

# Westwood Shores POA Marina Village Resort

A Publication of Westwood Shores POA and Marina Village Resort on Lake Livingston

## Marina Village Resort President's Message by John Cravey

I would like to welcome Elmon Deeds to the Board of Directors. Elmon has been a MVR member for over 34 years and has contributed much to the park. Spring is coming and we have many activities planned for the coming year. First will be our Annual Fish Fry on the 19th of March. This will be our kick off to the 2011 season. This is also a very good time to invite your friends to come out and visit our park. We can give your FIRST TIME visitor the 3 day/2 nights FREE camping so they can come and enjoy Spring Break with you. Our Annual Meeting has been moved to the 20th of August in hopes of having more people able to attend. Our first meeting

was held on Jan. 22<sup>nd</sup>; Officers and committees were elected and will serve for the next year: President - John Cravey, Vice President - Vicki Goodall, Secretary/Treasurer - Carla Escamilla. The committees are Maintenance - Larry Runion, Marketing - Elmon Deeds, P.O.A Relations -- Vicki Goodall and John Cravey, Communications - Vicki Goodall, Activities - Carla Escamilla, Budget - Elmon Deeds, Fund Raiser - Lisa Bodway and Rodney Johnston. If you would like to help out on any of the committees please call the office at 936-594-3805 or if you know the chair person of the committee, you can go to them and let them know you would like

to volunteer for their committee. All committees are looking for help and would be glad to have you help them. If you would like to bring a friend or send someone for a visit, we are giving 3 days/2 nights free camping for them to come to the park. If they purchase a membership through the office the member sending them in will receive \$100 dollars. Be sure they mention your name when they purchase through the office! Call 936-594-3805 to set up reservations. This free stay is **not** offered on Holiday weekends. Come on out and take part in the activities and enjoy your stay at Marina Village.

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## Westwood Shores POA President's Message by Carlyn Bluis

Spring has arrived at Westwood Shores! Anticipation is in the air and spring cleaning has begun! **HB 232:** The 2011 Texas Legislative session is underway and HB 232 is under review by the Land and Resource Committee. With the strong support of Representative James White-R, Lufkin and Senator Steve Ogden-R, College Station, property owners are hopeful that this bill will pass in the full House and Senate this session. Passage of this bill will provide property owners at Westwood Shores with the **only** realistic way to vote, immediately, all sections at the same time on revisions to our CC&R (restrictions). The current deeds, written by the developer in nine-

teen different sections, each expiring at a different time need to be reviewed and amended by property owners to meet today's needs. **A New Neighbor:** In January, the Board approved an easement agreement for access with Terry Daniels who purchased 90+ acres behind Westwood Shores on the river. Mr. Daniels will reserve approximately half the acreage for his own home and will develop approximately 50 acres in 5-10 acre tracts. (No mobile or modular homes will be allowed.) The agreement, similar to that Westwood Shores has with Trinity Pines Village, requires payment of the same maintenance fees as Westwood Shores property own-

ers and compliance with a set of architectural restrictions. In addition, Mr. Daniels paid \$10,000 to offset any road damage caused by construction trucks and agreed to be responsible for repairing damages to streets from construction in Daniels property. Welcome to our new neighbor to the north! **Spring Cleaning.** An Ad Hoc Committee of WS POA and MVR Board members have been reviewing operational functions and efficiency of the administrative offices. The goal is increased efficiency and improved service to all property owners. A task-time study was completed and job descriptions revised for office staff. Record storage was reviewed. Of prime concern are the property

Special points of interest:

*Calendars*



## Westwood Shores Real Estate

Greetings, from George and Theresa! Spring is just around the corner and it's time to dust off the Fishing Pole, Golf Clubs, and Camping Gear! Now is the perfect time to come and enjoy *your* facilities at Westwood Shores! Bring some friends and stay awhile - book a Townhome, Cabin, or Campsite, and have some FUN! (936) 594-1234 [www.westwoodshoresre.com](http://www.westwoodshoresre.com)

## Civic Association

We have entered into a new year and looking forward to an early spring after the cold winter we just had. This was the first year that I had taken part in the Christmas Caroling and it was such a blessing to us who sang as well as the people who had to listen to our singing. Our January meeting was a pot luck and we

want to thank everyone who brought something to share. February was a valentine theme and it was very good with the meal being catered by A Little Pizza Heaven. The speaker spoke about health and energy and was very informative. Our next meeting will be March 17 and will be celebrating St. Pat-

rick's Day. There will be corn beef catered by The Farmhouse in Huntsville. So come and feel free to wear green. We are always interested in any ideas on how we can improve our meetings. So feel free to give us your thoughts. *Butch Turner, President*

## Garden Club

Garden club welcomes 2011. Membership dues are still only \$5 per person and should be paid to *Karen Taylor*, Treasurer or at the next monthly meeting at the MUD office on February 28th @ 1pm, with *Jerri Sulewski* doing a question and answer about the new changes in Medicare as well as a presentation on health. Those interested, we will be going to Canton and you can contact *Fran*

*Matthews* at 594-1076 for details. Garden Club will be the 4th Monday of each month, with June, July and August we will be off on vacations. This year the big push will be to work on the front entrance. The azalea beds will be redone as well as a new drip water system up front. We expect to be able to put more flowers up front since new sprinklers have been installed. Anyone willing to come

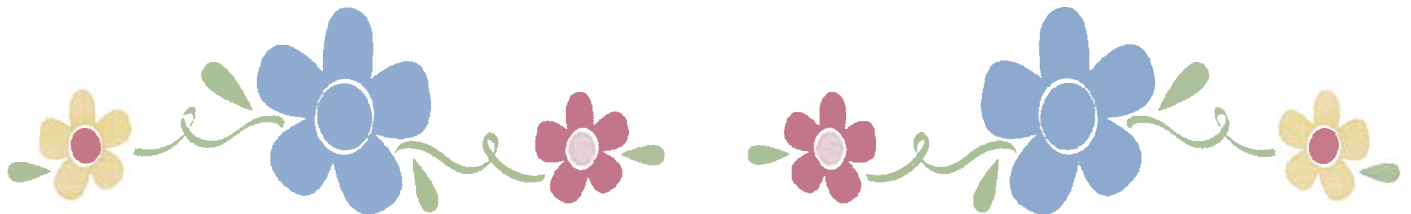
and work with us please call Linda Hassell at 594-2205. Anyone willing to have their home be on the Tour of Homes in December 2011, please let someone in Garden Club know. We are looking forward to getting out there and providing WS with our best efforts. Thanks for all your support. *Fran Matthews, President WS Garden Club*

## Municipal Utility District

The Westwood Shores Municipal Utility District invites everyone to come by for a visit. We are located at 75 Cottonwood. Our

monthly meetings are scheduled for the third Monday of each month at 2:00 pm unless otherwise posted on the marquee out front.

These meetings are always open to the public and we encourage you to attend.



## Westwood Shores POA Annual Meeting of the Members

Friday, April 29, 2011—7:00 PM  
Westwood Shores Country Club

This constitutes official notice of the Westwood Shores Property Owners Association, Inc. annual meeting of the members to be held on Friday, April 29, 2011 at 7:00 pm.

## Marina Village Resort Annual Member-Owner Meeting

Mark your calendars!! The Marina Village Resort Annual Member-Owner Meeting date has been changed to August 20th, 2011 to encourage attendance.

## WSPOA President's Message continued from Page 1

owner records maintained by lot, and MVR membership records. Anyone who has visited the POA office has seen the walls lined with file folders. There is no back up for these files, or off site storage as there is for all records maintained by the management company. Individual records were reviewed and it was determined that a large portion of the material contained (eg letters from 25 years ago!) could be destroyed. A list was developed of essential documents to be retained; all else is being removed and destroyed. The remaining files are being scanned and stored in a new fire proof safe. To provide for greater staff efficiency, the office space is also being redesigned to provide privacy for those who work on delinquent accounts, private storage for property owner records, and work space for staff. Every effort is being made to accomplish this at the lowest possible cost. A full report on cost incurred will be provided when the project is complete and property owner satisfaction for this service reviewed. **Wildlife Management:** The abundant wildlife at Westwood Shores are some of our greatest treasures. Deer and fish populations have been topics of study for the Board in recent months. The deer population is too large and growing by the day. Some deer appear to be deformed as a result of this overpopulation. Staff have met with the game warden and a deer population count will be

conducted in late summer to help determine what might be done. One recommendation made by the game warden, and reported in wildlife journals, is that property owners stop feeding the deer. The declining fish population in the inland lakes is another area of concern. A survey was conducted of the three larger lakes; and recommendations made to restock and treat the lakes. To begin the process of rebuilding the fish populations, all inland lakes are now "Catch and release" only. **Finances:** End of year 2010 reports showed an overall net surplus of \$53,666 which was less than the \$109,019 budgeted. (The Board goal is to retain a financial reserve of \$100,000.) Total assessment income (including delinquent fees) was under budget and each area of the expense budget was reviewed. As a result, the Board Budget Committee has initiated Quarterly reviews of 2011 income and expenditures. All insurance costs and the bidding processes used are being studied as are all other parts of the budget. For the start of the 2011 year, the number of delinquent accounts has declined which is a good start for the year! **Streets and Roads:** The Road Committee is beginning its work for the 2011 year. All money set aside in the 2011 Budget for streets and roads (\$269,545) will be expended on these projects in accord with the five year road repair plan. It is anticipated that contracts for

road work will be ready by May and work will begin in the summer months as in previous years. Many have expressed concern about the road damage caused by heavy trucks. The Board has considered setting load limits, assessing fines, etc and has yet to find a good solution to this problem. Property owners are asked to ensure that when a delivery is made to your home, the driver is given directions to the property. This will help eliminate trucks lost, turning around on (and tearing up) side roads. Also, if you note road damage caused by a specific truck, call the POA office and report damage, location and truck company/owner. Companies are liable for damage attributed to their trucks. Every little bit helps! **Mark your Calendars: Board meeting dates are moved to the fourth Monday:** This change is being made to allow time each month for a more detailed review of financials from the previous month. Dates for the Spring Community-wide yard sales are March 25<sup>th</sup> and 26<sup>th</sup>; the 30<sup>th</sup> is Spring Clean-up day (better known as heavy trash pick-up). The annual meeting is April 29<sup>th</sup> at 7:00 pm at the Westwood Shores Country Club. The annual meeting is a time to come, receive reports, and learn about what goes on behind the scenes to make Westwood Shores our "Wonderful Westwood". Come! Spring is a beautiful time of year! Have a great spring-time!

## Westwood Shores POA Election News

Trustee Nominee autobiographies and the election ballots will be mailed out in mid-March. Ballots must be cast by the close of the POA Annual Meeting of the Members on Friday, April 29, 2011.

## Westwood Shores Annual Community-Wide Yard Sale

The Annual Community-wide Yard Sale has been scheduled for March 25<sup>th</sup> and 26<sup>th</sup>. Last year's sale was a huge success for homeowners! The sale hours will be from 8:00 am to 5:00 pm. If you would like your address to be included on the list of participants, contact the POA office no later than March 18<sup>th</sup>.

## Westwood Shores Spring Clean-Up Day

Mark your calendars for Wednesday, March 30<sup>th</sup>! The Maintenance Staff will come by and pick up, at NO CHARGE, any trash, debris, old appliances, furniture, etc. Anything that can be bagged, must be bagged! Please place all to be picked up at the curb by 8:00 am. And remember-you may need to help out your neighbor if they are unable to clean things up and put items at the curb themselves-lend a hand!

## Marina Village Resort Board of Directors Election Results

Duly elected for three-year terms by the members of Marina Village were *John Cravey* and *Elmon Deeds*, congratulations! The Officers for 2011 are *John Cravey*, President; *Vicki Goodall*, Vice President and *Carla Escamilla*, Secretary-Treasurer. Directors for 2011 are *Lisa Bodway*, *Elmon Deeds*, *Rodney Johnston* and *Larry Runion*. We look forward to working with all of you towards a great 2011!

## Country Store & Marina

Hello to everyone...and we hope that winter is gone, as we had some pretty long, cold days. It was nice to see snow but the ice was another story. We here at the Country Store stayed open through most of it, so, we are hoping that Spring is here. We have assorted tackle, bait, bags of ice, cold drinks, sandwiches, chips and that famous ice cream that tastes so good at any time. We have several

different fishing licenses available to choose from, so you will be able to hit the water this Spring to do some great fishing. The fishing hasn't been too bad on the warmer and less windy days, and the catfish are still biting. We still have a few wet boat stalls available for your boat storage, or to just fish from, so come on down to the Country Store, and get one. You can also come on out and play a

round of golf on our miniature 18 hole golf course, and some might say that some of the holes are a bit more challenging...but it's a whole lot of fun! We stay open year round, 7 days a week, 8 am – 5 pm. We accept Visa, Master Card, Discover and American Express for your purchases of \$10.00 or more. If there's anything you should need or want we are here to help. *Carol Griffin*

## Administrative Notes

There are now over 300 customers who prefer our personalized service and keeping their money working in Westwood Shores.

Please remember to write garbage service in the memo of check. If you have not returned your RV Storage lease with your payment

please do so as soon as possible to avoid further late fees. *Tammy Stone*

## Maintenance

Is Spring really here? It is time once again for Spring cleanup. March 30<sup>th</sup> is the day to put all your unwanted items curbside for pickup. As in the past we cannot accept paint, tires

or batteries. We have resurfaced the restroom floors at the Community Center and the Activity Center. Really looks good. There is a yard debris pile outside the Maintenance area

for your convenience. Please place only bagged leaves and limbs. No household trash. Thanks. Have a wonderful Spring. *Danny Adams*

## Activity Director

Hey everyone! I hope all of you are as excited as I am about the upcoming year here at Marina Village. I have been working on the Activity schedules and I have planned some really fun and new activities for all of you this year. We are getting ready for Spring Break and Mardi Gras along with a fish fry and dance to kick off the new year. Spring Break is March 14 thru 18, with a Fish fry and

Dance on March 19<sup>th</sup>. The band we are having is the *Caney Creek Outlaws*. Make plans now to attend our kick off for the new season! Easter will be on April 24<sup>th</sup> this year, so make plans to come and stay with us. We will once again have our annual Easter Egg hunt and I heard a rumor that the Easter Bunny may make an appearance too. Then before we know it, we will be getting ready for Memorial

Day weekend and the end of school. I am still currently working on the activities for that weekend, but I will let you know as soon as I have finalized everything. I am also looking for any new ideas for activities, so if you have any, please let me know. So make your plans now and I can't wait to see you this year! – *Teresa Hickman*



The On Site Staff  
Wishes Everyone  
A Wonderful Spring  
Season!



## Meetings

The following meetings are scheduled to be held at the Westwood Shores POA Conference Room, located in the Administrative Offices in Trinity, Texas, unless otherwise noted:

### Marina Village Resort

- ◆ Saturday, March 19, 2011 – 10:00 am
- ◆ Saturday, April 16, 2011 – 10:00 am  
AMI–Woodlands
- ◆ Saturday, May 21, 2011 – 10:00 am

**WSPOA Board of Trustees**  
(at the Westwood Shores MUD Building)

- ◆ Monday, March 28, 2011 – 9:00 AM
- ◆ Monday, April 25, 2011 – 9:00 AM
- ◆ Monday, May 23, 2011 – 9:00 AM

### Architectural Control Committee

- ◆ Tuesday, March 8, 2011 – 9:00 AM
  - ◆ Tuesday, April 11, 2011 – 9:00 AM
  - ◆ Tuesday, May 10, 2011 – 9:00 AM
- NOTE:** All plans, specifications and application fees must be turned in at the Administrative Offices by 9:00 am the Friday before the meeting. Plans received later will be reviewed by the ACC at the following month's regularly scheduled meeting.

## Welcome new Westwood Shores property owners!

Mr. and Mrs. Steve Pettye  
Mr. Cecil White  
Mr. Christopher Johnson

Robert & William Cheek  
Mr. Blake Long  
Mr. Bob Meadows

Mr. & Mrs. Terry Daniels  
Mr. Gregory Warriner  
Mr. & Mrs. Harvey Stewart

## Welcome new Westwood Shores homeowners!

Mr. & Mrs. Thomas Ulrich  
Ms. Patricia Lehman  
Mr. & Mrs. Steve Pettye

Mr. & Mrs. Walter Lowry  
Mr. & Mrs. Arthur Wolf  
Mr. & Mrs. Harold Naasz

Mr. & Mrs. Ronald Compton  
Mr. & Mrs. William Langlois  
Mr. & Mrs. Dennis Ozment



## Welcome new Marina Village Resort members!

Brook & Hollie Ashby  
John Herrera  
Michael & Kim Reedy  
Thomas & Desiree Pearson  
Kenneth & Frances Ripley

Gary & Vicky Dolese  
Roy & Mary Stokes  
William & Florine Hoskins  
Steve & Nikki DeViller  
Sam Benfiglio

Danny & Melissa Henderson  
Monte & Vickie Belote  
Alyce Fulgham  
Brad & Shawn Saxton  
James & Dorothy Taggart



### Marina Village Resort

## "Kool Koozie Deal"

Purchase includes:  
MVR Koozie  
Coupons for free stay for friends  
RV Storage Discount Coupon  
Lakeside Grill Coupons

***RV Decal to allow unattended camper for up to 5 days per stay!***



## Services

### FOR YOUR CONVENIENCE...

Cabin Rental - Marina Village Resort now has five cabins available for you and/or your guests. The "Redbud" sleeps four and rents for \$50.00 per night plus state sales tax. The "Dogwood", "The Oaks", "The Pines", and "The Willows" each sleep six and rent for \$60.00 per night plus state sales tax. Comfort and convenience is yours for the taking! Call for reservation and availability information.

Group Functions - For information about scheduling weddings, family reunions, birthday parties, church outings, group picnics or group camping events, contact *Reservations*.

Worship Services - Non-denominational services at the "Chapel in the Pines" on Sundays at 9AM with *Reverend Leroy Brown* officiating.

Storage - Dry-RV's & Boats - Spaces available for 6 or 12 month leases for \$20 - \$27 per

month + tax. Contact *Tammy Stone*  
Wet Boat Storage - \$40/week, \$54/month, \$140/three months, \$240/six months, or \$400/year - tax not included. Inquire at the *Country Store & Marina*.  
Camping Guest Fees - \$35/night on a space available basis. Call for reservations.



## Contact Information

### Westwood Shores POA & Marina Village Resort

(936) 594-3805

(800) 392-3330

(936) 594-7062 fax

*Cindy Beasley*, On-Site Manager [cbeasley@amitx.com]

*Danny Adams*, Maintenance Supervisor

*Tammy Stone*, Administrative Assistant [tstone@amitx.com]

*Teresa Hickman*, Activity Director [thickman@amitx.com]

Access Control Front Gate (936) 594-5755

Cabin Rental & Campsite Reservations (936) 594-3805

(800) 392-3330

Association Management, Inc. Managing Agent (713) 932-1122

*Joni Pursley*, Community Manager [jpursley@amitx.com]

*Larry Quick*, Director [lquick@amitx.com]

Westwood Shores Country Club (936) 594-3502

Pro Shop & Golf Course (936) 594-9172

Westwood Shores MUD (936) 594-3411

Town Home/Coach Home Rentals (936) 594-1234

## Westwood Shores POA Garbage Service



*"Where Service is the Difference"*



Personalized Service

At a reasonable price...



Call *Tammy Stone* to set up!

Keep  
Your Money  
Working  
In  
Westwood Shores

# March 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3 POA Garbage Pick-Up	4	5
6 9 am Chapel in the Pines	7 POA Garbage Pick-Up	8 9am—ACC Meeting	9	10 POA Garbage Pick-Up	11	12
13 9 am Chapel in the Pines Daylight Savings Begins	14 POA Garbage Pick-Up MVR—Spring Break Begins	15	16	17 POA Garbage Pick-Up  St. Patrick's Day	18	19 10am MVR BOD Meeting MVR Mardi Gras MVR—Fish Fry MVR Dance w/ "The Caney Creek Outlaws"
20 9 am Chapel in the Pines	21 POA Garbage Pick-Up	22	23	24 POA Garbage Pick-Up	25 Community Yard Sale	26 Community Yard Sale
27 9 am Chapel in the Pines	28 POA Garbage Pick-Up 9 am WS POA BOT Meeting 1 pm Garden Club @ MUD	29	30 Heavy Trash Pick-Up	31 POA Garbage Pick-Up		

# April 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
3 9 am Chapel in the Pines	4 POA Garbage Pick-Up	5 	6	7 POA Garbage Pick-Up	8	9
10 9 am Chapel in the Pines	11 POA Garbage Pick-Up	12 9am-ACC Meeting	13	14 POA Garbage Pick-Up	15	16 10 am MVR BOD Meeting
17 9 am Chapel in the Pines	18 POA Garbage Pick-Up	19	20	21 POA Garbage Pick-Up	22	23  Little Mr. & Mrs. MVR Pageant
24 7 am Easter Sunrise Service @ The Community Center  Easter MVR Easter Egg Hunt	25 POA Garbage Pick-Up  9am WS POA BOT Meeting  1 pm Garden Club @ MUD	26	27	28 POA Garbage Pick-Up	29	30

# May 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 9 am Chapel in The Pines	2 POA Garbage Pick-Up	3	4	5 POA Garbage Pick-Up	6	7
8 9 am Chapel in the Pines	9 POA Garbage Pick-Up	10	11	12 POA Garbage Pick-Up	13	14
15 9 am Chapel in the Pines	16 POA Garbage Pick-Up	17	18	19 POA Garbage Pick-Up	20	21 10 am MVR BOD Meeting
22 9 am Chapel in the Pines	23 POA Garbage Pick-Up 9 am WS POA BOT Meeting	24	25	26 POA Garbage Pick-Up	27 MVR—Texas Hold'em Memorial Day Weekend	28 MVR Memorial Day Dance
29 9 am Chapel in the Pines	30 POA Garbage Pick-Up Memorial Day	31	