



WESTWOOD SHORES PROPERTY OWNERS' ASSOCIATION
MINUTES OF THE MEETING OF THE BOARD OF TRUSTEES HELD FEBRUARY 24, 2025
AT THE CLUBHOUSE, 100 WESTWOOD DRIVE, TRINITY, TX 75862 AT 9:00 AM

The meeting was duly noted in accordance with Texas Property Code 209.0051 via email and posting of the notice on the Website and on each mailbox within the subdivision on February 18, 2025.

In Attendance:

Jo Matthew, President
Deta Rogillio, Vice President
Ron Auvenshine, Secretary
Cheryl Savage, Trustee
Susan Keel, Trustee
Rick Renfro, Trustee
Rick Walterscheid, Trustee
24 Property Owners present
Bradley Burkeen – Community Manager
Chris Williams – Maintenance Supervisor
Christopher Hinshaw – Internal Financial Accountant
Christina Rowe – CSR ACC and Deed Restrictions

Absent :

Mark Cole – Constable

1) Call to Order

President Jo Matthew called the meeting to order at 9:00 am and led the Pledge of Allegiance to the United States Flag, and Secretary Ron Auvenshine led a prayer.

2) Adoption of Agenda

- a. The agenda was adopted as presented with one removal.
 - i) 8I Consideration and vote on changes to ACC Policy Manual.

3) Announcements

- a. Employee of the Month for January – Christopher Hinshaw – POA Admin.
- b. Employee of the Month for February – Kiki Smith – Pro Shop
- c. Saturday, March 1st, 10 am New Property Owner's Meeting at the Clubhouse – all property owners' welcome.

4) Constable Report

- a. Constable Mark Cole was absent but submitted the following report services for Trinity County provided by the Constable for the month of January: attended JP, County and District Court, responded to 1 burglar alarm, 2 fire calls, 4 animal calls, 1 disturbance, and wrote 1 traffic warning.

5) Consideration of Minutes

- a. The minutes of the following meetings were reviewed and approved, as presented, by a unanimous vote: January 27, 2025.

6) Reports

- a. **Access Control**

Trustee Deta Rogillio announced that Access Control was changing the yearly WS decals this week through Sunday March 2nd, from 8 am until 5 pm in the Clubhouse parking lot. She reminded all that everyone needed a new decal even if they have an e-tag because the WS decal told the community that your vehicle belongs in the community; if some reason the e-tag lane is down and you must go through the left hand lane, the decal says you are property owner and will get you through the gate much faster; the WS decal allows you entrance into Marina Village along with your property owner card; and shows that you are a WS property owner in good standing with assessments current. Access Control statistics for February were: 3,664 vehicles were vetted through the left-hand lane: 2,398 POA, 842 Contractor, 54 MVR, and 370 Country Club. 213 telephone calls were received through mid-February.

b. **Architectural Control Committee**

The minutes from February 10, 2025, meeting was attached for the Board of Trustees to review. ACC Vice-Chairman Dahl Hansen reported for February: 2 propane tanks; 2 additions/ improvements; 2 flagpoles; 2 extensions; and 2 denials.

c. **Maintenance Report**

Supervisors report and updates were attached for board review.

Maintenance Supervisor Chris Williams reported the Maintenance Department had received 60 yards of trash in the heavy haul drop-off, that new security cameras had been installed around the Maintenance facility and one illegal dumping had already been caught and referred to law enforcement, they had repainted the ceiling above the bar inside the 19th Hole and inside the Access Control building, new signs have been installed around the Maintenance facility showing drop-off sites and notifying of the cameras, and boat dock striping was completed. He advised that Diversified Pier and Bell has started the culvert replacement on Palm Springs, that the trash runs are running smoothly, and reminded that cardboard boxes should not be placed in a trash bag and will not be picked up during the weekly trash run. Cardboard is picked up the first Monday of the month provided it has been broken down and is tied or taped together.

d. **Budget Committee: Financials**

January 31, 2025, Financials and meeting notes from February 18, 2025, meeting were attached for Board review. Trustee Rick Renfro reported the POA ended January with \$2,507,483 cash on hand. He reported that the 19th Hole Bar and Grill, the Pro Shop, Access Control, Administrative Office, Golf Course Maintenance, and WS Maintenance all outperformed their budgets. The total Association net income in January was \$62,205 better than the budget and operating expenses were \$38,745 under budget. Rick also reported that our annual insurance expense was over budget by \$11,697 and the POA is currently working to ensure we are receiving the best rates possible and reviewing coverage on an item-by-item basis. He also advised that although January started out well, we are spending an extraordinary amount of money in the first quarter with the pool and bath house renovation and the bunker and driving range improvements. Rick reminded everyone that these monies are available due to several years of savings for these events and the ability, in the last couple of years, for the POA Administration to implement some cost saving measures.

e. **Delinquent Accounts**

No report this month.

f. **Deed Violations and Inspection Visits**

Violation report was attached for Board Review.

Update for January through February. There were 14 corrected, 114 new, 5 at legal or public nuisance, and 146 currently active. Trustee Matthew reported that, within the last two weeks, 5 Board members and POA staff had ridden all 26 miles of road within Westwood Shores and identified 114 deed violations. The drive around was an effort to educate the Board and staff on the state of the community and to focus on the importance of deed restriction enforcement. Many of the 114 new deed violation property owners shall be given a 30-grace period to correct the violations unless they are repeat offenders. It is the desire of the Board to ensure fair and equal deed violation enforcement.

g. **Country Club Committee**

Minutes from February 12, 2025, meeting was attached for Board review.

Trustee Susan Keel reported that the Country Club Committee met in February. One of the Committee members resigned due to health considerations. Josh Dixon updated the Committee on work on the golf course and pool renovation. The Country Club Committee had wished to power wash the patio prior to the high school golf

tournament on March 3rd but will have to reschedule. The 19th Hole reported that the January Fish Fry had made a profit of \$878.79. Discussion on 19th Hole and patio maintenance as well as closing and opening procedures were held. Continued discussion was held on advertising the 19th Hole on Access Control hang tags and they reviewed a sample of the possible reupholstering for 19th Hole chairs.

h. **Greens/Golf Committee Report**

The committee did not meet in February.

Trustee Rick Waltersheid reported that the Golf/Greens Committee did not meet in February. However, he advised that the front 9 bunkers had been completed, and the back 9 bunkers should be completed in the next week. Rick also reported that the pouring of concrete for the range mat pad is scheduled for this coming week.

Streets and Roads Committee Report. Trustee Liaison Ron Auvenshine reported that the Committee drove the subdivision and reviewed 39 areas that were identified as having drainage issues. They identified which issues were the responsibility of property owners and which are the responsibility of the POA.

i. **Streets and Roads Committee**

Minutes from February 4, 2025, meeting was attached for Board review.

Trustee Liaison Ron Auvenshine reported that the Committee drove the subdivision and reviewed 39 areas that were identified as having drainage issues. They identified which issues were the responsibility of property owners and which are the responsibility of the POA.

j. **Strategic Planning Committee**

Minutes from the last meeting were attached for Board review.

Trustee Ron Auvenshine reported that the Committee has completed the status summary of the Committee and has published this summary. He stated the structure of the Communications Committee is being developed as well as a process for selecting a chair for this committee and the Financial Advisory Committee. Questions for the next survey are being developed with the goal being to increase the number of responses and garner new information.

k. **Maintenance Committee**

No meeting was held in February.

l. **Neighborhood Watch Committee**

Minutes from February 4, 2025, meeting was attached for Board review.

Trustee Liaison Cheryl Savage reported that the Committee reviewed the list of Zone Captains, identified, and assigned captains for all 14 zones, with two assignments still being preliminary. She read off the list of Zone Captains and asked that they should be recognized for their work.

7) **Ratification of Actions taken via Unanimous Written Consent**

Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees agreed:

- a. Accept the cart plan where a participant will join the program for \$1,000.00/year and that would guarantee a cart be available for their use as long as they have an approved scheduled tee time.
- b. Approve the purchase of a used Ford F-250 to replace the unusable Ford F-150 for \$19,999.

8) **Items for Consideration**

a. **Consideration and vote on levying fines on Owners who have violated or are violating the POA's documents.**

Following due discussion and upon motion duly made, seconded, and unanimously approved, the Board of Trustees agreed to levy fines on the owners who are in violation of the POA's documents over to the Association's attorney to seek compliance with the governing documents through lawsuit, if necessary.

See attached Appendix 9 a & b.

b. **Consideration and vote on referring owners who have violated or are violating the POA's documents over to the Association's attorney to seek compliance with the governing documents through lawsuit, if necessary.**

Following due discussion and upon motion duly made, seconded, and unanimously approved, the Board of Trustees agreed to refer the owners who are in violation of the POA's documents over to the Association's attorney to seek compliance with the governing documents through lawsuit, if necessary. All approved.

See attached Appendix 9 a & b.

- c. **Consideration and vote on referring owners who are delinquent in payment of Assessments or other charges to the POA over to the Association's attorney to collect such past due payments through lawsuit and foreclosure, if necessary.**

No new accounts.

- d. **Consideration and vote on recommendations from the Architectural Control Committee.**

i) None.

- e. **Review and vote on recommendations from the Budget Committee.**

Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees agreed to:

i) Invest \$474,000.00 into a 26wk CD with Alliance Association Bank with a 4.15% interest rate, money will come out of the current ICS account.

- f. **Review and vote on recommendations from the Country Club Committee**

Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees agreed to:

i) Put in work order for maintenance to paint the steam/serving tables and make any necessary repairs.

ii) Install 3 Bell & Howell solar powered, motion activated lights. One will be placed on the dining room side and two on the pro-shop side to provide lighting for those entering from the parking areas.

iii) Installation of a small ramp for easier access to the main dining room at the door on the Northeast side of the building.

- g. **Review and vote on recommendations from the Greens/Golf Committee.**

i) None.

- h. **Review and vote on recommendations from the Streets and Roads Committee.**

i) None.

- i. **Review and vote on recommendations from the Strategic Planning Committee.**

i) None.

- j. **Review and vote on recommendations from the Maintenance Committee.**

i) None.

- k. **Review and vote on recommendations from the Neighborhood Watch Committee.**

i) None.

9) **Owner Questions:**

Please see the attached list of owner questions and answers attached at the end of the minutes.

10. **Executive Session**

The Board of Trustees reviewed all reports from the attorney on all collection and deed restriction issues, and management staff concerning employee-related issues and any contract issues.

11. **Reconvene Open Session**

- a. **Consideration and vote on Purchase of new motor for Gravely Mower #2.**

Following due discussion and upon motion duly made, seconded, and unanimously approved the Board of Trustees agreed to approve the purchase of a new motor for the Gravely Mower #2 and make sure that it is added to the PM sheets and the hoses are routinely changed to avoid this incident happening again.

12. **Next Meeting Date**

The next regularly scheduled Board meeting will be held at the Clubhouse on Monday, March 24, 2025, at 9:00 a.m.

13. **Adjournment – 12:34 pm**

Approved:



Recording Agent,

Date:

3/24/2025



Chairperson

Date:

3/24/2025

Owner's Questions

February 24, 2024

1. A property owner requested clarification on the cardboard policy, stated there were not enough men on POA Committees and asked why, wanted to know why non-disclosure agreements were required to serve on POA Committees, and asked the status of the 2022 audit. *The current cardboard policy was re-iterated (see Maintenance Department report), and it was clarified that small boxes, such as cereal boxes, may be broken down and placed in household trash. The Board stated that Committees were chosen from those property owners who requested to serve, and more women volunteered. The Board advised that occasionally sensitive information was discussed in the Committee and, therefore, non-disclosure agreements were required per POA attorneys. The property owner was advised that the 2022 audit had been completed and that the 2023 and 2024 audits will be sent out this week to the auditors.*
2. A property owner requested that an e-blast be sent out to property owners reminding them that it is against POA policy to feed wildlife. *The Board approved this request and e-blast shall be sent out this week.*

Property owner questions sent to poaboard@westwoodshorespoa.com are answered to the individual but will no longer be included in the minutes. Property owners with specific questions are encouraged to continue to use the email address and their questions will be answered by a member of the board.

Appendix 9 a & b

	Unit Name	Violation	Inspection Date	Rule	Violation Description
1		1,292	02/20/2025	MNT	PLEASE REMOVE THE TEMPORARY FENCE AND SUBMIT AN ACC APPLICATION FOR AN APPROVED FENCE.
2		1,293	02/20/2025	MNT	PLEASE MAKE THE NECESSARY REPAIRS ON THE HOME AND POWERWASH THE MOLD FROM THE BUILDINGS.
3		1,291	02/20/2025	MNT	PLEASE REMOVE THE T-POSTS AND REPLACE THEM WITH WOOD.
4		1,294	02/20/2025	Recreational Storage	PLEASE STORE YOUR BOAT BEHIND THE
5		1,298	02/20/2025	Building without ACC Approval	PLEASE COME IN AND SUBMIT AN APPLICATION FOR SCREENING THE PROPANE TANKS THAT YOU HAVE INSTALLED.
6		1,297	02/20/2025	Building without ACC Approval	PLEASE COME INTO THE OFFICE AND SUBMIT AN ACC APPLICATION FOR THE PROPANE TANK AND SCREENING THAT YOU HAD INSTALLED.
7		1,295	02/20/2025	MNT	PLEASE MAINTAIN THE HOME AT ALL TIMES, BY POWERWASH THE HOME.
8		1,253	02/19/2025	MNT	PLEASE MAINTAIN THE FENCING AROUND THE FLOWER BED.
9		1,272	02/19/2025	MNT	PLEASE MAINTAIN THE HOME BY POWER WASHING IT.
10		1,265	02/19/2025	MNT	PLEASE REMOVE THE REFRIGERATOR FROM THE FRONT PORCH.
11		1,264	02/19/2025	MNT	Please Remove all the debris from around the house and keep it maintained at all times.
12		1,268	02/19/2025	MNT	PLEASE REMOVE THE BRICKS FROM THE PROPERTY

13		1,279	02/19/2025		PLEASE REMOVE ALL THE EXTRA DISH SATELLITES.
14		1,275	02/19/2025	MNT	PLEASE REMOVE ALL THE STORGE AND TOATES OFF THE FRONT PORCH, AND REMOVE THE FENCING AND SUBMIT AN ACC APPLICATION FOR A CORRECT FENCE.
15		1,271	02/19/2025	Recreational Storage	place all trailers behind front set back line of the home and remove the ladder from the side of the home.
16		1,249	02/19/2025	Sign	PLEASE REMOVE THE SMALL SINGS FROM THE PROPERTY, PLEASE SEE THE POA POLLICEY SECTION 9.04 FOR ANAY QUESTIONS. ALSO PLEASE REMOVE ANY AND ALL SEBRIS FROM AROUND THE PROPERTY.
17		1,274	02/19/2025	MNT	PLEASE MAINTAIN THE PROPERTY AT ALL TIMES, PLEASE CLEAN UP THE PROPERTY
18		1,246	02/19/2025		please remove the tarp from around the propane tank.
19		1,277	02/19/2025	MNT	PLEASE REMOVE ALL THE PAINT BUCKETS FROM THE FRONT PORCH AND STORE THEM PROPERLY.
20		1,276	02/19/2025	MNT	Please remove the temporary fence and submit a correct ACC application for an approved fence
21		1,250	02/19/2025	Recreational Storage	place all trailers behind front set back line of the home
22		1,282	02/19/2025	MNT	PLEASE REMOVE THE FOR SALE SIGN FROM THE YARD AND PLACE IT IN THE FRONT WINDOW FACING THE ROAD ON THE INSIDE OF THE HOME.

23		1,257	02/19/2025	MNT	PLEASE MAINTAIN THE HOME AT ALL TIMES BY REMOVING ALL THE PINE NEEDLES OFF THE ROOF AND CLEANING UP THE PROPERTY.
24		1,269	02/19/2025	Flag	PLEASE FIX THE FLAG AND FLY IT CORECTLY
25		1,258	02/19/2025	MNT	PLEASE REMOVE ALL THE MATERIALS FROM THE PROPERTY,
26		1,280	02/19/2025	MNT	PLEASE MAINTAIN THE PROPERTY AT ALL TIMES, REMOVE ALL THE BRICKS AND OLD YARD TOOLS FROM THE SIDE OF THE HOME, AND REMOVE THE BROKEN DOWN CAR FROM THE PROPERTY.
27		1,263	02/19/2025	MNT	PLEASE REMOVE ALL THE CONSTRUCTION MATERIAL FROM THE SIDE OF THE HOUSE, AND CLEASE IT ALL UP,
28		1,247	02/19/2025	MNT	PLEASE REMOVE THE BUILDING MATERIALS FROM VIEW AND STORE THEM PROPERLY.
29		1,254	02/19/2025	MNT	PLEASE REMOVE THE EXTRA BRICKS FROM THE SIDE OF THE HOME.
30		1,256	02/19/2025	Recreational Storage	place all trailers behind front set back line of the home
31		1,248	02/19/2025	MNT	PLEASE MAKE THE NECESSARY REPAIRS TO THE PROPERTY, AND PLEASE REMOVE THE RUGS FROM THE FENCE.
32		1,285	02/19/2025	Building without ACC Approval	PLEASE COME INTO THE OFFICE AND SUBMIT AN ACC APPLICATION TO DO A CORECT SCREENING FOR YOUR PROPANE TANK.

33		1,262	02/19/2025	MNT	PLEASE CLEAN UP THE PROPERTY AND KEEP IT MAINTAINED AT ALL TIMES STORE ALL THE PLANTING MATERIALS , POWER WASH THE HOME,
34		1,284	02/19/2025	MNT	PLEASE REMOVE THE FENCING FROM AROUND THE TREE
35		1,267	02/19/2025	MNT	PLEASE REMOVE ALL THE CONTRUCTION MATERIAL FROM THE TRASILER
36		1,255	02/19/2025	MNT	PLEASE REMOVE THE OLD STEPS FROM THE PROPERTY, AND MAINTAIN IT AT ALL TIMES.
37		1,270	02/19/2025	MNT	PLEASE REMOVE THE LADDER AND YARD EQUIPMENT FROM VIEW.
38		1,259	02/19/2025	MNT	PLEASE REMOVE ALL THE CONSTRUCTION MATERIAL FROM THE PROPERTY.
39		1,286	02/19/2025	MNT	PLEASE REMOVE THE LUMBER AND TREE BRANCHES FROM THE SIDE OF THE HOME.
40		1,266	02/19/2025	Recreational Storage	PLEASE REMOVE THE SIGN, AND PLEASE REMOVE THE TRAILERS FROM THE PROPERTY, SEE RECREATIONAL STORAGE POLICY IN THE POA POLICY.
41		1,278	02/19/2025	MNT	PLEASE REMOVE THE GREEN HOUSE STORAGE FROM THE PROPERTY.
42		1,288	02/19/2025	MNT	PLEASE STRAIGHTEN UP THE TEMPORARY FENCE FROM AROUND THE FLOWER BEDS
43		1,287	02/19/2025	MNT	PLEASE REMOVE ALL THE BUILDING MATERIALS FROM THE SIDE OF THE HOME.
44		1,260	02/19/2025	MNT	PLEASE REMOVE THE GREEN HOUSE STORAGE FROM THE PROPERTY.

45		1,281	02/19/2025	MNT	PLEASE REMOVE THE TRASH FROM THE YARD.
46		1,273	02/19/2025	MNT	PLEASE REMOVE ALL THE BUILDING MATERIALS FROM VIEW
47		1,251	02/19/2025	MNT	PLEASE REMOVE THE BUMPER AND PVC PIPE FROM VIEW
48		1,261	02/19/2025	MNT	PLEASE REMOVE ALL THE GREEN FENCING FROM AROUND THE BOAT DOCK.
49		1,252	02/19/2025	MNT	Please remove the temporary fence and submit a correct ACC application for an approved fence
50		1,289	02/19/2025	MNT	PLEASE REPAIR THE ROOF AND REMOVE THE TARP.
51		1,283	02/19/2025	MNT	PLEASE REMOVE YOUR GREENHOUSE AND SEE THE POA POLICY FOR FURTHER INFORMATION.
52		1,290	02/19/2025	MNT	PLEASE REMOVE THE LADDER AND BUILDING MATERIALS FROM THE SIDE OF THE HOME.
53		1,229	02/18/2025	MNT	PLEASE DO THE REPAIRS ON THE FENCE THAT NEED TO BE DONE TO STRAIGHTEN IT UP
54		1,215	02/18/2025	MNT	PLEASE MAINTAIN THE YARD AT ALL TIMES.
55		1,232	02/18/2025	MNT	please remove the chairs from the side of the home, and remove the wood on the other side.
56		1,214	02/18/2025	MNT	PLEASE FIX THE PANEL AROUND THE PROPANE TANK.
57		1,225	02/18/2025	MNT	Please remove the temporary fence and submit a correct ACC application for an approved fence

58		1,236	02/18/2025	MNT	PLEASE REMOVE THE FENCING MATERIAL FROM THE SIDE OF THE HOME AND STORE IT PROPERLY.
59		1,245	02/18/2025	MNT	PLEASE REMOVE THE TIRE AND BOXES FROM THE FRON OF THE HOME.
60		1,237	02/18/2025	MNT	PLEASE REMOVE THE BURING PIT FROM THE YARD.
61		1,239	02/18/2025	MNT	PLEASE MAINTAIN THE GARAGE AT ALL TIMES, PLEASE REMOVE THE MOLD FROM THE BUILDING.
62		1,221	02/18/2025	Recreational Storage	PLEASE REMOVE THE TRAILER FOR THE PROPERTY ACROSS FROM THE HOME, AND PLACE IT ON YOU LOT.
63		1,240	02/18/2025	MNT	PLEASE MAINTAIN THE YARD, PLEASE REMOVE THE TREE BRANCHES AND FENCING, AND SUBMIT AN APPLICATION FOR AN APPROVED ONE.
64		1,212	02/18/2025	Sign	PLEASE REMOVE THE SING FROM THE YARD AND PLACE IT ON THE HOME.
65		1,220	02/18/2025	MNT	PLEASE MAINTAIN THE PROPERTY AT ALL TIMES,
66		1,235	02/18/2025	MNT	PLEASE REMOVED THE BROKE DOWN VEHICLE
67		1,243	02/18/2025	MNT	PLEASE REMOVE THE TEMPORARY FENCE AND SUBMIT AN ACC APPLICATION FOR AN APPROVED FENCE.
68		1,213	02/18/2025	MNT	PLEASE DO THE NECESSARY CLEANING OF THE PROPERTY BY PICKING UP THE LADDER AND POTS AND POTTING SOIL.

69		1,219	02/18/2025	MNT	PLEASE MAINTAIN PROPERTY AT ALL TIMES, AND CLEAN UP ALL ITEMS FROM YARD AND STORE THEM PROPERLY
70		1,227	02/18/2025	MNT	PLEASE REMOVE THE TEMPORARY FENCE AND SUBMIT AN ACC APPLICATION FOR AN APPROVED FENCE.
71		1,216	02/18/2025	MNT	PLEASE POWER WASH THE HOME AND GARAGE
72		1,234	02/18/2025	MNT	Please remove the temporary fence and submit a correct ACC application for an approved fence
73		1,226	02/18/2025	MNT	PLEASE REMOVE ALL THE YARD EQUIPMENT AND STORE IN A PROPER AREA,
74		1,230	02/18/2025	MNT	PLEASE REMOVE THE TEMPORARY FENCE. AND SUBMIT AN APPLICATION FOR AN APPROVED FENCE WITH THE ACC BOARD.
75		1,244	02/18/2025	MNT	PLEASE MAINTAIN PROPERTY AT ALL TIMES AND POWER WASH THE HOME.
76		1,241	02/18/2025	Recreational Storage	All Recreational Vehicles must be placed behind front set back of the home.
77		1,231	02/18/2025	MNT	PLEASE REMOVE THE FLAG FROM THE GROUND, AND REPLACE IT WITH A NEW ONE. AND HANG IT PROPERLY
78		1,233	02/18/2025	MNT	please4 maintain the property at all times, remove the bikes and store them properly.
79		1,218	02/18/2025	MNT	PLEASE MAINTAIN YOUR FLAGS AT ALL TIMES. AND REPLACE THEM.

80		1,222	02/18/2025	MNT	PLEASE REFRESH THE PAINTING OF THE HOME AND KEEP UP WITH THE GENERAL UP KEEP OF THE HOME.
81		1,223	02/18/2025	MNT	PLEASE REFRESH THE PAINTING OF THE HOME AND KEEP UP WITH THE GENERAL UP KEEP OF THE HOME.
82		1,238	02/18/2025	MNT	PLEASE REMOVE THE TEMPORARY FENCE FROM THE SIDE OF THE HOME.
83		1,217	02/18/2025	MNT	PLEASE COME AND REMOVE THE LUMBER OR CLEAN UP PROPERTY.
84		1,224	02/18/2025	MNT	PLEASE MAINTAIN THE PROPERTY AT ALL TIMES, PLEASE REPLACE THE FLAG ON THE TREE
85		1,242	02/18/2025	MNT	PLEASE MAINTAIN THE PRPERTY AT ALL TIMES.
86		1,228	02/18/2025	MNT	PLEASE REMOVE ALL THE BUILDING MATERIALS FROM SIGHT AND STORE THEM PROPERLY
87		1,209	02/17/2025	MNT	PLEASE REMOVE THE DEAD CHRISTMAS TREE FROM THE PROPERTY SO PREVENT IT FROM BECOMING A FIRE HAZARD.
88		1,207	02/17/2025		PLEASE REMOVE THE BURN BARREL FROM THE PROPERTY, PLEASE SEE ARTICAL 4 SECTION 4.09 FOR BURNING.
89		1,208	02/17/2025	MNT	PLEASE MAINTAIN PROPERTY AT ALL TIMES,
90		1,204	02/17/2025	Flag	PLEASE REMOVE THE COME AND TAKE IT FLAG, PLEASE READ THE POA POLICY FOR FLAG POLICYS

91		1,202	02/17/2025	MNT	PLEASE MAINTAIN THE HOME AT ALL TIMES BY PRESSURE WASHING THE HOME.
92		1,201	02/17/2025	MNT	PLEASE REMOVE ALL THE CHRISTMAS DECORATIONS FROM YARD.
93		1,200	02/17/2025	Sign	PLEASE REMOVE THE NO HUNTING SIGN ON THE BUILDING . PER SIGN POLICY IN THE POA POLICY MANUAL
94		1,203	02/17/2025	MNT	PLEASE MAINTAIN THE UP KEEP OF ANY FENCING ON THE PROPERTY, BY FIXING THEM AND STRAIGHTING THE FENCING.
95		1,206	02/17/2025	MNT	PLEASE REMOVE THE TRASH FROM THE SIDE OF THE HOME.
96		1,211	02/17/2025	Flag	PLEASE TAKE FLAG AND POLE OFF THE LIGHT POLE AND PLACE IT ON YOUR PROPERTY.
97		1,205	02/17/2025	MNT	PLEASE MAINTAIN HOME AT ALL TIMES, PLEASE REMOVE THE MOLD GROWING ON THE HOME.
98		1,210	02/17/2025	Flag	PLEASE REPLACE THE FLAG,
99		1,199	02/12/2025	MNT	PLEASE CLEAN UP THE PROPERTY, AND KEEP IT MAINTAINED AT ALL TIMES, AND TAKE TRASH CANS BACK IN,
100		1,196	02/11/2025	MNT	PLEASE CLEAN ALL THE DEAD TREE BRANCHES AND REMOVE ALL T-POSTS AND PANEL FENCING FROM THE PROPERTY.

101		1,198	02/11/2025	Animal	PER POA POLICY ARTICAL 1 SECTION 1.01 (I) ALL DOGS MUST BE ON A LEASH AT ALL TIMES. AS WELL AS YOU ARE NOT ALLOWED TO WALK YOUR ON THE GOLF COURSE.
102		1,197	02/11/2025	Recreational Storage	Please park RV behind front set back of home or on approved pad
103		1,195	02/07/2025	Building without ACC Approval	You must have approval for any type of building outside the home. Cease building on the shed immediately and submit the proper application and wait for approval from the ACC before continuing construction.
104		1,192	02/06/2025	MNT	PLEASE CLEAN UP THE PROPERTY AND KEEP IT MAINTAINED AT ALL TIMES
105		1,193	02/06/2025	MNT	PLEASE REMOVE THE CHRISTMAS LIGHTS FROM THE HOME
106		1,194	02/06/2025	Recreational Storage	place all trailers behind front set back line of the home
107		1,191	02/06/2025	MNT	PLEASE REMOVE THE DOG RUN AND SUBMIT AN ACC APPLICATION FOR A PROPER FENCE
108		1,190	02/05/2025	MNT	PLEASE REMOVE THE VEHICLES FROM THE PROPERTY.
109		1,186	01/30/2025	MNT	PLEASE MAINTAIN THE PROPERTY AT ALL TIMES BY CLEANING UP ALL THE MATERIALS
110		1,183	01/30/2025	Sign	PLEASE TAKE THE FOR SALE SIGN UP OUT OF THE YARD AND PLACE IT INSIDE OF THE HOME WINDOW THAT IS FACING THE ROAD.

111		1,184	01/30/2025	MNT	PLEASE MAINTAIN THE PROPERTY AT ALL TIMES, BY REMOVING THE TOATS OFF THE FRONT PORCH
112		1,187	01/30/2025	MNT	PLEASE REMOVE THE BROKEN DOWN VEHICLE FROM THE PROPERTY
113		1,185	01/30/2025	MNT	PLEASE MAINTAIN THE PROPERTY AT ALL TIMES
114		1,182	01/29/2025	MNT	Please remove the plastic temporary building. Please see the POA POLICY ARTICAL 21 PAGE 35 ON TEMPORARY STRUCTURES.