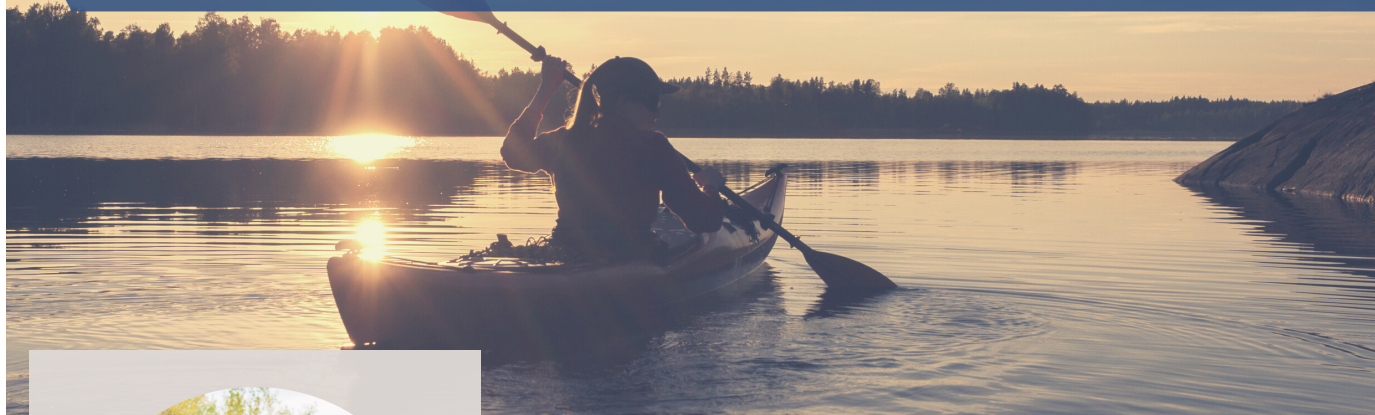


WALNUT COVE PROPERTY OWNERS ASSOCIATION

Quarterly Newsletter



We won't be
distracted by
comparison if we are
captivated with
purpose.

-Bob Goff

Joy does not simply
happen to us.
We have to choose joy
and keep choosing it
every day.

-Henri J.M. Nouwen



Happy New Year! Once again, I find myself with the thoughts, plans, resolutions! The typical ones always show up. Weight loss... how many times have I lost the same 10lbs. or save some \$'s, pay off some bills. The same ones for me seem to show up. At least until February! So... this year I decided to make a new resolution! How can I experience more Joy in my life? It's kind of a bigger-picture idea! After a little research, according to Mr. Webster, there are two different meanings of Joy. Joy... one that brings happiness, or one that comes from meaningful purpose. Of course both sound great! But, I am thinking the latter would last longer. The latter I believe comes from... how do I make the world a better place, service to something more than myself? What do you love to do that can help you be apart of the bigger picture? Do you love to work with animals? A shelter? Volunteer at a school? There are so many avenues of service, just pick one!!! And yes your personal joy also! Do what you love, paint, cook, garden, socialize, whatever your passion may be. But, I do believe, combining the two, you'll be bubbling over with Joy. Joy is the most magnetic & inspiring force in the universe. This is my personal resolution: JOY!! The 10lbs come & go. But Joy creates a great feeling & wonderful memories. On behalf of the POA Board, we wish you a year filled with Joy & Happiness, our dear friends!

Happy New Year! 'IN' Joy -Terri Saxton



PLANTS PEOPLE PETS

As the seasons change with our Texas weather extremes, please be mindful of those exposed or affected. During intense heat and freezing temperatures, we urge you to bring pets & plants inside. In the interest of safety, prepare and check on your elderly neighbors regularly as well.

Community is the Foundation to success



YARD SALE

Time to Declutter!

Saturday, April 15th, join in Walnut Cove's community yard sales. Additional community dumpster day to follow Saturday, April 22nd. *Volunteer to help with heavy cleanup. Bring out the trucks & trailers. Lend a helping hand.*

PROPERTY CLEANUP

Hey Neighbor! This is your friendly reminder, make the most out of your space & enjoy it by tidying your yard! Utilize Dumpster Days: 2nd Saturday of each month + plus April 22nd! These community resources are in place to help you!



BRIDGE PROJECT

In response to the concerns regarding the integrity & deterioration of the bridge, we have put an aid in place.

The capacity of what the bridge can endure was not constructed to withstand high speeds & heavy loads. Speed bumps have since been installed to discourage damage or avoidable disintegration.

Height limits will be installed to halt heavy loads from crossing.

Bridge closure will be announced on social media when construction continues.

**WEIGHT LIMIT: 4 TONS
SLOW DOWN!**



PARKING STICKERS & PLACARDS

Property owners are solely responsible for notifying & distributing new 2023-2024 parking stickers and placards to their tenants.

Two parking stickers & one guest pass have been mailed out with January 2023 billing to each property owner. Visibility of pass required in all common areas to prevent towing, such as the boat ramp & parks. Proof of residency required upon request of parking passes.

All vehicles illegally parked are subject to be towed at owners expense. See towing policy at walnutcovepoa.com/documents

MAILBOX UPDATE

COMING 2023

On the horizon. The in-office portion of addressing legal descriptions has been completed. This has been one of the many onerous tasks that undertaking this project entails. Thank you for your patience. We are awaiting a meeting with 911-addressing so data can be crosschecked & verified, which will then allow us to move onto the next phase. 🌻🌻🌻



Walnut Cove Community Center Rental

Weekends & weekdays available - tables & chairs on site!

Double-booked for multiple weekends in January!

Act fast, schedule in advance!

**Call to inquire
936-701-4036**

Accommodating For All Celebrations
Birthdays | Anniversary Parties | Group & Club Socials | Baby Showers | Surprise Parties | Celebration of Life | Receptions

\$25/hr

\$200 refundable deposit

TAKE ADVANTAGE OF YOUR NEIGHBORHOOD FACILITY!

Book your event NOW!

SENIOR FRIENDSHIP CLUB



Socialization opportunities for those 55+ and those with disabilities.

GET CONNECTED TODAY

Looking forward to 2023

- Water Aerobics- summer season
- Lunch Outings & Potlucks
- Bingo Socials
- Meet & Greet- to be announced
- Suggested: Chili Cook-Off

Planning will ensue after the group gauges interest and participation levels.

inquire | volunteer | plan | connect
Over 100 members & growing

SIGN UP NOW

Organized by Vickie Snow
936-701-2689
seniorfriendshipclub@gmail.com

Volunteers Needed!

Upcoming Children's Event
Easter Party & Egg Hunt

Saturday Apr. 1st 1-2:30pm
SIGN UP NOW!

Accepting Monetary & Candy Donations

Jellybeans! Jellybeans! Jellybeans!

BOARD OF DIRECTORS

President: Jeramy Chaffin

Vice President: Terri Saxton

Secretary: Sherry Defatta

Treasurer: Rebecca Dahlberg

Maintenance: Bob Belanger

ACC Chair: Ricky Baimbridge

Deed Restrict. Chair: Maria Gill

Be a part of something more.



In Remembrance-Tom Seilhan

We are saddened by the loss of our friend & former POA Board Member. He was such an active, valuable member of our community. Our thoughts & Prayers for his precious wife Sandy Seilhan and family members. Rest in peace Tom.



"There is no power for change greater than a community discovering what it cares about."

– Margaret J. Wheatley

POA Board Meetings

3rd Monday of each month

6:30pm

JANUARY 16TH

FEBRUARY 20TH

MARCH 20TH

*Community Pavilion Center
11182 Apple Tree St.*



DUMPSTER DAY

2nd Saturday of each month

8AM-12PM

11906 NELWOOD

**NOW ACCEPTING TIRES & RIMS
FOR DISPOSAL- CASH ONLY**

**TIRES \$10 EACH
RIMS \$10 EACH**

ACC APPLICATIONS



- **CONSTRUCTING A FENCE**
- **ADDING A SHED**
- **ANY HOME ADDITIONS**
- **NEW CONSTRUCTION HOME BUILDS**
- **MOVING IN A RV, TRAILER, OR ANY TYPE OF BUILDING OR STRUCTURE**

**CALL THE OFFICE FOR CLARIFICATION
(936) 701-4036**

Additional Maintenance
Volunteers Needed

Do you have a little extra
time? Muscle? Knowledge?

We need YOU!

Contribute to improving
your neighborhood.

SIGN UP 936-701-4036




REPORT! REPORT! REPORT!

Report All Illegal Activity!

CALL! CALL! CALL!

Keep our neighborhood safe!

*The more it is reported, the more
we become the squeaky wheel.*

If you see it- SAY IT!

IMPORTANT NUMBERS

POISON CONTROL 800-222-1222

HEALTH DEPT 936-539-7839

ANIMAL CONTROL 936-442-7738

ILLEGAL BURNING 936-538-8288

WILLIS FIRE DEPT 936-856-5111

**MONTGOMERY CO. NON EMERGENCY
936-523-5911**