

**SPORTS CENTER 2023**

DURING THE PAST SEVERAL MONTHS WHILE PLANNING THE 2023 BUDGET, THE BOARD HAS REVIEWED AND DISCUSSED SEVERAL OPTIONS ABOUT THE REQUIRED REPAIRS AND OPERATING COSTS OF THE POOL.

AS A RESULT OF THESE DISCUSSIONS IT HAS BECOME EVIDENT THAT UNLESS THE POOL IS RE-PLASTERED THE ASSOCIATION CANNOT GUARANTEE THE WATER QUALITY, AS WELL AS THE SAFETY OF POOL OPERATIONS DUE TO THE CONSTANT DISINTEGRATION OF THE PLASTER AND THE BUILDUP OF PLASTER ON THE POOL FLOOR . THIS BUILDUP OF THE PLASTER ALSO CAUSES DAMAGES TO THE FILTRATION EQUIPMENT.

AT THE CURRENT TIME FUNDS SUFFICIENT FOR THE COST OF THE RE-PLASTER ARE NOT AVAILABLE AND BECAUSE OF THIS, THE POOL WILL NEED TO BE CLOSED FOR THE SUMMER OF 2023; WITH FUNDS TO BE SET ASIDE FOR THE RE-PLASTER AND ADDITIONAL REQUIRED REPAIRS WITH THE INTENT OF THE POOL TO BE RE-OPENED IN THE SUMMER OF 2024.

**2023 ANNUAL ASSESSMENTS ARE DUE—NOW—**

- PAYMENTS CAN BE MADE BY CHECK, MONEY ORDER, ZELLE, CASH, E-CHECK, OR ELECTRONIC BILL PAY FROM YOUR BANK

⇒ **EFFECTIVE APRIL 1, 2023—ACCOUNTS ARE CONSIDERED PAST DUE —**

⇒ A \$25 LATE FEE WILL BE ASSESSED ON ALL UNPAID ACCOUNTS

⇒ A 1.5% MONTHLY INTEREST CHARGE WILL BE ASSESSED ON ACCOUNTS WITH A PAST DUE BALANCE

- PAYMENT PLANS ARE AVAILABLE UPON REQUEST

# HEY WOOD RIVER—SPRING CLEANING TIME!



## **A FEW SPRING CLEANING REMINDERS— ALL OWNERS ARE REQUIRED TO:**

- MOW, EDGE AND MAINTAIN LAWNS- BOTH FRONT & BACK AND THE AREA BETWEEN THE CURBS AND SIDEWALKS.
  - MOW AND MAINTAIN ANY AREA BEHIND FENCES AND ALONG THE TRAILS BETWEEN FENCE LINE AND SIDEWALK.
  - TRIM OVERGROWN SHRUBBERY AND PLANTS & REMOVE DEAD ONES
  - REPAIR OR REPLACE MISSING AND BROKEN FENCING AND REPAIR FENCES THAT ARE FALLING OVER.
- PICK UP TRASH, DEBRIS & OTHER ITEMS IN AND AROUND YOUR YARD
  - BAGGED TRASH IS ONLY PICKED UP BY THE CITY DURING HEAVY BRUSH PICK UP. IT CAN BE PLACED IN YOUR GREEN TRASHCANS FOR WEEKLY PICKUP.
  - BRUSH, YARD CLIPPINGS, TREE BRANCHES, ETC ARE TO BE PLACED FOR PICK UP ON YOUR OWN PROPERTY ONLY DURING AUTHORIZED CITY SET OUT TIMES. SMALL AMOUNTS OF BRUSH CAN BE PLACED IN THE GREEN TRASHCAN FOR REGULAR WEEKLY PICKUP

PLEASE TAKE A FEW MINUTES AND WALK AROUND YOUR PROPERTY AND HELP TO KEEP OUR NEIGHBORHOOD LOOKING GREAT!!

- ⇒ **PLEASE NOTE:** PLACING TRASH, BRUSH OR OTHER ITEMS ON THE HIKE AND BIKE TRAILS OR COMMON AREAS IS CONSIDERED ILLEGAL DUMPING—OWNERS WILL BE BILLED FOR THE COST OF ANY CLEAN UP AND HAUL AWAY OF THESE ITEMS OR REFERRED TO NEIGHBORHOOD SERVICES FOR ENFORCEMENT

## **UPCOMING BRUSH ONLY SET OUT — MAY 10-14**

BRUSH SET OUT AT OTHER TIMES MAY BE REFERRED TO CODE ENFORCEMENT.  
SPECIAL PICK UPS CAN BE SCHEDULED AT 826-2489(CITY). THERE IS A FEE FOR THIS SERVICE

## COMMUNITY YARD SALE -

**GREAT CHANCE TO HELP WITH SPRING CLEANING!!**

**SATURDAY, MARCH 25TH**

**8 -?**

- THE ASSOCIATION WILL ADVERTISE –BUT PLEASE FEEL FREE TO DO ANY ADDITIONAL ADVERTISING ON YOUR OWN .

- SIGNS FOR YOUR YARD WILL BE AVAILABLE FROM THE ASSOCIATION - THEY CAN BE PICKED UP AT THE ASSOCIATION OFFICE DURING OFFICE HOURS—MONDAY & TUESDAY 9-5 OR THURSDAY 1-5

- IF YOU WOULD LIKE YOUR PROPERTY ADDRESS ADDED TO THE MAP TO BE PUBLISHED ON-LINE, PLEASE CONTACT US AT [woodriver2005@aol.com](mailto:woodriver2005@aol.com) OR AT 361-387-5911—DEADLINE TO BE ADDED TO THE MAP IS MONDAY, MARCH 20TH.

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### HOW TO CONTACT THE ASSOCIATION

1. Office - 4410 Wood River Drive  
Office Hours: Monday & Tuesday 9:00-5:00; Thursday 1:00-5:00
2. Mail - 4410 Wood River Drive or PO Box 260779  
Corpus Christi TX 78410 Corpus Christi TX 78426
3. Drop Box 4410 Wood River Drive  
Mailbox on outside right of front gate
4. Phone: 361-387-5911
5. E-mail: [www.woodriver2005@aol.com](mailto:www.woodriver2005@aol.com)
6. Website: [www.woodrivercommunity.com](http://www.woodrivercommunity.com)
7. Facebook: Wood River Community Association

WOOD RIVER COMMUNITY  
ASSOCIATION  
4410 Wood River Drive  
Corpus Christi TX 78410  
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**ASSOCIATION OFFICE HOURS:**

**MONDAY & TUESDAY**

**9:00—5:00**

**THURSDAY -1:00-5:00**

**STASH THOSE CANS!**

**AS A REMINDER: TRASH AND RECYCLING CANS ARE TO BE STORED BEHIND A FENCE, IN A GARAGE OR IN AN AREA THAT IS NOT VISIBLE FROM THE STREET OR COMMON AREAS. YOUR NEIGHBORS DO NOT WANT TO SEE YOUR TRASH CANS!**

**CONTAINERS ARE TO BE SET OUT NO EARLIER THAN 7 PM ON THE EVENING BEFORE PICK UP AND BE REMOVED NO LATER THAN 7 PM THE FOLLOWING DAY!**



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## **ASSOCIATION FEES— EFFECTIVE JANUARY 1, 2023**

Annual Assessment—	\$250—Billed January 1st—due no later than February 28, 2023 \$370—Double Lots ———\$120—Vacant Lots
Late Fee	\$25—Assessed April 1st on accounts with an unpaid balance
<b><u>Finance Charge</u></b>	<b><u>Beginning April 1st, 2023 - 1.5% interest will be accrued monthly on all past due assessment accounts and fees associated with delinquent dues</u></b>
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
<b><u>Deed Restriction</u></b>	<b><u>One first-time Courtesy 10-day reminder notice - no charge</u></b>
<b><u>Violation Notice Fees</u></b>	<b><u>If not cured - First Notice     \$25.00</u></b> <b><u>- Second Notice     \$35.00</u></b>
	<b><u>Fees applied to owner's account for each notice sent, including all repeat notice(s)</u></b>