



# Woodland Hills Homeowners Association

Fall/Winter 2024 Newsletter

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## Separate Attachments

HOA Reference Guide for Maintenance Duties & Common Violations

HOA Reference Guide for Architectural Review Committee & Project Request Process

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

CSPD Non-Emergency  
979-764-3600

College Station Code Enforcement  
seclickfix.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

Upcoming HOA Meetings:  
Quarterly Board Meeting – 3:00pm  
on Dec 19<sup>th</sup> – CS Fire Station #5  
Annual Members Meeting –  
6:30pm on Jan 13<sup>th</sup> – via ZOOM

**Funny of The Day:**  
What do you get when you eat too many  
apple cider donuts? (Answer on flip side)

## What's New?



**Thank You** to everyone who attended the HOA-Sponsored Halloween Costume Contest held at the Woodland Hills Park on Halloween. Everyone's costumes were so creative, and the evening provided great fellowship. Congratulations to the contest winners!



Woodland Hill CCRs are currently being reviewed and discussed by the Board of Directors, with the intent of providing proposed amendments to be voted on by the Association members within the next few months. The goal of the proposed amendments will be to clarify, update, or remove confusing, outdated, and/or conflicting language and/or restrictions, address concerns such as short-term rentals, and ensure the Restrictions align with the most current HOA-related state & federal legislation. The Board of Directors welcomes member feedback – if you wish to provide any, you may do so by emailing [help@associationservicesbcs.com](mailto:help@associationservicesbcs.com) with the following Subject Line: *Woodland Hills CCRs*.

## Welcome New Neighbors!



Hello and Welcome to our newest community members:

<b>307 Candle Stone</b> Kerry & Seth Chambliss (2024)	<b>4408 Woodland Ridge</b> Mariano Castillo & Flora Charmer (2024)	<b>4404 Woodland Ridge</b> Jessica Gomez (2024)
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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](http://associationservicesbcs.com/woodlandhills).**

## Save the Date: HOA / Community Event Calendar

### HOA Community Events:

The HOA's **Christmas Exterior Decorating Contest** will be held the month of December. Details will be sent out in early December and winners will be announced the week of Christmas!



### City Community Events:

Lights on! In Historic Downtown Bryan – Nov. 22<sup>nd</sup>  
Texas A&M Aggies vs Texas Longhorns – Nov. 30<sup>th</sup>  
Holiday Showcase at the Brazos Valley Museum of Natural History – Dec. 3<sup>rd</sup>  
Downtown Bryan Holiday Stroll & Lighted Parade – Dec. 12<sup>th</sup>

Helpful Information



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## Community Reminders

**Home Improvement Projects:** With beautiful Fall 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 Project 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](http://associationservicesbcs.com/woodlandhills) or by clicking [HERE](#).

**Lawn & Property Maintenance:** Homeowners are required to provide their own lawncare. Please use the following weeks to touch up and winterize 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 borders around trees (tree rings) for broken borders and power wash dirty garage doors, driveways, and fences. **If your home backs up to the fence along William D. Fitch or Woodland Hills Blvd,** 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/restaining.



**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 Thursday 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 and recycle cans. Per the city of College Station, trash and recycle cans can be placed at the 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 wants 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 parking/storage. For a comprehensive list of what is or is not allowed, please review

the governing documents, found on our website listed above or by clicking [HERE](#). You may also email Association Services BCS for a copy.

**Report Possible Violations:** HOA members are encouraged to submit concerns or possible violations to Association Services BCS. Please know that all member violation reports are kept confidential in compliance with state & federal statutes. If a complaint regarding a violation is reported by an HOA member, the reporting member must provide fair and concise documentation of the violation. The documentation should specify the violation, provide picture and/or video observation of the violation, and note the time dated and degree of the violation if applicable. Association Services BCS will investigate all alleged violations and will contact the homeowner in violation to remedy the violation within a reasonable time frame. Complaints that are received without documentation and which cannot be independently observed and documented by the Board of Directors or the Management Company, will not be acted upon. 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 promote a sense of community.

**Stay Up to Date with the HOA:** 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, etc. Please make sure that we have the **best email address(es) and phone numbers to contact you (and tenants if your property is a rental)! This information is kept confidential and 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) sending an email to Association Services BCS at [help@associationservicesbcs.com](mailto:help@associationservicesbcs.com) or (2) completing an online contact form at [associationservicesbcs.com/updatehoa](http://associationservicesbcs.com/updatehoa) or by clicking [HERE](#).** 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 have 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.**

**Funny of The Day Answer:**  
You get autumny ache! (Question on flip side)



# Thank you!