

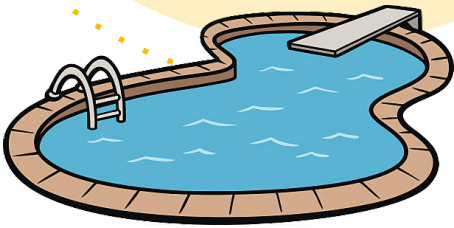
# Virginia Woods

Property Owners' Association News



Spring 2023

## Pool News



The pool is closed for the winter.

In the fall, the sunken sidewalk in front of the pool gate was raised to prevent falls as a result of muddy/wet cement. The board is now obtaining quotes for a drip system along the foundation of the pool house to protect its structural integrity. In addition, VWPOA is getting quotes to: 1) repair all pool retaining walls; 2) erect a wrought iron fence atop the east wall; 3) install french drains in front of the east wall, and; 4) replace soil that has washed away in front of the east wall due to runoff. These projects will be completed in the 2023 calendar year.

The pool will open after the VWPOA annual meeting on May 6th. The pool will be open from dawn to dusk during the swimming season. The restrooms will be locked each evening for security reasons.

If there is a problem at the pool, you need a pool key or you would like to use the pool's volleyball net, please email [pool@vwpoa.com](mailto:pool@vwpoa.com).

### Annual Meeting & Cookout

Saturday, May 6, 2023, 11am at the pool. Join us for lunch and to learn what has been going on in your neighborhood in the last year.



Are you interested in helping to make the neighborhood a nice and fun place to live? The social chair position is vacant and the pool, landscape, and social committees could also use more homeowners helping out with occasional neighborhood tasks, so please consider volunteering.

While the executive board positions are currently filled, the treasurer is up for re-election/replacement in May 2023 and the president, vice president, and secretary will all reach their two-term limits (totalling 4 years) for their positions in 2024. While these individuals can move to different positions on the board, not all will want to do so and it is important to bring new people into these positions to provide new perspectives and fresh ideas. If you would like to become a voting member of the executive board, please consider coming to a few monthly board meetings to see how meetings are conducted and to talk with current board members so that you have a clear picture of the roles of each member. Without volunteers to manage the neighborhood, a management company will be legally required, which will increase everyone's annual dues *significantly*.

In order to chair a committee or sit on the executive board, you must be a property owner. We welcome renters to get involved and help with neighborhood tasks, but our covenants require that only homeowners sit in leadership positions. Time commitment varies depending on the position. Some have minimal commitments.

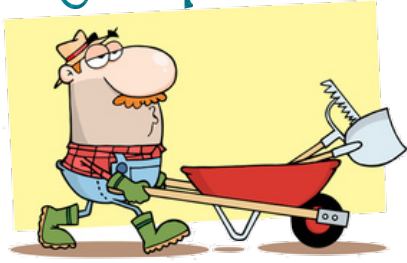
The Social Committee organizes and implements neighborhood activities such as the social part of the annual meeting and holiday/seasonal activities. The chair position is currently vacant. If you like to plan parties, this could be the roll for you!

If you're interested in being a part of the board and its various committees, or you would like more information about the positions, please contact Michelle McDaniel via email at [pres@vwpoa.com](mailto:pres@vwpoa.com).



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# Landscape News



During a recent windstorm, a section of the brick wall blew over near the neighborhood's Virginia Parkway entrance. It took some time to find brick to match the wall, but the project was finally completed. Thanks for your patience as we searched for the appropriate material.

Chris Doran, the VWPOA landscape committee chair, will be taking steps to spruce up our entrances this spring. He is looking to replace old/mismatched shrubbery and trees, as some plantings have died over the years and no longer mirror what is on the opposite side of the street. In the past, our entrances have included flowering annuals, however these plants are costly and often get eaten by the rabbits who frequent the area. There are several kinds of flowering perennials that provide beautiful color and are not a favorite of the neighborhood bunnies, so these will be added to the entrances and will blossom each year thereafter.

If you need ideas for your home landscaping, you can visit the Myer's Park Demonstration Gardens (7117 County Road 166, McKinney, TX 75071) to see native plants that thrive in Collin County. These gardens are maintained by the Collin County Master Gardeners, who also offer native plant sales in the fall and spring where you can purchase plants tax-free. Their spring sale is April 15, 2023 at the Myer's Park Event Center, beginning at 9 a.m. and ending at 1:30 p.m. or whenever they sell out of plants.



## Homeowner Contact Information

Please provide your cell phone number and email address to [secretary@vwpoa.com](mailto:secretary@vwpoa.com). Your updated contact information will allow for receipt of this newsletter and other POA-related correspondence in electronic format. Contact information will be for VWPOA board use only.



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# Covenants Corner

"Why does the board care what my house looks like anyway?" and other things pertaining to covenants and restrictions



- Your VWPOA board is vested with the operation of the community, to include ensuring that individual homes within the neighborhood comply with the covenants and restrictions. The covenants and restrictions are essentially the "rules" of the community with respect to the presentation and upkeep of properties belonging to the neighborhood as a whole and to individual homeowners. The overall goal of this document is to ensure that property values are protected and that the neighborhood is a pleasing place to live.

- Violations typically arise from circumstances that are deemed to poorly affect home values. These can include things like peeling paint, poorly-maintained landscaping and fences, damaged/foggy window panes, broken/cracked retaining walls, trash and debris in front of homes, and trash cans left in a place such that they are visible from the street. These types of circumstances give an unkempt appearance to passersby. The way a home is maintained doesn't just affect that particular home's owner. According to Business Insider contributor Joe Magdziarz, a real-estate appraiser of 40 years, "a nearby property's overgrown yard, peeling paint, and clutter can easily knock 5-10% off the sale price of a home."

- Springtime requires special attention to landscaping. Your landscaping committee chair is working hard to maintain the beauty of the neighborhood common areas. The board is asking homeowners to do the same with their individual properties. This is the time to address lawn weeds and/or bare spots in the lawn. There are many great weed and feed products on the market. It is also a great time to sod or seed barren lawns. In addition, it is time to repair damaged landscaping borders, check irrigation systems, and add new mulch to flower beds in order to protect roots from the summer heat.

- Some of the things that currently need to be addressed around the neighborhood include: weeds and barren lawns; peeling paint on trim work, trash cans visible on days other than trash days, and; cracks in driveways. We recognize that some of these are costly projects and the VWPOA is willing to work with homeowners when life circumstances or financial barriers prohibit timely repairs. If you receive a first notice, don't panic! The important thing is for homeowners to establish contact with our vice president upon receipt of a violation so that a plan can be created which is acceptable to the homeowner and to the POA. In that event, please email [vp@vwpoa.com](mailto:vp@vwpoa.com) with questions, to come up with a plan and/or ask for an extension.

- We realize that it can be frustrating to be contacted regarding compliance issues. Please remember that the board is made up of volunteers who simply want to help maintain the beauty and value of our neighborhood. Please also keep in mind that each homeowner was provided with the covenants and restrictions before purchasing their Virginia Woods home, with the understanding upon purchase that these restrictions would be enforced by the VWPOA. Any harassment or threats made to volunteers will be reported to law enforcement.

# Park News



There has been a lot of drop-off traffic and cars parked at the neighborhood park recently. Apparently the gates to the high school fields are locked and the field's fencing is damaged, so our park is being used as a pass-through by students who want to access the fields outside of school hours. The VWPOA is concerned about neighborhood liability if a student were to get hurt in the park. We're also concerned about added safety risks that increased traffic creates in the neighborhood. Our board president has contacted the school principal and Dr. Peirson, the principal, will discourage students and parents from using our park as a pass-through in the future. She stated that it will be some time before the school fencing will be repaired, so the board is looking into fencing options in order to block the pass-through.

The tetherball and rope have once again disappeared from the park. A new one has been ordered and will be installed soon.

There is concern about runoff and erosion at the park, especially around the concrete pad. To fix this, VWPOA has arranged for our tree company to place free mulch at the park to build up the eroded areas, followed by soil and then the placement of sod and/or shrubs whose root systems will help to maintain the soil. This process will take time, but patience will result in a park that is less muddy and better for playing.

The VWPOA has some fun ideas to make the park more usable for residents, to include workout circuits and a walking/nature path around the park's perimeter. Board members will bring these ideas to homeowners at the annual meeting in order to determine whether there is any interest in using neighborhood resources to improve the park in this way in the future.



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# VWPOA Technology Update



Jason Ramsey, the VWPOA webmaster, has been working hard to improve neighborhood communication and to create online document and records retention for the VWPOA board. Doing so allows the board to be in compliance with state laws and provides easy communication between the board and homeowners.

Each board position now has its own email account that can be accessed through the gmail server by that board/committee member. This allows volunteers to have an account that can be passed down as new people take over board and committee positions, providing an electronic history of communications with homeowners. Board and committee members typically check these emails at least once or twice per week under normal circumstances. Please be patient when communicating with the board, as these positions are all volunteer-filled and the people that serve our neighborhood also often have full time jobs and family obligations. If you have an urgent need, it is recommended that you attempt to contact multiple executive board members.

It is now required that Texas HOA's send email correspondence regarding meetings and pertinent neighborhood information. Four "blast" emails have been sent out since the start of 2023. If you have not received any of these emails, please first check your email junk folder. If you still cannot locate the emails, it is possible that you have not provided your email contact information to VWPOA. In that event, please email [secretary@vwpoa.com](mailto:secretary@vwpoa.com) with your name, home address, your email address(es), and if desired, your phone numbers so that we can ensure that we have your contact information on file for you. This information is not provided to any third party. It is for use by the VWPOA executive board and committee chairs only.

The board also now has online records storage in a Google workspace. This allows board members to have access to documents such as a current contact lists, form letters, and the like, which makes it easier for everyone to do their jobs as part of the board and provides consistency as the board positions turn over.

Jason has been improving our neighborhood website and has also written a program for our vice president to use on her tablet when working on neighborhood compliance issues.

While you may not see a lot of changes from a homeowner perspective, updating the VWPOA technology is helping volunteers do their jobs, ensuring compliance with state laws, and leading to easier communications with homeowners and future savings on postage costs.

\* On a separate but related note, you can also follow neighborhood news on Facebook by joining the private "Virginia Woods" Facebook group and even direct message the account to reach board members.