

WHOA

WOODCREST HOME OWNERS ASSOCIATION NEWSLETTER

July 6, 2022 Vol. 5 #3

Please report any change of ownership or tenants to the secretary and to Beal Property Management. Your realtor, title company and tenants, need to know that your home is under an HOA/POA. This is the homeowner's duty according to the Declarations document of the WHOA. In case you may have forgotten the Board is responsible for the operation of the HOA not the property management company.

The current extremely hot weather is taking its toll on the lawn and shrubs. The City of Bryan is now limiting irrigation to THREE days/week with running time limited also. We are following those requirements and ask that the homeowners and tenants understand the need to conserve water. We will be addressing concerns at the August Board meeting, comments will be welcome either in person or written.

The Board would like to thank Sandra Borrego for her time and efforts as a board member. She has sold her home and has moved.

The Board is down to four directors and is searching for new candidates. Please give consideration to joining the BOD and assisting in keeping our townhomes a great place in which to live. Do you want just four people making all the decisions for the HOA, if not make the effort to attend the August 11th meeting and volunteer for acceptance to the board. All that is required is townhome ownership in the WHOA and acceptance by the current board to fill the unexpired terms.

Please do not shortcut the corners in the alleyways, it tends to kill the grass and cause ruts that need to be filled and the grass replaced.

Speaking of the alley- Please try to keep the noise and speed down to a minimum. Whenever possible have guests park on the street instead of the alley, especially if they are staying for more than a few minutes.

The editor spoke recently to Officer Billy Yoder of the Bryan City Police about home and personal safety for our residents. Officer Billy is part of the Neighborhood Enforcement Team. He commented: "In reference to suspicious activity during the night; please call 911 if an officer is immediately needed or the non-emergency at 979.361.3888. If someone is walking around the neighborhood looking in cars, knocking on doors, just call 911. Residents can also text 911 if they are ever in a situation where they can not make a phone call."

(Attached is a sheet from the Bryan Police on tips to help prevent motor vehicle burglary.)

The contract for the new mailbox pad has been let and we are waiting for the contractor's insurance certificate. Then on to the city for a permit followed by construction and installation.

Please be watchful of the neighborhood, unknown and suspicious persons or animals and also of the health and safety of your neighbors and their property.

Please continue to address any concerns to the board. By mail to: WHOA Secretary-Treasurer, ATTN: Gary J. Gawer, 4128 Woodcrest, Bryan, TX 77802. Call (979) 704-2787 or email to GJGawer1@gmail.com. Or contact any board member, Mary Lou Bruce (979) 777-5260, Cissy Johnson (512) 809-4403 or Paula Doucet (979) 575-6389.

NOTE: The August 10, 2022 WHOA Board Meeting is at 6:00 p.m. at 4128 Woodcrest Dr.



BMV Prevention Tips



NEIGHBORHOOD ENFORCEMENT TEAM

Burglary of Motor Vehicle Prevention Tips

The Bryan Police Department would like to remind the public to take simple measures to reduce the potential for vehicle burglaries.

Crime prevention methods to reduce car burglaries include:

- Park in lighted areas. The best place is where a lot of people are walking around. Parking in the back of a building where no one walks can give a burglar an opportunity to break into a vehicle without being noticed.
- Remove any valuables from the vehicle. Remove your GPS, school books, iPods, cell phones, and purses. If valuable items aren't visible, the burglar has no need to enter your vehicle.
- Never leave keys in a vehicle. Turn off the vehicle and take them with you.
- Lock the doors and windows of the vehicle. Don't make it easy for the burglar to steal your property.
- Remove the detachable face of the car stereo if the stereo comes equipped with that safety device. Keep a log of stereo serial numbers written down, if there is an after-market stereo in the vehicle.
- Keep in mind that playing your stereo so loud that it can be easily heard outside your car is not only a city ordinance violation and subject to earning the driver a citation. It is also an advertisement to a burglar that you have a desirable stereo system in your car.
- In 2018, **FORCE** was used to gain entry in **less than 10%** of all the vehicle burglaries.

These crime prevention techniques are not foolproof, but they can reduce the risk of victimization. The police department asks that the public be our eyes and ears to help prevent crimes. Be alert and observant. If you suspect criminal activity, record a vehicle license plate number or information about the vehicle such as make, model, color, damage or stickers. Also look for clothing, scars or tattoos on people. Information about the suspect and suspect vehicle can assist in the apprehension of burglars.

If you see something suspicious, please call the police. Never try to handle it yourself. Call the Bryan Police Department at 979-361-3888 to report anything suspicious.