

# Walnut Cove POA

# ANNUAL ELECTION & BOARD MEETING OVERVIEW

First Quarter- JULY 2022

## REVIEW YOUR COMMUNITY PROJECT DEVELOPMENT

- 30 SETS OF MAILBOXES ORDERED
- ADDITIONAL SECURITY CAMERAS
- BOAT RAMP CLEANED UP, PARK, GRILLS & TABLES INSTALLED
- NEW PLAYGROUND COMPLETED
- VARIOUS POOL REPAIRS/UPDATES
- COUNTY REPAVED ROADS: APPLE TREE ST & CANAL ST
- SEASONAL LANDSCAPING
- NEW SIGNAGE BEING ORDERED FOR POOL AND ENTRANCES
- FEE SCHEDULE UPDATED:
  - \$1500 NON-COMPLIANCE
  - \$250 RESALE CERTIFICATE
  - \$350 LOT TRANSFER FEE

## Road Update

The County has agreed to add one new road this year: Warm Springs. We were hoping for more but with price increases overall, we will only be allotted one. We are thankful for Commissioner Walker & his willingness to help our community! The road work should be started by Sept. 2022

## Mailbox Update

Finally a solution & co-operation with the Willis Postmaster! After due diligence and compromise, we now have a plan of action to move forward in supplying the community with mailboxes. Thank you for your patience! We have ordered 30 additional 16-unit cluster boxes. This ensures we have a sufficient amount for each household. We are required to assist with all the addressing and layout of the boxes. Maintenance will install to save on costs. A final meeting with the Postmaster is scheduled for July 8th to confirm & conclude all details. Projected completion date to be determined.

## Deed Restrictions:

- 76 Friendly Letters
- 70 30-Day Violation Letters
- 70 10-Day Violation Letters
- 19 Forced Clean-Ups executed
- 15 \$1500.00 non-compliance fees

**ACC:** 197 ACC Applications submitted

## Collections:

- Approximately 190 Lot Transfers
- Back-dues collected by payment plans or from being sold, since pushing collection letters

# Walnut Cove 2022 Annual Election

## Congratulations

TO OUR INCUMBENT ELECTED OFFICIALS



**Jeremy Chaffin**

President



**Terri Saxton**

Vice President



**Maria Gill**

Deed Restriction Officer



**Rebecca Dahlberg**

Treasurer

*Great leaders don't set out to be a leader... they set out to make a difference.  
It's never about the role- always about the goal.*

Walnut Cove would like to express their appreciation to everyone who advocated for the community & made their voices heard by voting at the annual election. We are excited to see continued progress and improvements made by our board of directors. Please join us for POA board meetings, located at the pavilion, 6:30pm, on the third Monday of each month.

**THE ANNUAL ELECTION BOARD MEETING WAS A HUGE SUCCESS!**  
It's wonderful to see so much community involvement, positive words, & encouragement from so many of our residents. We are excited to execute all the projects planned, and look forward to continued community involvement. If you have any suggestions, we are ALWAYS open and excited to hear new thoughts & ideas! It's going to be a great year in The Cove! We are so grateful you have given us the opportunity to serve you, our residents!

- Your Walnut Cove Board of Directors

## **Save the Date! Upcoming Events:**

### **POA Board Meetings**

Held third Monday of each month, 6:30pm at the pavilion

- July 18th
- August 15th
- September 19th

### **Back to School Pool Party**

Sunday, August 7th  
11:00am-2:00pm  
Food, Games, Fun, & Free!  
Backpacks & School Supplies!  
Come join in the fun!

### **Halloween Carnival**

Saturday, October 29th  
6:00-8:00pm

### **Grateful For You Potluck**

Saturday, November 19th  
11:30am-1:00pm

### **Breakfast With Santa**

Saturday, December 17th  
10:30-11:30am

## **BOARD OF DIRECTORS**

**President: Jeramy Chaffin**  
**Vice President: Terri Saxton**  
**Deed Restriction: Maria Gill**  
**ACC Chair: Ricky Baimbridge**  
**Secretary: Sherry Defatta**  
**Treasurer: Rebecca Dahlberg**  
**Maintenance: Bob Belanger**

WEEKLY LAW ENFORCEMENT PATROLLING  
HAS BEEN A POSITIVE FORCE FOR THE  
COMMUNITY  
936-760-5800

COMMUNITY CENTER & PAVILION RENTAL  
HAS BEEN A SUCCESSFUL, AFFORDABLE  
AMENITY FOR THE RESIDENTS TO ENJOY

DEED RESTRICTION & COLLECTION  
LETTERS HAVE PROVEN TO GENERATE  
POSITIVE RESULTS FOR WCPOA

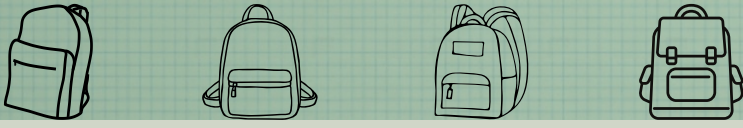
*"Move forward.  
Good things are  
up ahead."*



# BACK TO SCHOOL DONATIONS NEEDED!

*Tangible School Supplies or Monetary Donations Appreciated*

Contribute to the children of the community & join us for fun at the Back to School Pool Party August 7th 11am-2pm



## Book Walnut Cove's Club House for your next event

Restroom & full kitchen included!

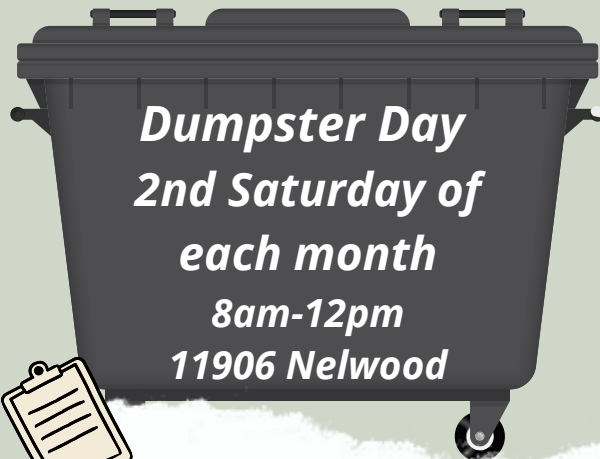
Tables & chairs available for your convenience!

Perfect for celebrations such as: birthdays, reunions, graduations, baby showers, anniversary parties, & club socials

*Call to Inquire 936-701-4036*

*\$25/hour Reserve Now!*

*\$200 Refundable Deposit Weekends & Weekdays Available*



**Dumpster Day**  
**2nd Saturday of each month**  
**8am-12pm**  
**11906 Nelwood**



*Willis ISD*

# BACK TO SCHOOL

August 10th



## Important Numbers

**Willis Fire Dept: 936-856-5111**

**Illegal Burning: 936-538-8288**

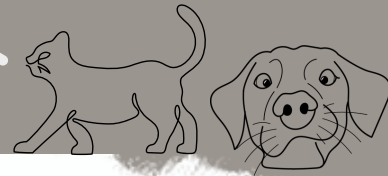
**Poison Control: 800-222-1222**

**Animal Control: 936-442-7738**

**Health Dept: 936-539-7839**

## BE AWARE OF THE DANGERS FOR PETS IN SOARING TEMPERATURES

- Shade & Water
- NO Asphalt
- NO pets left in cars
- Know the signs of heat stroke
  - Excessive panting
  - Discolored gums
  - Mobility problems



*See our website for all governing documents, resources, & information*  
[www.WalnutCovePOA.com](http://www.WalnutCovePOA.com)

*Follow our Facebook page for updates: Walnut Cove Information*