Lien Rel. & Rec. Fee	\$ 75
Resale Certificate	\$100
Re-Finance Fee	\$50

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⇒ **FEES TO BE ADDED—EFFECTIVE JANUARY 1, 2023**

⇒ **- DEED RESTRICTION VIOLATION NOTICE FEES**

FIRST NOTICE—\$25.00

SECOND NOTICE—\$35.00

THESE FEES WILL BE APPLIED TO OWNER'S ACCOUNT FOR EACH NOTICE SENT, INCLUDING REPEAT NOTICES

⇒ **- INTEREST ACCRUED ON PAST DUE ASSESSMENT ACCOUNTS:**

APRIL 1ST—1.5% INTEREST ACCRUED MONTHLY ON ALL

PAST DUE ASSESSMENT ACCOUNTS AND FEES ASSOCIATED WITH DELINQUENT DUES.

## **BRUSH & BULKY ITEM SET OUT— JANUARY 11—15 ONLY**

PLEASE DO NOT SET OUT ANY BRUSH, TRASH, ETC., BEFORE THAT TIME—

LETS KEEP OUR NEIGHBORHOOD LOOKING GREAT FOR THE UPCOMING HOLIDAY SEASON!!!

\*\* PLEASE SEE OUR WEBSITE VERSION OF THIS NEWSLETTER FOR ALL CITY BRUSH & BULKY ITEMS GUIDELINES.

# DELINQUENT DUES ACCOUNTS-2022

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<u>ACCOUNT HOLDER</u>	<u>PROPERTY ADDRESS</u>	<u>BALANCE DUE*</u>
ARNOLD	14706 SANTA GERTRUDIS	\$960
CHAMBLESS	4305 BIG CYPRUS BAYOU	\$285
COTTEN	4134 PETRONILA CREEK	\$285
FERGUSON	4121 PETRONILA CREEK	\$3,466
FOWLER	4229 BIG CYPRUS BAYOU	\$695
GLEIM & CORDOVA	4117 RIVER HILL	\$695
GUZMAN	4301 CLEAR FORK CT	\$695
HEATON	15101 GUADALUPE RIVER	\$2,024
LEMEROND	4313 BIG CYPRUS BAYOU	\$970
MCDANIEL	4265 CLEAR FORK	\$285
MEADOR	4217 COWHOUSE	\$285
NESBITT & HINOJOSA	14734 RED RIVER	\$2,893
PAVLICEK	15150 SHOSHONE	\$720
RODRIGUEZ, J	14725 PRAIRIE CREEK	\$1,225
SAAVEDRA	15249 PECOS RIVER	\$970
SAENZ	4306 CLEAR FORK CT	\$285
SAUNDERS & WILLIAMS	4309 BIG CYPRUS BAYOU	\$275
TORRES	4221 WOOD RIVER	\$1,285
UNTALAN	4202 MEDINA SPRINGS	\$270
VASQUEZ, L.	14931 PETRONILLA CREEK	\$285
VILLA, G	15101 SHOSHONE	\$2,758
VILLARREAL	4302 CLEAR FORK CT	\$330
WRIGHT	4229 WOOD RIVER	\$2,404

\*LIENS HAVE BEEN FILED AGAINST THE TITLE OF EACH OF THESE PROPERTIES - BALANCES **DO NOT** REFLECT ADDITIONAL CHARGES OF \$125 FOR LIEN FILING & RECORDING AND \$75 FOR LIEN RELEASE AND RECORDING DUE FOR PAYOFF

WOOD RIVER COMMUNITY ASSOCIATION  
4410 WOOD RIVER DRIVE  
CORPUS CHRISTI TX 78410

PHONE: 361-387-5911

e-mail: woodriver2005@aol.com  
Website: www.woodrivercommunity.com

Winter Office Hours:  
Tuesday 9:00—5:00  
Monday & Thursday—1:00—5:00

What a Great NEIGHBORhood!



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## **UPCOMING EVENTS— MARK YOUR CALENDARS!**

December 15—Deadline for Christmas Yard of the Month judging

December 25—MERRY CHRISTMAS!

December 31—Deadline to be added to ballot for Board of Trustees election

January 1—HAPPY NEW YEAR'S!

January 1—Annual Assessment Statements for 2023 sent to all owners

January 1 - 2023 Annual Owner's Meeting Notice, Ballots and Proxies mailed to all owners

January 11—15—Authorized City Set-out for Brush and Bulky Item Pickup

Week of January 16—21—Brush and Bulky Item Pick up

Week of January 23—Board of Trustees Meeting

January 31—2023 Annual Owner's Meeting

