

# Texas National Newsletter

February • 2017

---

## *Letter from the*

### ***President of your Property Owners Association***

Hello Neighbors,

I hope everyone had a wonderful holiday season. It was great to see so many residents participating in decorating our homes and yards. Being originally from "up north" I still have a little trouble getting in the Christmas Spirit when it's in the 70's and decorations help a lot.

On behalf of the POA Board, I extend a warm welcome to everyone who has moved in since our last newsletter. Texas National is a great place to live and we hope you will be very happy here. You are encouraged to join our Facebook page (texas national neighborhood community) and familiarize yourself with our website ([thetexasnational.com](http://thetexasnational.com)) to learn more about our community. I also hope to see you at POA Board meetings and MUD meetings to learn more about the current happenings.

In the meantime, let's hope this endless dreary weather improves soon so we can plan some fun activities.

Sandy

---

## **Welcome New Neighbors!**

We invite you to attend our monthly board meetings on the 1st. Thursday of each month. Please register your email with the P.O.A. so we can keep you informed of important news and events.

This is a Deed Restricted Community. If you don't have a copy of our current deed restrictions please contact the POA. or visit our website, [thetexasnational.com](http://thetexasnational.com) for Deed Restrictions, ByLaws, DRC forms, photos and other information about our community. If you like Facebook visit *Texas National Neighborhood Community Page*.

---

## **Special Thanks...**

**Mike Bonham** for his work with our Surveillance Cameras and his Christmas Decorations at the entrance.

**Jill Cufr** for designing and maintaing our website for over a year.

**Steve Woods** for his valuable work with LaVonne Self.

**Mary King** for maintaing the neighborhood Facebook page.

...and to all our 1st Responders everywhere!

---

## ***A Message from The Texas National MUD***

Greetings and Happy New Year

Hopefully your New Year is off to a wonderful beginning. The district is beginning the year with a new engineering firm, Bleyl Engineering. Mr. Mark Adam, of Bleyl Engineering, was at the meeting on Thursday the 26<sup>th</sup> of January. He is very familiar with the district, he knows the in and outs of the district and as of January 1<sup>st</sup> has been reviewing everything that we are doing and plan to do in the coming year.

The Lift Station project has been on hold for 2 months due to FEMA reviewing where it is located and making a decision to repair it where it is or have us move it to a more secure location due to erosion of the creek. We are hoping they will make a decision before the end of January. The contractor has gone ahead with the WWTP improvement as much as he can at this point.

The District is in good shape at this time, the rain we have had lately has not caused any problems with the district facilities. Hope to see you at the meetings this year.

Thank you,  
LaVerne Woodruff,  
President MUD

### ***Special Note:***

***Please keep eyes open for pumper trucks connecting to district sewer stumps. Get name of company if possible.***

## **Calendar**

### **Property Assessment Fees**

Any annual assessment not paid by the last day of **February** of the year in which it was due, shall be charged a late fee of \$25.

For more information contact  
LaVonne Self, POA Secretary  
936-856-9556 [txnatpoa@hotmail.com](mailto:txnatpoa@hotmail.com)

---

• **Thurs. Feb 2:** POA Board Meeting  
Willis Community Center at 6:15.

• **Sat. Feb. 4 Food Drive:**

*Boy Scouts of America* will  
pick up non-perishable food.  
Please have food at door by 9 am.

• **Feb 20:** Presidents Day

• **March 12:** Daylight Savings Time

• **March 24-25:**

### **Community Wide Garage Sale**

The POA has not yet agreed to sponsor this event or pay for advertising and a new banner. It will be presented to the board this Thursday. We plan to have maps printed showing some sales locations and some posters for distribution around the community.

• **Spring Cleanup and Picnic**

Date To be announced soon.

---

## **Since the last Newsletter....**

• **Nov. Members Meeting:** A Quorum of members was not achieved. The vote on our new Deed Restrictions will be at the next Members Mtg. May 1, 2016.

• **Surveillance Cameras:** The Board has voted to replace our Surveillance Cameras at the entrance.

• **Street Repair:** The county has finally begun re-paving a portion of N. Comanche. The commissioner may take in more streets. Many of the potholes have been filled but it's a never ending job.

• **Additional Electricity**  
for Christmas Lights at entrance was turned down due to cost.

• **Golf Course Property:** A Feasability study was presented to the MUD by the Holly Development Group.

• **Deputy Constable Contract:**  
Has been renewed.

---

## **Editor's Note:**

**Why is it so important  
for the County to take in more,  
if not all, our streets?**

All of our neighborhood streets are "public" but many of our streets are maintained by the POA.

• Your POA just paid \$1,200.00 for pothole repair on "our" roads while the County repaired potholes on their roads at no cost to us.

## About Deed Restriction Violations

The POA conducts periodic reviews of the neighborhood and sends notification letters to those in violation of our deed restrictions. Most people respond by fixing the problem. If you receive a letter from the POA about a violation please fix the problem or let us know if you need help. A letter from our attorney costs about \$250.

### Most Common Deed Restriction Violations:

1. **Trailers of any kind** on the property that are not garaged or out of sight (in your back yard).
2. **Vehicles** of any description parked on grass on any property.
3. **Dogs off leash.** We are getting more complaints about dogs running loose. All dogs must be on a leash when off your property. If they frequently get loose please remedy the problem. Residents have a right to walk around our community without being assaulted by dogs.
4. **Mobile Homes/RV's** parked for more than 48 Hours. If you need more time contact the POA Secretary LaVonne Self.
5. **Home in Disrepair** - Exterior structure in disrepair, broken siding, damaged fences, roofs, etc.
6. **Trash/Brush Burning is not allowed.**
7. **House Numbers** - missing or in poor condition.
8. **Mowing & Edging** - neglect of property.

## Many Projects Need DRC Approval before you begin work.

The DRC, Design Review Committee, reviews all requests for construction to ensure compliance with deed restrictions and aesthetic compatibility with existing architecture in the neighborhood.

### Examples of projects that need DRC approval:

- **New Homes • Exterior Home improvement**
- **New Fences • New or additions to Sidewalk or Driveway**
- **Patio • Deck/Pergola • Storage Shed • Swimming Pools**

See Deed Restrictions on our website [thetexasnational.com](http://thetexasnational.com).

All DRC request Forms are to be sent to the P.O.A. Secretary, LaVonne Self. TXN P.O.A., P.O. Box 1150, Willis, TX 77378.

## What's With this Weather?

Know the differences between  
Weather Watches, Warnings, Advisories and Outlooks:

### WARNING

A warning is issued when a hazardous weather or hydrologic event is **occurring, imminent or likely**. A warning means weather conditions pose a threat to life or property. People in the path of the storm need to **take protective action**.

### WATCH

A watch is used when the **risk of a hazardous weather or hydrologic event has increased significantly**, but its occurrence, location or timing is **still uncertain**. A watch means that hazardous weather is possible. People should **have a plan of action** in a storm threatens and they should listen for later information and possible warnings especially when planning travel or outdoor activities.

### ADVISORY

An advisory is issued when a hazardous weather or hydrologic event is **occurring, imminent, or likely**. Advisories are for **less serious conditions than warnings**, that cause significant inconvenience and if caution is not exercised, could lead to situations that may threaten life or property.

### OUTLOOK

An outlook is issued when a hazardous weather or hydrologic event is **possible** in the next week. Outlooks are intended to **raise awareness** of the potential for significant weather that could lead to situations that may threaten life or property.

For More Information: [https://www.weather.gov/riw/wwwad\\_term](https://www.weather.gov/riw/wwwad_term)

## The P.O.A.

P.O. Box 1150, Willis, Texas 77378

(936) 856-9556 [txnatpoa@hotmail.com](mailto:txnatpoa@hotmail.com)

LaVonne Self, Secretary

### Board Members

Sandy Russell, President

Gary Hines, Vice President

Andrew Jahnke • Katy Williams

Giustina L. Persich

Richard Cherry and Pat Herrington

Meetings: 1st. Thursday of each month  
at 6:15 p.m. in the  
Willis Community Center, 109 W. Mink St.

## Texas National MUD Aqua Management

For Billing, New Service, Questions

Report Water or Sewer leaks

936-443-7920

Office Hours: Mon-Thurs 8 am - 12 pm

**After Hours Emergency**

**281-440-0900**

email: [donna@aquamanagementtx.com](mailto:donna@aquamanagementtx.com)

## Helpful Phone Numbers

**Fire • Police • Medical  
Emergency Call 911**

### Sheriff

**Non-Emergency .....936-760-5800**

Constable Pct #1 .....936-856-6329

Animal Control .....936-442-7738

Appraisal District.....936-756-3354

Library Meador Mem .....936-856-4411

P.O.A. ....936-856-9556

**Water Service • MUD.....936-443-7920**

**Aft Hrs/Emergency .....281-440-0900**

Tx Dept Public Safety .....936-539-2221

Willis Post Office .....936-856-4981

Willis I.S.D. ....936-856-1200

### Cable - Internet - Telephone

AT&T Phone.....800-288-2020

Dish Satellite .....855-318-0572

DirectTV-Satellite .....800-531-5000

Suddenlink.....936-756-6604

Verizon.....800-483-4400

### GARBAGE PICKUP:

Enviro-Waste .....936-264-3001

Town & Country .....936-445-1111

### Utilities:

Entergy .....800-368-3749

CenterPoint.....800-752-8036

### The Newsletter is published by

Texas National Property Owners Assoc.

P.O. Box 1150, Willis, Texas 77378

(936) 856-9556 • [txnatpoa@hotmail.com](mailto:txnatpoa@hotmail.com)

Please send your comments to

**adman015@yahoo.com**

Gary & Ellen Hines, Editors

We can not guarantee the accuracy of this information or the absence of typographical errors. Use this information at your own risk.