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# Fairways of Woodlake

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## HOMEOWNER'S ASSOCIATION

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SEPTEMBER 21, 2022

Greetings Fairways of Woodlake Residents & Homeowners,

Well, the fall season is officially upon us & we (FOW HOA BOD's) are looking forward to our National Night Out event on Tuesday, October 4, 2022, @ 5:30pm-7:30pm → Tom Kite Ct. We invite all community members to attend for some family fun. I want to thank all residents who have turned in the FOW Resident Registry forms & if you haven't received one, you may find a printable PDF form online on the Documents page. Please print, fill out, & leave at guard shack porch drop box or just send us a email with all the information needed, so we may update our resident registry with your latest contact info. For security purposes, we will be issuing new gate access codes on November 1, 2022 to all residents, so we need the most accurate / current contact information - any old access codes will be terminated / updated.

The enhancement of homes in the community these past couple months has not gone unnoticed & I'm so proud of all our residents who are raising home values for themselves plus for all of us, as well. For those residents who have neglected to pay assessments for 2+ years or for those who refuse to cooperate with our HOA code compliance by thinking you can do what you want here, well you can't & be ready. We are currently pursuing legal action with our HOA lawyer for liens & home foreclosure, so you have been warned before & now. We have given all residents several notices, certified mail letters, & at least 45+ days to contact us for arrangements or to discuss options. Irresponsible residents will also be liable for any / all legal & other fees associated with any HOA enforcement or judgements. This also includes those who abuse vehicle parking or who have purposely made changes to the exteriors of their home without ACC or HOA approval first & are in current violation of our covenants - you are brave & know who you are. You will be hearing from our lawyer & will be fined continuously until corrected or in legal jeopardy of a home foreclosure in the near future. We, as a united team - HOA Board of Directors & Officers - will adhere to our covenants & bylaws, which we will enforce fully to the extent of the US & Texas law - from start to finish.

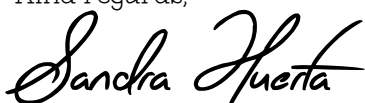
Statement of Accounts for all properties were mailed out & are a transparent reflection of your current property file & record. I want to make it very clear to all residents that we will not be dropping any late fees or interest charges. Please read the FOW Covenants / Bylaws if you need more clarity on this and arrange a payment plan with us now. Many residents have already paid all balances with fees willingly - no one is more privileged & we need to be fair to all. For those responsible residents who had a zero balance or reached out & paid their current balances + late fees in full - THANK YOU!

An announcement & invitation to all members to attend a Special Meeting is coming in the near future to mainly introduce our new code compliance violation fine schedule & the lawyer who will help us enforce these. The fine schedule will also be published on our website - resident account only side (which is still under construction) very soon. The agenda for the meeting will be publicized on our main website prior to the meeting & we look forward to your support as we always seek to promote peace, value, safety, & security in this community. This HOA or our security guard will not tolerate being bullied, threatened, or disrespected by any resident within these gates for their own homeowner irresponsibility & faults. For those who need a friendly reminder, this community is & has been governed by a HOA since 1988, & if you cannot accept that, you may want to relocate for your own & the rest of the community's peace of mind.

Many have expressed concern about our trash/recycle service changes with Tiger Sanitation as of recent & we reached out to them in which their reply was that we are not under any contract with them & so you are free to change companies or adjust container sizes, drop recycle services, etc.

On the bight side, change is coming & you will be proud to call the Fairways of Woodlake home when we are done. The FOW HOA will always put their association members first, devote time productively, be civil, & unbiased to all. We appreciate your patience while we continue to get organized & update all that we are able - if possible. Be blessed & safe - always.

Kind regards,



Board of Directors | President,  
Fairways of Woodlake HOA