

THE WOODS OF WIMBLEDON CIVIC ASSOCIATION

Proposed 2003 Annual Budget

			Projected	
Revenue		2002 Budget	2002 Actual	2003 Budget
Maintenance Fees		44,450	43,250	50,800
Transfer Fees		350	350	400
Penalties		200	0	200
Interest Income		2000	605	700
Total Revenue		47,000	44,205	52,100
Expenditures				
Trash Collection		27,100	26,156	27,100
Utilities		6,900	6,061	6,900
Repairs & Maintenance		1,800 *	1,665	700
Landscaping		7,200	3,920	7,200 *
Federal Income Tax		905	617	700
Professional Fees		200	200	200
Legal Fees		1,200	0	1,200
Insurance		1,093	1,093	1,093
Mosquito Fogging		950	800	950
Miscellaneous		250	0	250
Office Supplies		150	98	190
Post Office Box		114	100	100
Chaparral Mgmnt Fee		4,300	5,319	6,654
Sub Total		52,162	46,029	53,237
Excess		-5,162	-1,824	-1,137
Total Expense				
Contingency	(M.M.)	9,269	9,205	
Capital Fund*	(C.D.)	49,016	48,987	
Cash Reserves	(M.M.)	16,990	16,942	
Checking Account		-776	-2,522	
Fees Assessed (127)				
*\$31,475 designated for wall fund			*127 Home Owners \$400.00 Each	
*Board Approved One Time Expense to Repair Flood Light on Strack \$1,500 11/17/2001				
*Board approved One Time Expense to upgrade landscape \$3,000				11/17/2001
The above was approved at the Woods Annual General Meeting.				

THE WOODS OF WIMBLEDON

FALL NEWSLETTER

WOW Party Time

Hello again - from your homeowner association. There are many topics I need to cover in this newsletter, however, I'd like to first give you the details on our fall "neighborhood get together". The date is set for November 17. It's going to take place at "Mulligans" which is located just south of Milttesteadt on Stuebner Airline. The association will be provided hot snacks and soft drinks.. I'd like all of you to attend. Please call by November 10. This facility will have indoor and outdoor areas reserved for us, as well as, activities for the kids. There'll be outdoor volleyball, horse shoes, video games, air hockey and the driving range for those of you who enjoy golf. The time reserved is from 1pm to 3pm. After that, you're welcome to stay and get ready for the Texans game on the big screens. The board chose this site with the hopes that everyone would attend. This way, no one is burdened with the set up or clean up of the event. We can all just relax and have a good time.

Homeowners Meeting Nov. 15

Now it's time to discuss something a little more important. It's that time of year again, when we must elect a new board and review the upcoming year's budget. This meeting is set for November 15, 7:30pm at the Cypresswood Kroger store. All homeowners are invited to attend, please fill out your ballot and submit it before the meeting. This is your chance to become involved and we are always looking for new voices. Enclosed with the newsletter are your ballot and the proposed budget.

Animal Control

Next up, are some issues that have been brought to the board's attention on a regular basis. The first is animal control. Unleashed pets - both dogs and cats, are not allowed - by law. Unleashed dogs have been responsible for numerous confrontations with the both homeowners, their children and their leashed pets. This can not continue. Someone is going to get hurt. Unleashed cats are responsible for the property damage and an ever increasing "wild" population. Neither of these situations is acceptable. One other major concern with regard to the pets is this back yard, the odds are that animal is making so much noise, it becomes a disturbance to your neighbor. Your neighbor is encouraged to initiate the following courses of action.

Let's all keep up the great work and continue to make The Woods of Wimbledon a wonderful place to live and raise a family! Thanks for you attention - be a good neighbor - and I look forward to seeing you all at Mulligans on Sunday, November 17th from 1 to 3 pm. Have a happy and safe holiday season.

First, notify the neighbor of the problem. If the problem persists and no action has been taken to fix it, call the proper authority. Animal control's phone number is in the directory. If you find yourself confronted by an unleashed dog, the constable's office should be called. Finally, if the other options haven't worked - there is a dispute resolution office located in Tomball. This office is available free of charge and provided one more chance to resolve the problem before legal action must be taken. Contact a board member for that phone number.

Underage Drinking

The holidays are just around the corner and with that in mind, I would like to address another issue that has been brought to the board's attention numerous times - teenage drinking. The board has adopted a zero tolerance policy for this situation and is encouraging all homeowners to notify the police immediately once they witness this illegal activity. The dangers to our families and property are too numerous to mention. We have an obligation, as a community, to ensure and maintain a safe environment for our families .

WOW Website Coming Soon

Speaking of safe environments.....be on the lookout for our neighborhood website to be popping up soon. www.woodsowimbledon.com should be hitting cyberspace any day now. We'll keep you informed on the launch date.

What's New

Other quick updates - The lights at both entrances have been fixed. The Stack entrance should be getting that facelift very soon. The final bids have been submitted and work should be starting in the next week or so.

WOW Rules

Reminders - no overnight street parking - no overnight street parking of commercial vehicles. No garbage on the curb until the evening before pick up. Contact the Architectural Control Committee before making any changes to roofing shingles. Contact the A. C. C. before initiating any tree removal.

Jeff Bosh
W.O.W. President