



GREENWOOD FOREST

HOMEOWNERS' ASSOCIATION

Summer 2021

Dear Greenwood Forest Property Owner:

Happy summer! This newsletter is to provide you up to date information on a few issues that the Greenwood Forest Homeowners' Association (GFHOA) Board of Directors have been actively addressing since our annual meeting!

Let's Get Social! Greenwood Forest Homeowner's Association is now on Facebook! Follow us for the latest happenings in the subdivision, plus so much more! Just search "@GWF.HOA.Kerrville".

COMPLIANCE WITH DEED RESTRICTIONS ARE MANDATORY, REGARDLESS OF HOA MEMBERSHIP!

NEXT ANNUAL MEETING IS TENTATIVLY SCHEDULED FOR APRIL 5TH 2022 - DETAILS TO FOLLOW IN A JANUARY LETTER

The Membership Directories are in the process of being delivered to property owners who paid dues for the current fiscal year. If you have not yet paid your 2021 HOA dues, you are reminded that a payment of \$30 may be sent to PO Box 703, Ingram, TX 78025.

Many of you contributed to what we are calling the *Oakview Entrance Sign Fund*. THANK YOU!

As some of you may or may not know, the HOA DOES NOT own either side of the Oakview entrance wall. This means we CAN NOT work on cleaning up the debris on the left side, nor are we able to maintain the right side. However, it remains our #1 priority to make the new sign happen soon! The property where the wall fell is currently on the market, and we remain optimistic that the next owners will allow us to purchase the land necessary to place our new entrance sign.

If you have not visited our webpage recently, it has been revised and updated to include all deed restrictions for the subdivision. **PLEASE VISIT THE WEBSITE FOR UP-TO-DATE INFORMATION FROM YOUR HOA AT <http://www.greenwoodforesthwa.com>.** Whenever possible, please use the GFHOA email address gforesthwa@aol.com to contact the Board.

A few reminders:

- Please help keep property values up by keeping yards neatly mowed and clear of all trash and debris.
- For anyone owning an empty lot, you are reminded that these lots must be kept clean and be mowed regularly;
- RVs and travel trailers may not be parked on the street or housed on any property within the HOA unless enclosed. They may only remain in the driveway for 3 days before and 3 days after a trip;
- Trailers, such as Lowboys, and boats may not be parked in the street;
- ALL buildings must be pre-approved by the HOA BEFORE beginning the project.

The fall Garage Sale will be advertised in the local paper for anyone who wishes to participate. The ad will be as follows: **ANNUAL GREENWOOD FOREST GARAGE SALE, OCTOBER 2RD 8:00am – 2:00pm**

As always, we encourage your participation in the Association. PLEASE, consider serving on the Board of Directors! We have openings for Officers and Directors. It is the goal of the board to help maintain our beautiful subdivision and bring new ideas to improve our community!

Respectfully,

Greenwood Forest Homeowners' Association Board of Directors

P.O. Box 703 Ingram, TX 78025 gforesthwa@aol.com

LETTER FROM THE NEW HOA PRESIDENT

Hello everyone! My name is Lindsey Ferguson and I am your new Greenwood Forest Homeowner's Association President. First off, I want to express my sincerest gratitude to former president Evelyn Miller for all of her hard work and years of dedication. Mrs. Miller is remaining on the board, which is greatly appreciated given her extensive knowledge of our community!

Here's a little background information about me: I was born and raised right here in Greenwood Forest for most of my life. My husband, Kenneth, and I both graduated from Ingram Tom Moore High School. After high school, Kenneth joined the Marine Corps while I attended Schreiner University. We got married right after he finished his Military Police training in 2013, and now we are expecting our first child (a boy!) on Christmas Eve. I earned my BS in Accounting in 2016 and my MBA with a specialization in Management Accounting in 2019, and Kenneth is finishing his last year of Law School at St. Mary's University. We bought our first home right here in Greenwood Forest last December, and we cannot express how thrilled we are to be back home for good after 8 years moving around the country! We definitely have a busy life (that is about to get a lot crazier!), but I am so excited to help lead the charge for a new HOA!

I've heard A LOT from homeowners in our community say "our HOA is useless", "why do we even have a HOA", and "the HOA doesn't do anything with our money anyway, so I'm not paying it". If you've had these thoughts, I encourage you to drive down Methodist Encampment road. Right across from the church, you will see a prime example of why I am thankful for our deed restrictions. The way I look at it is that our homes are our largest investment. Whether that investment is for bringing in rental income, raising a family, or cruising into the golden years of retirement, buying a home is something to be proud of. And that's exactly what I am, a proud homeowner; a homeowner that wants to protect the integrity of my investment for many years to come. While there are some things that the HOA cannot control (such as an overgrown backyard, dogs barking, trash piled up in the driveway), we do enforce the rules established in the deed restrictions as they are discovered or reported.

In regards to the utilization of dues money, I'd like to give you a simple breakdown to put our side into perspective: Last year, we had 94 paid members, totaling \$2,820. After deducting our normal costs, we are left with about \$1,900 in the bank. We've been saving our funds to pay for the new Oakview wall (which I PROMISE we are doing everything we can!) since that will be a very hefty costs, which means we don't have the funds to do much else for the community. HOWEVER, we want your suggestions! The board wants to make improvements to our community, but we can't do it without you, your ideas, and your paid dues!

We want to make this HOA something other communities in our area are envious of. Furthermore, I want this association to be something that you, the homeowner, are proud to be a part of. I want there to be positive change brought to our community, and that can ONLY be done with your help. Please, consider joining the HOA board, volunteering to be a block captain, bringing new ideas forward, and most importantly, give us a chance to make a difference in our beautiful community.

With thanks and appreciation,



Lindsey Ferguson

Greenwood Forest Homeowner's Association President