

# WALNUT COVE POA

11182 Apple Tree | Willis, TX 77318 | 936-701-4036 | [www.walnutcovepoa.com](http://www.walnutcovepoa.com)

## Board Meetings

**The 3rd Monday of the Month in the pavilion.**

April 15, 2019

**Annual Meeting May 18<sup>th</sup> 11am  
(Vote on roads)**

June 17, 2019

July 15, 2019

## Board of Directors

Acting President: Jeramy Chaffin

Vice President: Open

Treasurer: Laronda Zurovec

Secretary: Terri Saxton

ACC Chair: Tommy Seilhan

Beautification Chair: Open

Deed Restriction Chair: Vickie Snow

CONTACT US:

[walnutcovepoa@yahoo.com](mailto:walnutcovepoa@yahoo.com)

## Neighborhood Watch

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

Apr 6<sup>th</sup> & 20<sup>th</sup>, May 4<sup>th</sup> & 18<sup>th</sup>, June 1<sup>st</sup>, 15<sup>th</sup>, and 29<sup>th</sup>, July 13<sup>th</sup> & 27<sup>th</sup>

## Bloom Where You Are Planted by Terri Saxton



Spring is here! Everything is starting fresh once again! It always feels so good to see everything in the budding stage, and each single little bud on every plant or tree doing their part in the growth process. Have you ever noticed the bluebonnets on the side of the road; how amazingly beautiful it is when you see them in a large group or cluster? The color is breathtaking! A single flower alone is beautiful but put all those flowers together...it's just WOW!

Each of us are planted and it is our own personal responsibility to grow from where we are. That growth starts from within, the seed in each of us! Gratitude (grateful attitude), kindness, generosity, happiness, and inspiring, encouraging and uplifting others is like the water that we all need to grow, with gratitude being the most important! Starting each day with gratitude makes us aware of so many blessings we overlook.

So I challenge each of you to 'bloom where you are planted' and grow your best self! If we all do this personal challenge, together we will be that cluster that is much more beautiful in a group! I am so grateful to be part of "you", Walnut Cove. There is some amazing growth happening right before my eyes! Thank you for the encouragement, kindness and gratitude. You all inspire me to grow and do my best!

Happy Spring!! ~ Terri Saxton

### Community Events!

- **Neighborhood Watch Meeting**, April 6<sup>th</sup> at 10am at the Pavilion
- **Easter Egg Hunt**, April 14<sup>th</sup> at 1pm at the Pavilion and Park (donation box at the office if you would like to help)
- **Women’s Group Meeting**, April 27<sup>th</sup> at 11am at the Pavilion
- **Annual Meeting for POA, May 18<sup>th</sup> at 11am at the Pavilion (voting on roads)**

Many residents are aware Walnut Cove has become self-managed, which means Commonvest is no longer managing our community. We now have an office in the Clubhouse. You can go directly there to pay dues, fill out ACC Applications, rent the pavilion, or ask any other questions you may have about our neighborhood and the POA. Some important info related to the change:

- To use PayLease to pay online, you will need to set up your account again.
- The new mailing address is 11182 Apple Tree, Willis, TX 77318
- Phone number 936-701-4036
- Call Margie in the office for more information

## *Hello Ladies of Walnut Cove!*

*The Women’s Group is in full effect! The Mission Statement is “Walnut Cove Women’s Group is the heartbeat of our community, inspiring, encouraging, creating friendships, with laughter, camaraderie, and joy, while serving others in our community.” We have had several meetings and have started several committees working on projects to make our neighborhood more inviting and fun!*

*Please join us for the next meeting at the Pavilion, April 27<sup>th</sup> at 11am.*

*Please notify Terri Saxton if you would like more info and updates on meetings and events! Send your name, email and phone number to Terri at saxtonterri@gmail.com.*

### Congratulations to our Yard of the Month Winners for the First Quarter!



**Jan 2019 -  
11981 Canal**

**Feb 2019 – 8900  
Water Oak**



**Mar 2019 –  
9989 Calendar**

## Important Information

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

common areas.

***Landlords, Please provide a copy of this newsletter and the deed restrictions for your tenants. If you would like copies, please contact us at [walnutcovepoa@yahoo.com](mailto:walnutcovepoa@yahoo.com).***

## Loose Dogs

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

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

If you are a dog owner, please keep your animals contained in your yard or home to prevent them being sent to the shelter. Also, be sure they have proper identification on a collar if they do get out on accident.

**If enough residents call animal control to complain, maybe we will get help.** The number is listed on page 4.

## Ongoing Projects

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The POA is still working to clean up the neighborhood as quickly as possible. Please drive around and see the progress for yourselves! Several more properties have been cleaned up in the first quarter and the Health Department currently has several abandoned homes in the process for abatement.

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

The clubhouse remodeling will resume as soon as the new budget is in place, or sooner if we can fit it into the current budget. Our plans are to make our clubhouse better for any future community events and also make it available for rent for personal use to all Walnut Cove residents.

We have begun cleanup on our own maintenance

***You can find our By-laws, Deed Restrictions, and other important notices/policies at the Walnut Cove POA website, [www.walnutcovepoa.com](http://www.walnutcovepoa.com).***

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

***Contact the board at [walnutcovepoa@yahoo.com](mailto:walnutcovepoa@yahoo.com) with any questions or comments.***

## Stickers for Vehicles

The vehicle stickers are in effect and we are enforcing towing on any vehicles parked in the common areas without a sticker or a guest hanger displayed in the window. Any vehicles parked in the neighborhood on POA property without proper identifying stickers or hangers are subject to be towed.

For more information on this new policy, go to [www.walnutcovepoa.com](http://www.walnutcovepoa.com).

## Important Phone numbers

Willis Fire Dept 936-856-5111

Poison Control 800-222-1222

Sheriff 936-760-5800

Illegal Burning 936-538-8288

Animal Control 936-442-7738

Health Dept 936-539-7839

## ACC Applications

Planning improvements? Please submit an ACC application to Margie Cohn at the Walnut Cove office.

- Building a fence
- Adding a shed
- Adding a room to your home
- Bringing in or building a new home
- Moving in an RV, travel trailer or any other type of building/home

Please call 936-701-4036 for more information.

## Neighborhood Watch

Our Neighborhood Watch is growing every day! Our meetings are held every two weeks at 10am on Saturday mornings. Everyone is welcome!

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

Several guest speakers are planned for upcoming meetings, including a Constable and a mental health expert.

Please email [walnutcovewatch@yahoo.com](mailto:walnutcovewatch@yahoo.com) if you are interested in joining or have questions or concerns.

## Road Repairs and Street Signs

Many of you may have noticed the new street signs were installed in March. Thank you to Mike Meador's office for donating the signs to our neighborhood!

In addition to the road signs, Mike Meador's office has agreed to help us with our roads if we get all the correct documentation in place. The board is currently working with the lawyer to get everything in place to make this happen! **We will need your vote to make this happen! Please see your ballot included with this mailing!!** It is a long process and while we will be making progress behind the scenes, the results will not be seen for 18 months or more. Please be patient with us and we will keep you all updated as we move forward.

In the meantime, we will continue to do road patches where possible and ask that all owners ensure any contractors they hire respect our roads also.

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