

WALNUT COVE POA

c/o Commonvest | 2251 N Loop 336 W, Suite C | Conroe, TX 77304

Board Meetings

Always the 3rd Monday of the Month in the pavilion.

January 21, 2019

February 18, 2019

March 18, 2019

April 15, 2019

Board of Directors

President: Jack Rosser

Vice President: Jeramy Chaffin

Treasurer: Laronda Zurovec

Secretary: Terri Saxton

ACC Chair: Tommy Seilhan

Beautification Chair: Open

Deed Restriction Chair: Vickie Snow

CONTACT US:

walnutcovepoa@yahoo.com

Neighborhood Watch

Meetings every two weeks on Saturdays at 10am at the pavilion.

Dec 29, Jan 12, Jan 26, Feb 9, Feb 23, Mar 9, and Mar 23

Gift Giving by Terri Saxton

The holiday season always brings gift giving to mind. As the year comes to an end and 2019 begins, choose to give of your gifts! Throughout this year, I have seen an incredible change in Walnut Cove! The attitude of our neighbors that have been active in using their gifts...from the pool party for our children, the Halloween Carnival, Breakfast with



Santa and the Neighborhood Watch...inspires me. Even the people on the board who are willing to use their gifts to serve encourages me. I believe EVERYONE has something to give, whether it be a monetary donation, time invested, or a voice of encouragement. I challenge you to make 2019 the most amazing year in the Cove. Look within yourself and ask the question, "What gift(s) do I have to make a difference?" Again, it might be attending a POA meeting and using your voice to share your ideas, manning a station at an event for our children, or donating clothes to someone in need. Even if it feels small, it will make a difference!

Thank you to everyone for "giving" us the opportunity to use our gifts to serve our community. Please join us in making Walnut

Cove amazing in 2019! Have a Year! Thank you for all you do me! Thank you!!

Loose Dogs

An ongoing concern of our residents are the numerous dogs running loose in our streets. The only solution to this problem lies with the residents.

If you can catch a loose dog and contain it, animal control will come pick it up from you. They will not come catch the dogs for us and the POA has no authority to control the dogs.

If you are a dog owner, please keep your animals contained in your yard or home to prevent them being sent to the shelter.

If enough residents call animal control to complain, maybe they will help. The number is listed below.

For more information on this new

Willis Fire Dept 936-856-5111

Poison Control 800-222-1222

Sheriff 936-760-5800

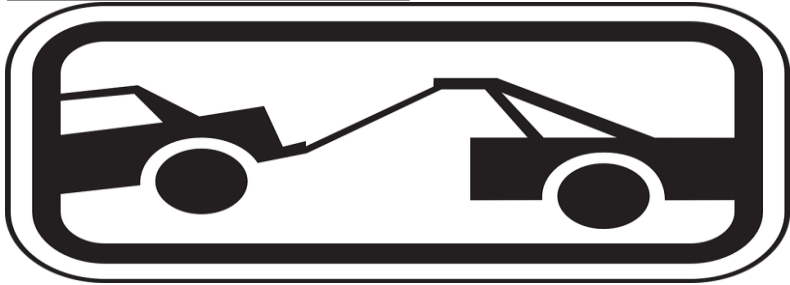
Illegal Burning 936-538-8288

Animal Control 936-442-7738

Health Dept 936-539-7839

www.walnutcovepoa.com

wonderful Holiday Season and continued blessing into the New and all you are! The encouragement you have “given” inspires



Stickers for Vehicles

Your December mailing should have included two stickers for your vehicles and one guest pass for your visitors. These are required to be on your vehicles in order to use the common areas such as the boat ramp, pavilion, and park area. If you need more stickers or hangers, please go to the Commonvest office to request them.

Any vehicles parked in the neighborhood on POA property without proper identifying stickers or hangers are subject to be towed.

policy, go to www.walnutcovepoa.com.

Recipe for Winter: Slow Cooker Venison (or beef) Roast

- 3 lbs boneless venison roast
- 1 lg onion, sliced
- 1 Tbs each soy sauce and Worcestershire sauce
- 1 Tbs garlic salt
- ½ tsp black pepper
- 1 (1 oz) package dry onion soup mix
- 1 (10.75 oz) can condensed cream of mushroom soup
- Potatos, carrots, mushrooms, corn as desired

1. Put cleaned meat, onion and other desired veggies in slow cooker. Sprinkle with soy sauce, Worcestershire sauce, garlic salt and pepper.
2. In a bowl, combine dry onion soup mix and cream of mushroom soup, then pour over roast.
3. Cook on low for 6 hours or until tender.

Tip: For more broth, add beef broth as desired. To make gravy,

Important Information

- The burning of household trash is a violation of Montgomery County law. If anyone is burning household trash, please report it to the Willis Fire Marshall at 936-538-8288. We cannot stop the burning without the help of the residents, so please call if you see a fire.
- Please be sure to post your address on your property where it can be easily seen from the street. This is necessary for emergency situations. It helps not only you, but your neighbors as well.
- Our boat ramp, pool and park areas are for use by residents and their guests. Guests must be accompanied by a resident to visit our common areas. Please keep this in mind when you have

Landlords, Please provide a copy of this newsletter and the deed restrictions for your tenants. If you would like copies, please contact me at walnutcovepoa@yahoo.com.

*Hello Ladies!
We have our first Woman's Group meeting scheduled. Please join us!
January 12, 2019
11am
The Walnut Cove Pavilion*

Ongoing Projects

If you haven't noticed, several abandoned homes have been removed, many inoperable vehicles have been towed, old abandoned trailers are being removed and more! The clean-up has begun and is continuing! Please drive around the community and see all the positive clean-up going on. Many who have received letters are taking it upon themselves to clean-up their own properties. We love seeing this positive change in the Cove! We are continuing to work hard for you and appreciate your help and encouragement.

If you receive a letter, please do not ignore it. If the POA comes in and cleans your property, you will receive a bill for the total cost of the clean-up, including administrative fees.

The clubhouse repairs and remodeling are continuing as well. Our plans are to make our clubhouse better for any future community events and also make it available for rent for personal use to all Walnut Cove residents. It is looking good and some redesign will make it

You can find our By-laws, Deed Restrictions, the new towing policy and our new policy on Lot Access at the Walnut Cove POA website, www.walnutcovepoa.com.

Please read these important documents and comply with the rules within.

Contact the board at walnutcovepoa@yahoo.com with any questions or comments.

Carnival Recap and other Community Events

A number of our residents got together and planned and held a Halloween Carnival for our neighborhood children. It was a great success! We had approximately 150 children in attendance and each one left with prizes, candy and snacks. We hope to make it even better next year!

On December 15th, we had Breakfast with Santa for the children, which was also planned by residents. Although our turnout was not as large as we had hoped for this event, everyone that attended had a wonderful time!

For Easter, we hope to have an event as well.

If you would like to help with the next event,

ACC Applications

If you are planning to do any improvements to your property, including but not limited to the following, please submit an ACC application to Michelle Jones at Commonvest.

- Building a fence
- Adding a shed
- Adding a room to your home
- Bringing in or building a new home
- Moving in an RV, Motorhome, travel trailer or any other type of building/home
- Tents must be permitted before being setup and can only stay for a maximum of 2 weeks

Please call 936-521-6900 for more

***If we all work together,
we can make Walnut Cove a great place to live and play!***

Neighborhood Watch

Over 30 residents have already joined the Neighborhood Watch program and we are growing every day! Our meetings are held every two weeks at 10am on Saturday mornings. All are welcome to attend.

We are working with law enforcement to make our neighborhood a safer place to live and play.

You will start to see signs on homes and at the entrances and other common areas declaring our Neighborhood Watch program is in force, and you have probably already seen posts on the Facebook page from our watchful neighbors.

Road Repairs

In the last newsletter we mentioned repaving two streets. After that announcement, it came to our attention that several culverts were failing at 3 different intersections and those had to be repaired immediately. Unfortunately, we were not left with the funds to complete the road repair projects as planned.

We are focusing on collection efforts in hopes we will have the funds to do several roads in the coming year.

Please bear with us as we strive to do what is best for Walnut Cove. Road repairs are very important to us and we will be keeping it as a priority on our budget for next year.