



Spring 2024
Newsletter

Woodland Hills Homeowners Association

www.associationservicesbcs.com | Managed by Association Services BCS

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What's New?



New Board Members were elected and announced at the Annual Members Meeting in January, and officer positions were voted on by the Board at a regular Board meeting in March. The 2024 Board of Directors are as follows:

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| President – Cheryl Sheldon
<i>Director term exp Jan 2027</i> | Vice President – Dominique Lord
<i>Director term exp Jan 2026</i> |
| Secretary – Misti Moser
<i>Director term exp Jan 2026</i> | Treasurer – Vanessa Ferguson
<i>Director term exp Jan 2027</i> |
| Member at Large – Jamie Prejean
<i>Director term exp Jan 2025</i> | |



Association Services BCS relocated its office in March 2023, which means the Association's official address of business has also changed. As a reminder, the address is **1701 Southwest Pkwy, Ste 209, College Station, TX 77840. Please ensure all payments and correspondence are sent to the correct address.**

2024 Assessments were not increased this year; they remained at \$350, with invoices mailed out at the end of December 2023. The assessments are due each year on January 1 and are not considered late unless payment is made after February 15. Over 95% of Members have paid their assessments – a big THANK YOU to all members who have paid their HOA assessment!

Welcome New Neighbors!

Hello and Welcome to our newest community members:

- | | | |
|--|---|---|
| 4407 Woodland Ridge
Yang Liu & Jiawen Liang
(2023) | 4438 Woodland Ridge
Tyler & Susan Pounds
(2023) | 303 Stone Chase
Joshua Applegate
(2023) |
| 304 Stoney Hills
Sara Goolsby
(2024) | 4439 Woodland Ridge
Julie A. Stark
(2024) | |

We are so excited to have you **join our beautiful community!** As one of the premier family friendly communities in College Station, we enjoy a quiet, easy type of living while being conveniently located near the many amenities offered by both Bryan & College Station. **You may find more information about our community, including deed restrictions, policies, meeting minutes, announcements, and contact information by visiting our website at: associationservicesbcs.com/woodlandhills.** Please contact Association Services BCS by phone or email regarding questions assessments, governing documents and enforcement, and for any other HOA related items.

Funny of The Day: What lights up a soccer stadium? *(Answer on flip side)*

HOA Communication & Request for Email Addresses

One of our goals is to facilitate regular and transparent communication and to support a sense of community throughout the HOA. One of the most cost-effective ways to reach this goal is to utilize email communications for newsletters, meeting reminders, announcements, ect. With that being said, we are asking that you **please send us the best email address(es) and phone numbers to contact you! This information is kept confidential will not be shared with anyone outside of the Board or Association Services BCS without your permission.**

You can send your contact info to us by 1 of 3 ways: (1) send an email to Association Services BCS at help@associationservicesbcs.com (2) fill out an online contact form at associationservicesbcs.com or (3) Fill & return the contact form sent with this newsletter. If you are unsure whether or not we have your contact information, we ask that you provide it to be certain. **You may miss out on relevant and exciting HOA/Community news, reminders, and events if we do not current (active) contact information for you!** As a reminder **if you own rental property in Woodland Hills**, don't forget to provide new tenants' contact information to Association Services BCS any time there is a change in occupancy!



Helpful Information

Association Services BCS
help@associationservicesbcs.com
979-822-4443

CSPD Non-Emergency
979-764-3600

College Station Code Enforcement
seeclickfix.com
979-764-6363

College Station Animal Control
979-764-3600

Aggieland Humane Society
979-775-5755

College Station Utilities
979-764-3535

BVR Recycling
979-260-0006

Twin Oaks Landfill
979-764-3879

Fire or Other Emergency
911

SPRING WORD SEARCH

- BLOOM
- BUTTERFLY
- FLOWERS
- GARDEN
- KITE
- MAY
- NEST
- RAIN
- SEEDS
- SPRING
- SUNSHINE
- WARM
- WINDY

A F L Y D N I W S B B R W Q M
R X S F C O V O L U L J W U S
E T I K D J S U O T N O K F E
Q N E D R A G K B T E X O I E
I P F N H P S L V E X E Z M D
D C C U I H M Q O R J P U F S
Y E U X K H T P S F E S L L X
E J S U G U S P V L O O M A V
B R E V C L N N S T Y C H I W
O A W Y A M P J U E T P T E Y
G I T T L R P A R S Z Y P E N
G N I R P S M S E E T R K R N
E C Z M R A W N E B E F A X P
V T T P N O B X H J H G U M B



Save the Date: HOA / Community Event Calendar

HOA Coordinated Events:

Summer Kick-Off Potluck & Movie Night - May 23rd

A sign-up list & info will be sent out by email & posted on our website soon!

National Night Out - October 1st
Neighbors are invited to enjoy a meal, games, & activities!

Halloween Costume Contest - October 31st

Winners announced at event & treat bags will be available!

Christmas Exterior Decorating Contest - December

Winners announced the week of Christmas!

Upcoming HOA Meetings:

Board Meetings are held at College Station Fire Station #5 on Wm D Fitch.

Quarterly Board Meeting - 3:15pm on May 21st

Quarterly Board Meeting - 3:15pm on August 20th

Quarterly Board Meeting - 3:15pm November 26th

Annual Members Meeting - January 13th (time/ location TBD)

City Community Events:

Texas A&M Baseball vs Arkansas Razorbacks - May 16-18th

Camp Millican: Explorers Camp Session 1 - May 28-31st

Camp Millican: Young Rangers Camp Session 1 - June 5-7th

Aggieland Farmers Market - Every Saturday at Post Oak Mall

Stroller Rides at Century Square (free Fit4Moms Strides 360 class) - last Wednesday of every month

Round Top Drinks & Antiques - every Saturday in May

Cars & Coffee at Century Square- every third Sunday

Funny of The Day Answer: A soccer match!

Community Reminders

Sprinklers: If your home backs up to the fence along William D. Fitch, please check your sprinklers and make sure that they are not hitting the fence when running. If the fence is damaged due to your sprinkler hitting it, you will be liable for the cost of repairs/replacement.

Clear the Way: Woodland Hills is fortunate to have sidewalks throughout much of the subdivision that makes it **safer for running, walking, children to ride bikes and scooters, parents with strollers, wheelchairs, etc., without worrying about dodging cars.** However, there are obstacles to using the sidewalks; for example, low hanging tree branches or cars parked across the sidewalk. **Please trim your trees/shrubs/bushes so that the full width of the sidewalk is passable** and provides 7- 8 feet height clearance above the sidewalk and 14 feet clearance above the street to provide adequate clearance for vehicles, including emergency vehicles. **Never block sidewalks with your vehicles.** Always **keep your dog on a leash** while you are on a walk or run, and remember to clean up after your pet does their business. Not only is it the neighborly thing to do, College Station city ordinances require both.

Home Improvement Projects: With beautiful weather right around the corner, you may be considering exterior home and property projects. **The first step of any construction project, replacement, repair, addition to, or alteration to your home's exterior or property is to fill out an Architectural Review Committee (ARC) Request Form. Projects may include,** but are not limited to, fences, sheds, roofs, gutters, pools, play sets, decks, doors, windows, solar screen, solar panels, house or driveway additions, exterior painting, and landscaping changes. **This may seem like an annoying additional step but it can actually save you time and money. The biggest benefit to getting this form filled out and approved is that the work will be documented and stored with your property file, which will facilitate the selling, buying, or refinancing of your property.** Architectural Request Forms & copies of your CCRs can be found online at associationservicesbcs.com/woodlandhills.

Lawn & Property Maintenance: Homeowners are required to provide their own lawncare. Due to unprecedented weather last year, some neighbors have suffered loss of trees, grass, and shrubs. Please use the following weeks to touch up your lawn, landscape, and exterior property if you have not already done so. Weed the beds, treat the grass, mow grass if needed, and trim dead limbs from trees. Please remove dead trees and tree stumps entirely. Please inspect flower beds and tree rings for broken borders and power wash dirty garage doors, driveways, and fences.

Recycling, Trash & Bulk Trash Pick-Up:

Heavy/bulk trash pick-up is on Friday. Please place your items on the curb close to Friday so that it does not sit on the curb for long. The city requires brush and trash to be placed in separate piles.

Regular trash pick-up is on Thursday. Remember to bring your trash can back to the house by evening. Trash cans should be stored outside of public view. This is both a city code and Woodland Hills restriction regarding the storage of trash cans. The city requires trash cans to be placed at curb no more than 12 hours before pickup and removal from curb no more than 12 hours after pickup. Woodland Hills restrictions require garbage cans to be stored out of public view (i.e. not on the side of your house or in front of your garage). **Recycling pick-up** is every other Wednesday. As a friendly reminder for recycling, you cannot use a regular trash can for recycling. Please check with your recycling company to confirm what they accept for recycling.

CCR Violations & Enforcement: The Association strictly enforces its governing documents. Fines are assessed for repeat violations. **Please make sure you are familiar with the HOA's governing documents. If there are compliance concerns or violations on your property, please address them prior to the HOA having to send notification.** The Association understands that at times there may be extenuating circumstances and wishes to work with neighbors when able. **Common violations include:** garbage cans left in sight, unsightly landscaping or lawn maintenance, improper parking, fencing, and boat or trailer storage. For a comprehensive list of what is or is not allowed, please review the governing documents (CCRs and Fine & Enforcement Policy are both on our website) or email Association Services BCS for a copy. **All HOA members are encouraged to contact Association Services BCS if they believe a violation has occurred.** Please know that all **member violation reports are kept confidential in compliance with state & federal statutes.** Association Services BCS will verify all alleged violations and will contact the homeowner in violation to remedy the violation within a reasonable time frame. Documentation is required for enforcement action. Additionally, **Association Services BCS does routine community drive-through patrols** of the HOA to ensure violations are noted and addressed. **We appreciate your efforts in maintaining the beauty & integrity of Woodland Hills!**

Board Members are Neighbors Too: When submitting a request or complaint, please remember that all **HOA Board members are your neighbors who have volunteered to serve for the good of the neighborhood.** Keep in mind that Board Members also have families and other commitments or jobs, and each one serves without compensation. The goal of those volunteering on the Board is to protect & increase property values and drive a sense of community.

 **Thank you!**