

**WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION, INC.**  
**2025 ANNUAL MEETING NOTICE**

**Date of Annual Meeting:** Friday, April 25, 2025  
**Time of Annual Meeting:** 7:00 PM  
**Location of Annual Meeting** Westwood Shores Country Club  
100 Westwood Drive East  
Trinity, TX 75862

**Meeting Agenda**

**1. Welcome and Call to Order**

- a. Introduction of Trustees
- b. Introduction of Staff

**2. Election of Board of Trustees and Architectural Control Committee (ACC) Members**

**a. Board of Trustees – Uncontested Election**

As stated in the Sixth Consolidated, Restated and Amended Westwood Shores Property Owners' Association, Inc. Bylaws: "At any election where there are an equal number of nominees as there are positions to be filled, the Board may determine that election by ballot or vote is not required and may declare that the nominees are elected by unanimous consent or acclamation."

**The Nominees listed below will be ratified as members of the Westwood Shores Board of Trustees at the March 24, 2025, Board Meeting:**

**Deta Rogillio – 3-year term expiring in 2027**

**Susan Keel – 3-year term expiring in 2027**

**b. Architectural Control Committee – Uncontested Election**

As stated in the Sixth Consolidated, Restated and Amended Westwood Shores Property Owners Association, Inc. Bylaws: "At any election where there are an equal number of nominees as there are positions to be filled, the Board may determine that election by ballot or vote is not required and may declare that the nominees are elected by unanimous consent or acclamation."

**The Nominees listed below will be ratified as members of the ACC at the March 24, 2025, Board Meeting:**

**Denise Watson – 3-year term expiring in 2027**

**3. Consideration of Minutes from the 2024 Annual Meeting**

**4. Westwood Shores POA Board of Trustees Report**

**5. Financial Report**

**6. Architectural Control Committee Report**

**7. Westwood Shores Real Estate Report**

**8. Civic Association Report**

**9. Question and Answer Session – Please fill out Card with Any Questions or Comments**

**10. Adjournment**

**2024/2025 Board of Trustees**

Jo Matthew – President

Deta Rogillio – Vice President

Ron Auvenshine – Secretary/Treasurer

Susan Keel – Trustee

Rick Renfro – Trustee

Cheryl Savage – Trustee

Rick Walterscheid – Trustee

**Staff**

Bradley Burkeen – Community Manager

Christopher Hinshaw – Financial Accountant

Jessica Hardy – Accounts Payable

Lawana Hayes – Hadnot – Collection/HR

Christina Rowe – Deed Restrictions and ACC Coordinator

Alyssa Wilson – Accounts Receivable

Chris Williams – Maintenance Supervisor

Dexter Pitts – Access Control Supervisor

Josh Dixon – Director of Golf

Trista McDonald – 19<sup>th</sup> Hole Supervisor

## 2025 Board and ACC Uncontested Election Results

As stated in the Sixth Consolidated, Restated and Amended Westwood Shores Property Owners' Association, Inc. Bylaws: *"At any election where there are an equal number of nominees as there are positions to be filled, the Board may determine that election by ballot or vote is not required and may declare that the nominees are elected by unanimous consent or acclamation."*

**The Nominees listed below were ratified as members of the Westwood Shores Board of Trustees at the March 24, 2025, Board Meeting:**

**Deta Rogillio – 3-year term expiring in 2027**

**Susan Keel – 3-year term expiring in 2027**

**The Nominees listed below were ratified as members of the ACC at the March 24, 2025, Board Meeting:**

**Denise Watson – 3-year term expiring in 2027**

# *Westwood Shores Property Owners Association, Inc.*

**MINUTES OF THE MEETING OF THE MEMBERS OF WESTWOOD SHORES PROPERTY OWNER'S ASSOCIATION, INC. HELD AT 7:00 P.M. ON APRIL 26, 2024, AT THE WESTWOOD SHORES POA COUNTRY CLUB TRINITY, TEXAS.**

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## **Trustees Present:**

Jo Matthew, President  
Deta Rogillio, Vice President  
Ron Auvenshine, Secretary/Treasurer  
Rick Renfro, Trustee  
Carrie Baker, Trustee  
David Grounds, Trustee  
Susan Keel, Trustee

## **In Attendance**

Owners representing 294 eligible lots were represented in person or by mail in ballot which established a quorum (quorum required was 155). Bradley Burkeen, Bonnie Brown, Dee Dee Salinas, Christina Rowe, Jessica Hardy, and Alyssa Wilson represented the Onsite Management Staff.

Chris Williams, Maintenance Supervisor, represented Maintenance staff, Trista McDonald represented the 19<sup>th</sup> Hole Staff, Dexter Pitts represented the Access Control Staff, Josh Dixon represented the Pro Shop Staff, and Josh Miller represented the Golf Course Maintenance Staff.

Noelle Hicks represented the POA law firm, Roberts, Markel, Weinberg, Butler, Hailey, PC.

Welcome and Call to Order: President Jo Matthew welcomed attendees to the Annual Meeting. Due notice of the meeting having been certified as given and a quorum present, the meeting was called to order at 7:00 p.m. The Pledge of Allegiance was recited and followed by a chorus of "God Bless America," and a prayer was voiced. The Board proceeded with their reports. The President, Jo Matthew presided. The following information forms were available for owner review: Annual Meeting Packet, updates from Real Estate update by Westwood Shores Real Estate, & sign-up sheet for individuals interested in serving on a POA Committee.

*Introduction of Trustees* – President Matthew introduced the Board of Trustees and thanked all for their hours of service to the community.

*Introduction of Management Staff* – President Matthew introduced the staff members present and thanked all for the hard work they have been doing.

## **Election of Three Board of Trustee Members:**

Vice President Rogillio introduced each of the candidates running for the two available positions on the Board of Trustees:

Jo Matthew – Incumbent	Cheryl Savage
Sammy Addison	Dennis Learner
Rick Walterscheid	
Troy Feild	

## **Uncontested Election of Two ACC Members:**

Vice President Rogillio introduced the two candidates that ran for the two available positions on the ACC: As stated in the Sixth Consolidated, Restated, and Amended Westwood Shores Property Owners' Association, Inc. Bylaws: "At any election where there are an equal number of nominees as there are positions to be filled, the Board may determine that election by ballot or vote is not required and may declare that the nominees are elected by unanimous consent or acclamation."

George Gallagher

Norman Tucker

**Consideration of Minutes:** the minutes of the previous meeting (April 28, 2023) were unanimously approved as presented.

**Westwood Shores POA Board of Trustees Report April 2024**

**A recap of the 2023 years' events**

***Our Mission:** "The Westwood Shores Property Owners' Association Board of Trustees serves all property owners by protecting and enhancing property values, managing business affairs prudently, promoting community and encouraging a safe environment."*

This past year there were numerous new POA staff hirings along with the hiring of a new Golf Superintendent, Pro Shop/Director of Golf, and Financial Manager. The Board of Trustees is very proud of these new employees\* as well as our department supervisors that have been with Westwood Shores.

**POA Office Staff**

Brad Burkeen – Community Manager

Bonnie Brown – Community Assistant Manager

Dee Dee Salinas - Receptionist

Alyssa Wilson-Customer Service Specialist, Accounts Receivables

\*Jessica Hardy – Customer Service Specialist and Accounts Payable

\*Christina Rowe – Customer Service Specialist, ACC, and Violations Coordinator

\*Jennifer Miller – Financial Manager

Josh Dixon - Pro Shop Supervisor /Director of Golf

Josh Miller - Superintendent of Golf

Trista McDonald – 19<sup>th</sup> Hole

Dexter Pitts - Access Control

Chris Williams- Maintenance Supervisor

This past year the Board of Trustees started a number of new things.

1. "New Member Meeting" which both have had great attendance. (July and past February)
2. Began an "Employee of the Month" program to recognize our employees that go the extra mile. Each employee is recognized and given a \$100.

- February – Kenneth Parker – Golf
- March –Bernard Proctor – Maintenance Dept.
- April – Devon Ward – 19<sup>th</sup> Hole

3. Instituted new "Video Communication Slides" to better inform the community of all the events and activities going on in WS. Notice the TVs in the entranceway, dining, library, and 19<sup>th</sup> hole.

4. The POA also partnered with Marina Village Resort to add new playground equipment, and a covered pavilion. \$5,000 from WS and \$5,000 donated from the Fall Golf Classic. Marina Village Resort matched the \$10,000.
  
5. Restructured our Standing Committees for 2024-2025

Our committees are the backbone of our Association. They serve to broaden the community's input in decision-making by gathering information and making recommendations to the Board. Tonight, and for the next week, the POA is offering the opportunity for you to be considered to serve on one of our Standing committees.

To be a committee member:

Must be a property owner of the Association and be in "Good Standing." In general, this means a member who is not delinquent in the payment of any assessments and/or fines.

For 2024-2025, there will be NEW changes for our committees:

- All Committee members will be selected new for 2024-25. If you have served previously, you will need to sign up again.
- Committee members will select a chairperson and a recording secretary. Each Board member will serve as a liaison to a committee and will not have voting rights.
- The Community Manager and/or Assistant Manager may attend meetings if necessary.
- Members will serve a maximum of 5 years on one committee unless there are no new candidates. If selected to serve, this will begin your first year.
- There will be a minimum of 5 and a maximum of 9 on a committee.
- The Access Control Committee is being eliminated.
- The Maintenance Committee is being added.

The following is a brief summary of what each Committee is responsible in assisting the Board of Trustees with making decisions.

**Committees and their Purpose:**

**Country Club Committee** – reviews Country Club operations, including the building facility and the 19<sup>th</sup> Hole and makes recommendations to the Board.

**Roads Committee** – reviews streets, roads and drainage problems and makes recommendations to the Board for repairs and improvements.

**Golf/Greens Committee** – provides focus and input on the golf course and greens. Reviews Golf Course operations, pro shop operations and activities and makes recommendations to the Board.

**Maintenance Committee** – ensures the safety and cleanliness of our common areas and facilities, to help identify areas for preventive maintenance and corrective needs, and to make recommendations to the Board for new capital investments and upgrades.

**Neighborhood Watch Committee** - to help connect neighbors to become active in emergency preparedness; to encourage neighbors to watch out for each other's personal safety; to maintain a Neighborhood Watch Night Out Program and to improve communication of importance.

**Strategic Planning Committee** - to help define the community's vision for the future and to set goals and objectives along with developing a plan as to how to achieve them. (This committee will stay in tack for right now so a plan can be written).

**Management Report**

Financial Review

Other Brief reports were provided by the following:

Architectural Control Committee Report

Access Control Committee

Country Club Committee

Greens Committee and Golf Course

Streets and Roads Committee

Strategic Planning Committee

Westwood Shores Real Estate Report

Westwood Shores Civic Association

**Questions and Answer Session**

There were a couple of questions for the POA Board submitted on the cards, and those questions were answered during the meeting.

President Matthew stated that there were a lot of great things happening in Westwood Shores and thanked everyone for attending.

**Election Results POA**

Jo Matthew, Rick Walterscheid, and Cheryl Savage were elected to a 3-year term ending in April 2027. The vote tally was as follows:

Rick Walterscheid	252 votes
Jo Matthew -- Incumbent	247 votes
Cheryl Savage	181 votes
Troy Feild	63 votes
Dennis Learner	57 votes
Sammy Addison	48 votes

**Uncontested Results ACC**

George Gallagher, and Norman Tucker were elected to a 3-year term ending in April 2027.

**Adjournment**

There being no further business the meeting adjourned at 8:30 PM.

Respectfully submitted,

\_\_\_\_\_  
Recording Secretary

APPROVED:

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
Date



Westwood Shores POA Board of Trustees Report April 25, 2025

A recap of April 2024- April 2025

**Our Mission:** *“The Westwood Shores Property Owners’ Association Board of Trustees serves all property owners by protecting and enhancing property values, managing business affairs prudently, promoting community and encouraging a safe environment.”*

The WS POA Board is Mission driven to serve all property owners by:

- *Protecting and enhancing property values:*
  - Hired consultant to assess Westwood Lake spillover flooding and suggest ways to remedy the issue
  - Continued to replace large culverts and install headwalls on some
  - Hired Deed Violation Coordinator to consistently enforce the RRC’s
  - Removed 3 structures in Coach Village that were approved for abandonment
  - Worked with property owner volunteers as needed on Board Committees to improve services and amenities
  - Pool renovation was approved and is being built
  - New pool bathhouse is scheduled to be built
  - New fitness center is scheduled to be built
  - Purchased 2 new trash trucks in order to reduce our refuse expense
  - Provided a revised schedule for vegetation, heavy haul and cardboard drop off at the maintenance yard
  - Rebuilt the bunkers on the golf course
  - Upgraded to new golf carts
  - Added new golf cart lease program
  - Renovation of the driving range with additional seating area with fire pits
  - Purchased beverage cart for the golf course
  - Purchased a golf ball picker for the driving range
  - Replaced fence on the east end of the Country Club
  - Installed lights for the Pickleball courts
  - Purchased additional mailboxes
  - Updated POA Policy

- Updated ACC Policy
- *Managing Business Affairs*
  - Completed transition of all financials to AppFolio system
  - Hired Financial Manager
  - Reviewed monthly Financial Reports at Budget workshop
  - Paid the 11<sup>th</sup> year of the 15 year Promissory Note holders liens and the 2<sup>nd</sup> year of the refinanced 5 year balloon note with First National Bank Loan for the Country Club
  - Pursued legal action against delinquent properties
  - Implemented quarterly budget review with department supervisors
  - 2024 Audit is in progress
- *Promoting Community and encouraging a safe environment*
  - Inaugurated the Solo Sentry Program to help property owners access pool and fitness center
  - Continued the deer harvesting program
  - Added a youth hunting program
  - Continued the alligator harvesting program
  - Increased maintenance on interior lakes
  - Completed cutting back limbs on roadways throughout the entire 26 miles of the subdivision in order to allow for emergency vehicles, school buses and other tall vehicles to use the roadway
  - Neighborhood Watch continued to build data base for emergency needs in helping neighbors
  - Major clean up at the maintenance yard and signage put up to help direct drop offs
  - Continued our “New Property Owners” Meeting
  - Held a 4<sup>th</sup> of July Fireworks display
  - Provided Board Highlights after Monthly POA meetings
  - Following Strategic Planning Committee’s recommendation, a Communication Committee was established
  - Continued the use of [poaboard@westwoodshorespoa.com](mailto:poaboard@westwoodshorespoa.com) address where property owners can send questions to be answered by the POA Board

# Financial Review for the Year Ending 2024

The 2024 year-end financial position of the Westwood Shores Property Association was very strong. The POA ended the year with \$2,154,244 cash on hand. Our 2025 assessment receipts received in 2024 were \$829,675 as 310 owners pre-paid their 2025 assessments during November and December.

All Westwood Shores property owners want to see improved amenities and services, it is important to understand that payment of assessments is what allows the Board of Trustees to do the things that we need to have done and work toward accomplishing the things that we all want to have done.

PLEASE make your assessment payments a priority and encourage your neighbors to do so as well.

It is exceedingly encouraging to know that the supervisory team that we currently have in place performed at a very high level and they are to be congratulated.

The 19<sup>th</sup> Hole Bar and Grill had a net improvement of \$52,579 better than the budget for the year ending 2024.

The Pro Shop had a net improvement of \$80,350 better than the budget for the year ending 2024. We received a refund check in January 2025 from the old golf cart lease buy out in the amount of \$21,408.

These two income centers contributed \$154,337 above their 2024 budget. A super job by Trista and Josh.

Access Control is critical to the success and safety of Westwood Shores. Regularly, it is touted as the most important reason residents move here. It is a challenging work environment with staffing requirements of 24 hours a day, 7 days a week and 365 days a year. It is literally open all the time. In 2024 Dexter and his team performed their assigned duties and came under the planned budget including payroll by \$9,135. A great job.

The Administrative Office outperformed its budget by \$63,041 including payroll. Thanks to Brad and his team for this accomplishment.

The Golf Course outperformed its budget by \$15,038 including payroll. This is another area of responsibility for Josh Dixon and a strong performance.

Maintenance outperformed its budget by \$82,423 including payroll. Thank you Chris for this strong 2024 performance.

The total income budget for 2024 was \$4,339,450 and the actual income for 2024 was \$4,383,689. We outpaced our income budget for the year by \$44,239.

The total operating expense for 2024 was \$3,826,028 and the actual expense for 2024 was \$3,831,919. We overspent our expense budget by \$5,891.

The total Association net income for 2024 was \$38,348 better than the plan.

You, the property owners of Westwood Shores, are the critical contributor to making each year a success.

Our financial success is due in part to the monthly oversight that the Trustees give to the income and expenses of each department within the Association. Many hours are spent reviewing expenses and income accounts line by line and explanations are provided for outliers so that Trustees can make adjustments when necessary to stay on track with our goals.

This oversight has led to some long-term expense decisions to save the POA financially as we move into 2025 and beyond.

One example is our purchase of two compacting trash trucks. In early 2023 an analysis was completed regarding the costly expense of household trash removal and disposal. The analysis indicated that the purchase of these two trucks would save approximately \$50,000 annually. We purchased the two trucks in late 2024 at an approximate cost of \$258,000.

The savings started immediately. In the first three months of 2025 this acquisition has saved \$13,672 in household waste disposal from our actual 2024 expense for the same period.

This acquisition will pay for itself in about five years and the life expectancy is estimated to be 15 years given our expected usage and the trucks being adequately maintained. This acquisition expense did not result in an assessment increase for 2024 or 2025.

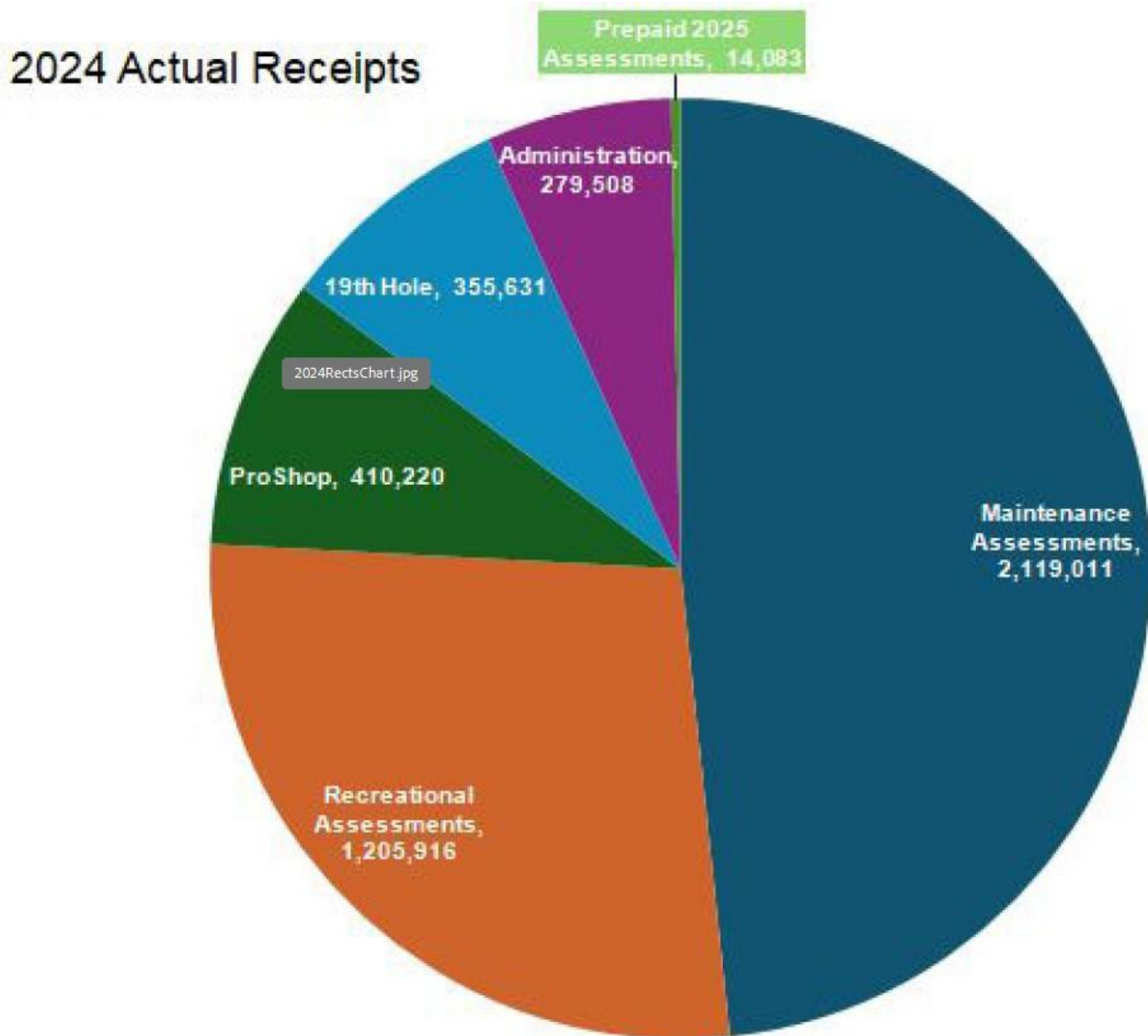
A second example is our reconstruction of the swimming pool. This expenditure will be approximately \$400,000. The expected opening is May or early June. This beautiful addition to our amenities is being done using cash on hand and did not result in an assessment increase for 2025.

The golf course continues to look better all the time and the upgraded sand traps, and the renovated driving range are an impressive addition to the course. Again, these improvements did not result in an assessment increase in 2025.

Looking forward we will pay the remaining balance on the Promissory Notes in January 2028. Our remaining balance on these notes is \$894,608. Our commitment to the 27 property owners who stepped up to help fund the purchase of the recreational amenities and assessments is a

priority with the current Board of Trustees. All owners, current and future, owe this group of property owners an enormous debt of gratitude. Without their willingness to trust the Board of Trustees to repay their unsecured loans the Westwood Shores Property Owners Association would not have been able to acquire everything that we own today. Their vision and desire to do something very special cannot be forgotten.

The Association currently has only one secured loan. First National Bank of Trinity is the lien holder for the country club note and the loan amount is \$1,224,869 as of January 1, 2025.



## **2025 Budget workshop notes and proposed annual rate**

The BOT have completed the challenging work of developing the 2025 budget. This process started, in earnest, over a month ago and your BOT have collectively spent more than 175 hours reviewing all department income and expense lines that encompass our \$4,603,772 annual budget. Our staff has worked alongside of the BOT and spent an incredible amount of time and effort to make this challenging process successful. Thank you Brad and Christopher for your diligence. Our new accounting system has made this process easier and allowed the individual managers to be directly involved with their budget for the upcoming year.

We are pleased to tell you that the 2025 proposed assessment budget, if approved today, will result in a 4% increase over the 2024 assessment for a \$9 per month increase or \$108 over last year. The increase is exclusively in the recreation assessment. We have budgeted moneys to replace the pool and bathhouse. We are currently awaiting the additional bids, as required by law, before starting this project in order to have the newly renovated pool area ready for the 2025 season. We are planning to start the work on the golf course and use the funds that have been set aside over the past several years. These, ear marked, funds will be used to upgrade the bunkers as well as other upgrades that have been recommended by the Greens Committee.

We have set aside the 2024 budgeted road work dollars that have not been spent in 2024 and added to that amount for 2025.

The complete budget has been provided to you for your review.

WS POA BUDGET 2025  
2025 BUDGET WORKSHOP  
10/17/2024

2025 Annual Assessments/Lot – Maintenance: \$1,608; Recreation: \$1068  
 Total Annual Assessment: \$2,568 (+\$108/year or +\$9/month). Townhome Maintenance: \$480  
 Non-Annual Payment fee: \$120/year. Paying the fees annually saves \$120 Non Annual Payment Fee.

Maintenance Assesment

OPERATING INCOME	<u>\$2,405,632</u>	
OPERATING EXPENSES		
ACCESS CONTROL	\$268,037	
AUDIT, INSURANCE & TAXES	\$242,940	
ADMINISTRATION	\$565,931	
ADMINISTRATION-LEGAL	\$192,000	
MAINTENANCE	\$733,458	
2025 POA ROAD FUND	<u>\$100,000</u>	
 TOTAL MAINTENANCE OPERATING EXPENSE	 <u>\$2,102,366</u>	 \$303,266

Recreation Assesment

OPERATING INCOME	<u>\$2,198,140</u>	
OPERATING EXPENSES		
C/C PURCHASING FINANCING	\$169,249	
PRO SHOP/CLUBHOUSE	\$448,406	
GOLF COURSE & POOL	\$703,592	
19th Hole Bar & Grill	\$589,834	
G/C CAPITAL REQUESTS	\$575,000	
 TOTAL COUNTRY CLUB OPERATING EXPENSE	 <u>\$2,486,081</u>	 (\$287,941)

ASSOCIATION OPERATING SURPLUS/(DEFICIT)	<u>\$15,325</u>	<u>\$15,325</u>
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TOTAL OPERATING INCOME	\$4,603,772
TOTAL OPERATING EXPENSES	<u>\$4,588,447</u>

## **Access Control Annual Report 25 April 2025**

Access Control is charged with ensuring that vehicles entering Westwood Shores are entitled to entry and/or have permission to enter the community. Access Control also manages the eTag system for the community both by maintaining the approved list of eTag entrants and the actual gate itself. Additionally, the staff is charged with placement/replacement of community vehicle decals.

Guests, vendors, and non-eTag property owners must access the community through the left-hand entry lane. Each vehicle is then manually approved or denied entry by Access Control personnel. From April 1<sup>st</sup>, 2024, through March 31<sup>st</sup>, 2025, a total of 88,017 vehicles were vetted and allowed entry by Access Control: 55,856 POA, 23,435 Contractor, 1,997 Marina Village, and 6,735 Country Club entrants. During that same time period, Access Control answered 6,483 telephone calls. On average, Access Control has vetted and admitted over 7,300 vehicles each month. From April 2024 through March 2025, the number of vehicles vetted by Access Control increased by 2,500 from the previous year and telephone calls decreased by 700.

In an effort to speed entry into the community, the WS POA uses an entry program named Gate Sentry which allows property owners to control who enters the community themselves. Happily, community usage of Gate Sentry has increase 1% putting usage now at 68%. As seen in the Strategic Planning survey results, community approval of Access Control and the use of Gate Sentry is high. During the last year, both the North Texas Toll Tag and the Texas Tag changed the size of their etag window decal and were unable to be read by our etag reader. However, we were able to get the firmware updated so those tags could be read with a minimum of down time.

Access Control changes/replaces community decals on an "as needed" basis on applicable vehicles throughout the year. However, annually in the month of February, Access Control is charged with changing Westwood Shores community decals on **all** approved vehicles. Access Control employees, other Westwood Shores employees, ACC/Board members, and one special volunteer (Deb Stevenson) maintained an 8 am to 5 pm vigil in the Clubhouse parking lot to change the decals and ensure that all who have decals are property owners or tenants in good standing. Thanks to new procedures instituted by Access Control Supervisor Dexter Pitts, this year's decal change was faster and simpler than ever. After reviewing the decal replacement procedures for the last few years, Mr. Pitts changed our procedure to encompass one week instead of two as over 95% of all decal changes are accomplished during the first week. The change resulted in a savings in employee overtime pay, time

away from the employee's actual job, and the decal change was still very efficient.

Again, this year, POA Administrative staff reviewed eTag users quarterly to ensure that the users were current in their assessments with no fines. eTags are considered an amenity for the community and may be denied when a property owner is more than a month behind in assessments or owes the community money in fines. For those property owners that are behind, POA Administrative staff sends a list to Access Control who then turns off the use of the property owner's eTags through the right-hand lane. Many of the property owners then quickly bring their accounts up to date.

Currently, Access Control employees one full time Access Control Supervisor, Dexter Pitts, and seven part time employees. This last year has seen the reduction in Access Control staff from ten to seven. This reduction was a joint project between Access Control and POA Administration to reduce payroll costs through more efficient scheduling of employees. Access Control is currently at full staff.

Additionally, Mr. Pitts has worked to decrease budget shortfalls and has kept his department within their budget without decreasing any services.

The Access Control staff is committed to maintaining the highest standards in the entry of vehicles into our community and shall continue to serve this community with a smile and a helping hand.

Submitted by  
Deta Rogillio  
Access Control Committee Chairman  
WS POA Trustee

## Country Club Minutes April 2024-April 2025:

The 2024-2025 Country Club Committee consisted of 8 members, Sherrie Nielson, Char McWilliams, Terry Heinrich, Carol Beck, Mike Baker, representing the Civic Association, Karen Matuszewski and Terry Weaver. The 19<sup>th</sup> Hole Manager, Trista McDonald and Pro Shop Manager, Josh Dixon also attended the meeting. The POA Liaison is Susan Keel. One of our members had to step down due to health issues.

The Board of Trustees changed how all committees were run this year. Instead of the POA Board trustee running the meeting, committee members chose and voted on the chairperson and a secretary. The reason for the change in running the committees is to make the residents' decisions more inclusive and run less by the POA Board.

- Our first meeting was in June 2024. All members signed a confidentiality form. The country club committee members elected Sherrie Nielson as the chairperson. Susan Keel volunteered to be secretary. We preset bimonthly meeting dates through Jan 2025.
- August meeting: The purpose of the Country Club committee is to review clubhouse operations and make recommendations for the Board of Trustees to review. Heavy rains during the May theater performance caused water to leak under the clubhouse wall into the dining room due to the slope of the patio. A recommendation was made to the POA board to put a drain on the patio to solve the leaking.
- October meeting: The committee discussed water filtration systems for clubhouse due to having to shut fountain machine down which affects the bottom line of the 19<sup>th</sup> Hole. The 19<sup>th</sup> Hole started using a new program with Gordon Food, which resulted in cost savings. Discussion about the need for new carpet/flooring in the clubhouse but was tabled until later. Suggestions for various activities at the clubhouse to increase revenue are always a fun topic.
- January meeting: Josh presented the updates of the golf course and driving range to the committee. Any extra activity through the pro shop boosts the 19<sup>th</sup> Hole sales by 30-40%. There have been several activities since the first of the year, the second fish fry ran by 19<sup>th</sup> Hole with volunteer help, a Galentine party, two Karaoke nights, a civic dinner, along with the normal scheduled events. The Civic Association gifted two patio tables with four chairs each to the clubhouse. Discussion by the committee of cleaning the 19<sup>th</sup> Hole dining chairs has been discussed several times.

- After talking to Marty, they are not cleanable and are about 10 years old. Recommendation was made to POA Board to investigate upholstering the chairs with a wipe clean vinyl. A committee member volunteered to upholster one chair with a vinyl she had for a sample.
- February meeting: The committee had one person step down for health reasons. Due to the upcoming annual meeting, and a volunteer list presented at this meeting for every committee, this seat will be filled after April. The patio was power washed by volunteers. The committee continued discussion of ways to promote the 19<sup>th</sup> Hole.
- The committee gave recommendations to the POA board:
  - a. A drain installed on the patio to prevent water from coming under wall into the dining room.
  - b. New full-building water filter system.
  - c. A donated TV was hung in the clubhouse lobby to run the communication notices.
  - d. Ramp installed at end doors for easier entrance.
  - e. A total of three solar lights will soon be installed at each end of building for better visibility.
  - f. Our community manager has ordered a new LED light fixture for over serving area in the lower dining room.

## Greens Committee Enhancing Our Community: A Year of Progress and Collaboration

This past year has been one of transformative growth for our community, thanks to the collective efforts of our golf course staff, Greens Committee, POA Board, and dedicated residents. Together, we've prioritized projects that elevate amenities for all neighbors while strengthening the long-term vitality of our golf course and recreational spaces. Below is a detailed update on the exciting improvements made possible by your support and input.

### Strategic Shifts & New Initiatives

In June, the Greens Committee and Golf Course Superintendent Josh Miller launched a refreshed vision for the year, pivoting from prior savings efforts for greens replacement to projects with broader community impact. This shift allowed us to reinvest funds into upgrades that benefit both golfers and non-golfing residents alike. Key programs introduced include:

- **Golf Cart Program:** Now in effect, this program enhances convenience for members while generating sustainable revenue. We encourage everyone to utilize this amenity!
- **Associate Membership Program:** Designed to attract non-resident golfers, this initiative has already boosted revenue and introduced new patrons to our community, enriching social and financial resources.

### Course & Practice Facility Upgrades

#### Revitalized Practice Complex

- October's renovation recommendation to the practice complex have created a dynamic hub for golfers:
- An expanded **driving range** now features a **60-by-50-foot, two-tiered platform** with mats for year-round use.
- A cozy social area with **two fire pits and seating** will debut this fall near the putting green—perfect for post-game gatherings, hot cocoa from the 19th Hole, or marshmallow roasts!
- Special thanks to **Tracy Kemick** and the **"Paving the Path"** donors, whose generosity covered over one-third of the project cost for the Driving Range

#### Bunker Restoration & Course Adjustments

Our bunkers underwent a meticulous transformation:

- Each was reshaped, lined, and fitted with advanced drainage (pea gravel + polymer sand) to improve playability and aesthetics.

- Adjusted tee boxes and restored “regulation” bunkers will prompt a Texas Golf Association (TGA) rating study later this year, ensuring our course meets competitive standards.

### **Elevating Member Experience**

- **Marshal/Starter Program:** Community volunteers now assist with pace of play and course flow, fostering a welcoming environment.
- **Beverage Cart & Cart Porters:** On busy weekends, porters ensure carts are clean and ready, while the beverage cart adds convenience and boosts 19th Hole revenue.
- **Expanded Cart Barn & New Lease:** To address increased demand, we’ve extended the cart barn and leased additional carts, reducing shortages and wait times.

### **Recreation Beyond the Fairways**

- **Pickleball Court Lighting:** Approved after resident feedback, new lights will extend playtime for this rapidly growing sport.
- **Hole Sign Sponsorships:** Over \$6,000 has been raised for new, professionally designed hole signs, which will be ordered soon. Thank you to our sponsors for their support!

### **Pardon Our Mess**

- After decades and decades of pool use, it was finally time to replace our pool. This project has been in the works for some time and in February we finally broke ground on a new pool. We will also have a new covered deck area, seating and tables which will create a more inviting environment. We are very excited as this is part of our ongoing efforts to enhance our shared amenities.

### **Looking Ahead**

- These achievements reflect our shared commitment to innovation and community. As we plan for 2026, we invite your ideas and participation—whether through volunteering, sponsoring projects, or simply enjoying the fruits of these efforts.

A heartfelt thank you to every staff member, committee volunteer, and donor who made this progress possible. Together, we’re ensuring our community remains a destination for relaxation, recreation, and connection.

Warm regards,  
Rick Walterscheid  
Greens Committee Board Leason

## Roads and Drainage Committee 2024-2025 Annual Report

- Approved double barrel culvert repair on Bluebonnet and Fairway (near the mailboxes). Work completed by Diversified.
- Identified and approved approximately 500' section of drain pipe repair along Palm Springs. Work completed by Diversified.
- Approved tree trimming throughout Westwood in order to facilitate school bus and emergency vehicle access. Work completed by Diversified.
- Approved culvert replacements for Bayport. Work completed by Diversified.
- Approved new lane culvert replacement on Birch. Work completed by Diversified.
- Facilitated Maintenance repairing a lane on Lakeside.
- Maintenance observed erosion damage on Meadow Lake near the head of Horseshoe Lake. Committee members requested water testing of the neighboring property's run off and a quote from Diversified for repair of the area.
- Committee members identified an area off Palm Springs that requires a ditch to facilitate drainage. Committee members met with Maintenance Supervisor Chris Williams who advised he would work with Diversified in the area.
- Committee members canvassed Westwood Shores 26 miles of roadway. Due to funding, no roads were repaired. Members did identify several ditches that required attention, and Maintenance has been active in addressing the identified areas.

## Westwood Shores POA Maintenance Committee Report

April 25, 2025

I would like to share a brief overview of the Maintenance Committee's efforts over the past 12 months. As you may or may not know, this was a new Standing Committee that was added last year. The purpose was to serve as an additional set of eyes and support for our dedicated maintenance department. With limited staff and a growing list of responsibilities, our maintenance workers and managers cannot always be everywhere at once. Westwood Shores encompasses some 1150 acres, 9 inland lakes, 26 miles of roads, and has multiple buildings to manage and take of. Their goal has been to work collaboratively to maintain and enhance the quality, safety and overall appearance of our shared community spaces.

Committee members routinely walked the property, drove the roads and viewed facilities in order to identify maintenance and safety needs and promptly communicated these to the specific department managers and POA Staff and Board.

Some of the maintenance issues the committee identified and were addressed throughout the past year were the following:

- Cleanliness of mailboxes
- Ditches that needed to be cleaned out
- Grounds around the POA Office
- Lighting issues
- Plumbing issues
- Debris Removal
- Marina cleanliness and lighting
- Interior lakes public access areas
- Potential immediate safety concerns

While not responsible for financial decisions, the committee remained mindful of budget constraints when offering areas of maintenance need. While moving forward, the committee will continue to be proactive in their support and communication in order to benefit the entire community.

The Board appreciates the collaborative work between this committee, the department managers and the broader community. Maintenance in our community certainly requires a team effort. As Volunteers, we are all called to be partners in stewardship – ensuring that our community remains safe, attractive and functional for everyone.

I along with our Board want to thank the six volunteer members of this committee that served. To each of you, serving as a volunteer and your commitment to make Westwood Shores a better place to live, makes a difference.

Jo Matthew  
POA Board Liaison

## The Neighborhood Watch Committee

Good Evening, and thank y'all so much for coming to our Annual Meeting tonight! I am Cheryl Savage, one of your 7 Westwood Shores Property Owner Association Board Trustees, and the Board Liaison to the Neighborhood Watch Committee.

Neighborhood Watch began in Westwood Shores in 2008, when it was formed by our beloved former long term POA Board Trustee and President, Carlyn Bluis. The community was divided into 14 sections. A volunteer block captain was assigned to each group. Each captain was to gather general information from their section, basically the address, phone number, and email of each resident. At this time there was not a basic form used.

Our primary purpose is to help watch out for each other, in the sense of looking out for our neighbors. If someone sees water gushing out your front door, or someone is in apparent need of medical help – we just want to be able to try to help by notifying either the property owner(s) of record and/or their next of kin – or other designated Emergency Contact.

My colleague, Susan Keel, became a captain in approximately 2014, and has been my Mentor as the Neighborhood Watch Committee Board Liaison during my past first year. Early on, as Susan gathered her area's Neighborhood Watch information, she provided everyone's name, address, and phone number to all residents in her Zone. When I started on the Committee this past June, she told us all that this was a terrific way to meet everyone in our block areas, or Zones. And for everyone to have their neighbors' contact numbers. And it still is, for all of us on the Committee, as well as for our Block Captains who are not on the Committee. Our Block Captains are the "Hands and Feet" responsible to ensure that to the best of our capability, our records of emergency phone numbers or residents and their designated emergency contacts are kept up to date.

Neighborhood Watch has also always been responsible for our annual Neighbors Night Out. We had food and games, voters registration, community emergency responder booths, and last year had a helicopter rescue service offering discounted signup for their services. Our committee has additionally hosted food drives for local charities, a golf cart scavenger hunt, 2 cornhole events, and teamed with the 19 Hole to have "A Getting to Know You Dinner." Neighborhood Watch also works with the Civic Association to produce a physical, hardcopy, Neighborhood directory—complete with photos of all residents who come to have their pictures made. The photos and directory are updated every two years and are expected to again in 2026. It's just a terrific way for newer neighbors to get to know who people are when they first move here, or even when older neighbors start to get newly involved. The Neighborhood Watch Committee continues to host our annual Neighbors Night Out.

Over the 2024-2025 Committee year, our focus has been on the development of a database of records that list all homes in the community, and a drive to make sure that we gather as much emergency contact information as we can for all property owners. We developed a new form to gather and enter neighbors' contact information into our records.

in 2024 we successfully migrated from Excel into a true database – which has enabled us to allow property owners to access to their own system record so they can change their emails or emergency contact information themselves— though your Zone captain or any Committee Member will be happy to do that for you, if you prefer! We have approximately 850 homes in the subdivision with almost all having records in the database. However only between 6 and 7 hundred records are complete as to current owners or residents names, phone, email and emergency contact information. So our 14 Zone Captains’ work remains underway. Don’t be surprised if you hear from them, and please consider them -- each and every one -- your literal – and FRIENDLY “Human Resource” with any WS questions! The ideal way Zone captains gather information is to go door to door. We also encourage all new property owners to pick up a form, complete it, and email or text a picture of it to us. And we have some here today for you!

This year, 2025-2026, the POA Board has stressed that they would like our Committee to concentrate on beefing up our neighborhood Emergency Plan.

The Neighborhood Watch News Log is also still produced by Susan Keel. This form of communication helps to encourage people to fill out the Neighborhood Watch Form. Perhaps more importantly to you as new residents, it lists most all the community goings-on—from the Quilting Group to the Ladies Coffees, to the poker, bridge and domino games, to the business meetings available to attend such as that of our POA Board of Trustees meetings – which are typically on the 4<sup>th</sup> Monday of each month and the WS Water Utility’s public meetings -- which are typically on the 3<sup>rd</sup> Monday of each month. If you fill out your form, and we get you in the database, then you should get those bimonthly Newsletters!

In addition to Susan and myself, who are non-voting Neighborhood Watch Committee Members, we have eight committee members and 14 zone captains. It does take a village to have a true COMMUNITY, and we all sure do hope you all will come to agree with US that our community truly is the best of the best at **BEING A Village** -- by how we really do come together to care for each other, and to have fun together!

## STRATEGIC PLANNING COMMITTEE

For the past year and a half, the Strategic Planning Committee has been working diligently writing and implementing a five-year plan for our community. I would like to give you an update on where we are currently with this plan.

As previously described, the purpose of a strategic plan is to give clarity and meaning to the Board of Trustees (BOT) of our POA regarding what the majority of property owners feel are the most important aspects of the community. In an attempt to obtain this information, the Strategic Planning Committee created a survey via a utility entitled "SurveyMonkey" which included questions that we, as a committee, felt were important interests of a property owner. The survey was designed in such a way so only between 5 and 10 minutes would be required for it to be completed. The survey was sent to property owners via email. A total of 1250 emails were sent. Of the 1250 emailed out, 914 were opened. Of the 914 opened, 415 took time to answer the questions. The results of the survey were then compiled using those 415 answered surveys and analyzed using the tools available within "SurveyMonkey".

In addition to the survey, the Strategic Planning Committee created four focus groups. Each of the focus groups were specifically designed to address the various categories of property owners within the community. The groups were as follows:

- 1) Full-time, retired property owners
- 2) Full-time, working property owners
- 3) Part-time or lot property owners
- 4) Property owners with children under the age of 18

Because no one signed up for Group 3, the committee decided to form two groups of Group 1 since that represented the majority of property owners in Westwood Shores.

The Strategic Planning Committee then analyzed and evaluated both the survey and the focus group's results. These results gave us a wealth of information about what property owners valued most about our community. The most highly valued item was Access Control (the front gate). Next on the list was the condition of our roads, followed by the golf course, swimming pool, fitness center, 19th Hole Bar and Grill, exercise room, and pickleball/tennis courts being lowest on the list.

Each of these priorities was then evaluated and placed on an Impact-Effort grid to help determine which improvement would most benefit the property owners. "Impact" included an estimate of the benefits to the community. "Effort" included an estimate of the financial

impact (positive or negative) and the amount of time the priority would take to accomplish the task.

The above information was then formally compiled and presented to the BOT in an effort to advise the BOT as to how the property owners would prefer to have their assessments and fees allocated once all of the monthly expenses are paid. In other words, what do we do with any money left over after all the bills have been paid.

#### Current Status

As a result of the above efforts related to defining the property owners' preferences and creating a strategic plan as defined by those preferences, the Strategic Planning Committee was able to generate a number of recommendations to present to the BOT. This, combined with the BOT's efforts to optimize the handling of the community's finances, has led to several initiatives being financed and implemented. It is noteworthy to add that the BOT has been able to execute these programs without increasing assessments or fees or calling for a special assessment.

At the neighborhood entrance construction has begun on the remodeling of our swimming pool which has been in desperate need of repair for numerous years. Stage one of the swimming pool remodel includes the pool itself and the area immediately surrounding the pool. Architectural drawings that depict the changes underway are available in the foyer of the clubhouse. Also, as soon as funding is made available, new bathrooms and a fitness center will be built. These will be located on the north side of the pool. As further enhancement, the BOT is also looking into the possibility of a smart card entry system which will allow 24-hour access to the fitness center.

Additionally, golf course improvements are currently being made using money which has been saved over the past several years. Initially this money was earmarked for new greens on the course. However, because of the expertise of our course supervisors, it was determined that the greens do not require rebuilding. This money has now been redirected toward establishing our sand traps and improving the driving range.

Roads continue to be the number one concern of property owners. However, to make a difference in our roads, a lot more funding is required than currently available. There are 26 miles of roads in Westwood Shores. The cost of the cheapest road construction process known as "chip and seal" costs approximately \$400,000 per mile. To make a difference, it will take a minimum of \$8 to \$10 million dollars to pave our roads using the cheapest method of restoration. Currently the Strategic Planning Committee and the BOT are in the process of considering a number of strategies for generating the funding necessary to address all 26 miles requiring maintenance. In addition, we are doing our best to stretch

the resources we do have so that we minimize any additional cost to each property owner. Preliminary research is revealing that it appears to be working.

### Moving Forward

From the original survey and focus groups, it became obvious to the Strategic Planning Committee that there was a need for better communication both within Westwood Shores and beyond. In addition, we needed to market our community not only to our property owners but to prospective property owners. And thirdly, we needed financial advice to help us know the best way to fund the needed projects like paving our roads. We are now in the process of creating three committees to focus on each of these needs. These committees will be “special advisory committees” to the Strategic Planning Committee who will then make recommendations to the BOT. These committees will only be advisory in nature. They will not be able to make decisions on their own. All decisions will continue to be made by the BOT.

Due to the special nature of the three committees, an application and interview process will be required for each committee position. We will be looking for property owners within our community who have specific skillsets and experience in these areas. Information regarding the application process for these committees will soon follow. If you possess special skills and wish to serve, please fill out the application when they are announced.

### Additional Survey

Within the next several weeks the Strategic Planning Committee will email a second survey to all property owners of Westwood Shores. Please be on the lookout for that email. We will be announcing its release through several postings. It is our hope that this new survey will increase the number of property owners who take the time to complete the survey. We need to hear from everyone. The initial survey has proven that “Your Opinions Count”.

### Email Addresses

One positive result of the first survey was to bring our email addresses up to date. If you have changed your email address, or feel you are still not receiving emails, please notify the POA office as quickly as possible so that you can begin to receive all the important information concerning our upcoming survey.

## Westwood Shores Committee Opportunities for 2025-2026

The Westwood Shores Property Owner's Association (POA) Board of Trustees (BOT) supports a committee driven approach to decision making for this community. Property owner participation in the decision process is imperative to provide the BOT a representative view of community wants and needs. The Westwood Shores POA is offering the opportunity for you to be considered to serve on one of our Standing committees. The purpose of these committees is to assist the Board by gathering information and making recommendations to the Board. Our committees serve to broaden the communities input in decision making.

All committee members must be Westwood Shores property owners and follow our Bylaw's requirement of being in "Good Standing". In general, this means a member who is not delinquent in the payment of any assessments and/or fines.

For 2025-2026, the following guidelines will be in place for our committees:

- All Committee members will be selected for 2025-26 by the current committee members.
- Committee members will select a Chairperson and a recording secretary. Each Board member will serve as a liaison to a committee and will not have voting rights.
- The Community Manager may attend any meeting.
- Members will serve a maximum of 5 years on one committee unless there are no new candidates.
- There will be a minimum of 5 and a maximum of 9 on a committee
- For interested property owners, they may sign up or email the POA staff beginning at the Annual Meeting through the following Friday following the meeting.

The following are the committees and their purpose.

**Country Club Committee** – reviews Country Club operations, including the building facility and the 19<sup>th</sup> Hole and makes recommendations to the Board.

**Roads Committee** – reviews streets, roads and drainage problems and makes recommendations to the Board for repairs and improvements.

**Golf/Greens Committee** – provides focus and input on the golf course and greens. Reviews Golf Course operations, pro shop operations, pool operations, fitness center, pickleball/tennis courts, and makes recommendations to the Board.

**Maintenance Committee** – ensures the safety and cleanliness of our common areas and facilities, to help identify areas for preventive maintenance and corrective needs, and to make recommendations to the Board for new capital investments and upgrades.

**Neighborhood Watch Committee** - to help connect neighbors to become active in emergency preparedness; to encourage neighbors to watch out for each other's personal safety; to maintain a Neighborhood Watch Night Out Program and to improve communication of importance.

**Strategic Planning Committee** - to help define the community's vision for the future and to set goals and objectives along with developing a plan as to how to achieve them.

**Communications Committee** – to help provide timely clear and factual information to the Westwood Shores community about events and concerns in the community through the website WWSConnet.com. This Committee is different from other Committees in that these members shall be selected for their technical/website building/maintenance expertise. If you have these skills, please submit your experience area in the requesting communication.

If you would like more information or to be signed up, please contact any of the following:

- Email to [info@westwoodshorespoa.com](mailto:info@westwoodshorespoa.com)
- Call the POA Administrative office @ 936-594-3805
- Email to [poaboard@westwoodshorespoa.com](mailto:poaboard@westwoodshorespoa.com)

***You may begin signing up to be considered for a committee at the Annual meeting and through the following week. You must sign up by the end of the business day on Friday, May 2.***

## WSCA 2025 Annual Reporting

**Westwood Shores Civic Association** (WSCA) is a 501(c)(4) organization formed to provide members with fun activities, socialization and to give back to the Westwood Shores. Yearly membership is \$10.00 per person. There were 279 members in 2024 and currently there are 209 members in 2025.

**Our mission is to Have Fun, Support the 19th Hole and Give Back to the Community.**

2025 Board Members:

President: Karen Matuszewski

Treasurer: Sherrie Nielsen

Secretary: Denise Brown

Communication/Membership: Connie Swiderski,

(Dinner) Events Co-Leads: Kathy Ballenger and Sharon Carlisle

Theater Lead: Terry Weaver

Open positions include Vice President, Weekend Events Lead and Family Friendly Events Lead. Dinner Events Co-Leads have stepped up and are serving as Events Co-Leads. All board members serve with an 'All Hands On Deck' attitude. 2025 Board members were elected at the February 20, 2025 Civic Dinner that included a meeting and bingo.

Thank you to 2024 Board Members: Karen Matuszewski, Brenda Kreitzer, Sherrie Nielsen, Denise Brown and Terry Weaver.

Financial year is January to December. For 2024:

- Total Revenue: \$30,065.95
- Total Expenses: \$25,720.23
- Net Income, Added in 2024: \$4345.72

2024 Event Net:	
Dinners	(\$195.00)
Tie Dye	\$87.92
Raffle	\$128.39
Chili Cookoff	\$498.69
Group Trip	\$843.02
Garage (Rummage) Sale	\$2,085.40
Theater	\$5,957.26

## WSCA 2025 Annual Reporting

2024 Donations and Sponsorships:	
Patio Furniture - 19th Hole	\$2782.00
Cart - 19th Hole	\$158.19
Caroling and Cards & Claus	\$42.44
Firework Sponsorship	\$1500.00
Neighborhood Night Out	\$174.96
Easter Egg Hunt	\$104.76
Ice Cream Social	\$264.64
Civic Coffee Card Postage	\$139.00
<b>TOTAL</b>	<b>\$5,165.99</b>

Annual Review Events Reporting is May 2024 to April 2025. This aligns with the Westwood Shores Annual Meeting.

May 2024 to April 2025 Activities:	
Member Appreciation	1
Dinner Events	4
Family Friendly Events	7
Seminars	2
Sponsorships	1
Theater Shows	2
Weekend Events	2
<b>TOTAL</b>	<b>19</b>

We have made investments into this community with some tangible items, such as the patio tables, and chairs and many intangible items. Intangible items include events, postage for cards, residents involved in theater and even fireworks sponsorship. There is no dollar amount that can be put on it.

Intangible Items:

- Dinners
- Events
- Monday Morning Ladies Coffee Card Postage: (\$73) (October 2024)

## WSCA 2025 Annual Reporting

- POA Fireworks Committee: Sponsorship (\$1500) (June 2024)[Gifts being used as prizes.]
- Seminars
- Sound System: Batteries
- Theater involvement

### Tangible Items:

- Clubhouse Patio: 2 Polywood 4-Topper Teak Trestle Tables with 4 chairs and cushions for each (\$2782) (October 31, 2024)
- Theater Prop: Performance Flat Covers and Platform (October 2024) [Philip Waguespack built]
- Sound System: Wireless Headset, Microphone Cables, Dual Channel Direct Injection Box and Miscellaneous Equipment (December 2024 / April 2025)
- Clubhouse Fire Pit Area: 8 Polywood Navy Adirondack Chairs (\$1790) (March 19, 2025)

The Theater Group within the Civic Association provides an outlet for many creative persons and brings joy to spectators. Participation in the Theater Group helps with memory, learning new things and lets you work with others while socializing. Besides performers, we have sound, set, prop, and ticket helpers that is just as critical. The Theater Group helps with Civic fundraising through ticket sales. Ticket sales provide funds for the next performance and gives back to the community through events and purchases. The 19th Hole 10% discount available on the back of your ticket is reimbursed by WSCA.

Currently, we are getting bids to repair the front sign. You probably have noticed the hole in it. If you know of a company that works on those, please send email to the Civic gmail address ([2021wwsca@gmail.com](mailto:2021wwsca@gmail.com)).

We had another idea of where to spend Civic monies with furniture for the clubhouse foyer. However, that led us to a suggestion that flooring needed to be replaced first. Sherrie worked and obtained that bid. If we go that route, we will need it to be a multi years process. Actually, not sure if that is really something Civic wants to do. Another idea is to help finance the pool pad and we are waiting for estimates. We welcome your suggestions and ideas with what we should purchase that will benefit the community. Please email them to the Civic gmail address ([2021wwsca@gmail.com](mailto:2021wwsca@gmail.com)).

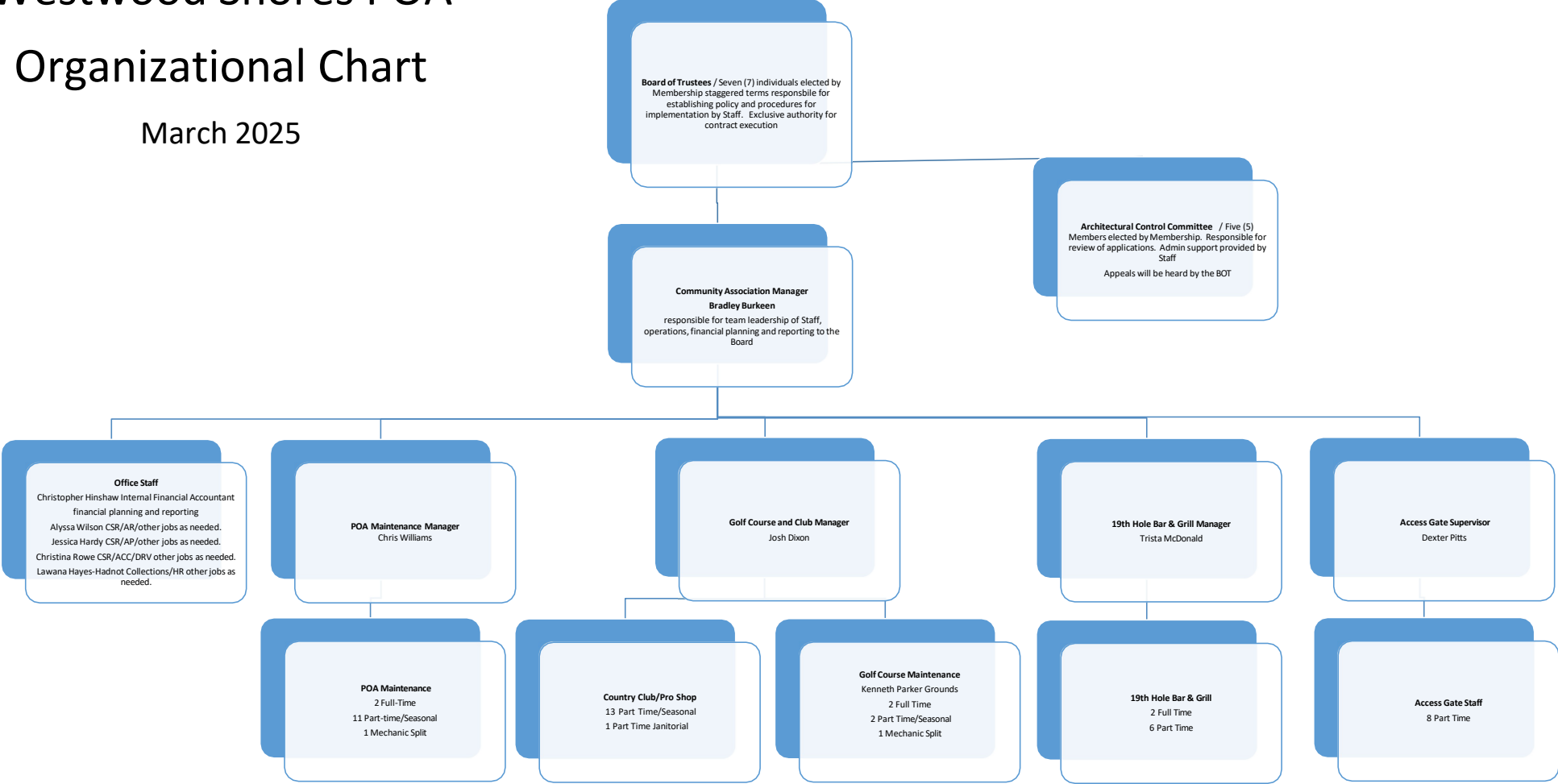
**Thank you to all our members. We appreciate you.**

**Thank you to all that have helped in one way or another or many ways. We appreciate you.**

**Have Fun!**

# Westwood Shores POA Organizational Chart

March 2025



# Notes