
Willow Meadows News

November 1997

December Meeting

The next meeting of the Willow Meadows Civic Club is Tuesday, December 2, 7:30 p.m. at the Willow Meadows Baptist Church. Please come and take part in what is going on in your neighborhood.

From The President

We want to thank everyone who took the time and care to fill out the very important Deed Restriction Survey, which was a draft proposal for new deed restrictions which may affect each and every homeowner in Willow Meadows. While we would have appreciated a 100% response rate, we can only assume those that did not respond to our survey either have no interest in deed restrictions or are in general agreement with what your neighbors voted. This newsletter will devote a lot of room to discussion of deed restrictions and your neighbors' feedback. Please take time to study this carefully and learn about the next steps in the process.

In addition to deed restrictions, we are busy thinking ahead to next year. We would like to see some additional volunteers interested to work on the Willow Meadows Civic Club board. Everyone's help is necessary to keep our neighborhood progressing forward, and we welcome anyone interested to be an officer or board member. If you are not happy with what has been happening or if you have some good ideas, the best way to put those ideas to work is to get on board. Elections will be held during the December meeting and if you are interested, please call me or any of the other officers.

In closing, let me take this opportunity to wish you and your family the best and safest of holidays. We are a very diverse neighborhood, and we appreciate everyone who helps to make our neighborhood a better place to live

Sincerely

Chris Brouwer

1997 Willow Meadows Civic Club Officers and Executive Board

President:	Chris Brouwer (723-9235)	Security:	Jane Leslie (729-4918)
Vice President	Charles Rusciano (721-3136)	Maintenance:	Harry Boswell (728-5208)
Treasurer:	Dean Gore (729-7935)	Deed Restrictions:	Doug Koy (723-0067)
Secretary:	Ruth Tynes (729-1477)	Architecture:	Rob Chase (723-4878)

TREASURER'S REPORT

This report summarizes the 1997 year to date revenues versus expenditures through October.

Category/Description	Jan. 1-Oct 31, '97	1997 Budget
REVENUES		
Dues	\$ 77,600.00	\$81,000.00
Interest checking	0.00	0.00
Interest savings	3,328.23	2,800.00
Advertising	515.00	400.00
Other Income	0.00	0.00
Total	\$ 81,443.23	\$84,200.00
EXPENDITURES		
Bank charge	\$ 81.31	\$ 0.00
Donations	80.00	500.00
Miscellaneous	557.21	1,000.00
Mowing	3,000.00	4,400.00
Pest control	3,269.38	3,500.00
Postage	925.41	550.00
Printing	592.20	600.00
Security	56,112.40	61,400.00
Supplies	0.00	150.00
Legal Services	2,327.87	5,000.00
Total	\$ 66,945.78	\$77,100.00
SURPLUS	\$ 14,497.45	\$7,100.00

At this point of the year, we remain **behind** last year's dues collection, with 66.9% of the neighborhood paid up year to date, which is 25 less homes than last year. While our dues revenue was slightly less this year, our investment income will significantly exceed our budgeted income, and we have received some additional revenues from advertising in this newsletter. Expenses are falling within budget, though we will exceed our printing budget and

postage budget due to the Deed Restriction project. As you know, our primary source of revenue is your dues, so if you still have not paid for 1997, please remit \$150 as soon as possible to: Willow Meadows Civic Club, P.O. Box 35551, Houston, TX 77235. We need your help in paying your fair share of dues.

VOLUNTEERS NEEDED

We hate to have to keep reminding you, but we are all volunteers, and we need your help. It is now getting to that critical period when we need some candidates for the Civic Club board next year. Elections of the officers are during the December meeting, so please search deep in your hearts for a little courage to participate in your neighborhood, or perhaps you can recommend a neighbor who you think would be a good candidate. In addition to the officers, we need appointments for the other board positions, so if you would be interested in deed restrictions, esplanade maintenance/yard of the month, architecture or security, please let us know immediately. We have had a great board, but they wouldn't mind a break!

WILLOW MEADOWS IN THE NEWS

Willow Meadows continues to get positive press coverage, as we are becoming recognized as one of the "happening" neighborhoods, with a great diversity of friendly neighbors, of all ages, all religions and all backgrounds. However, we would like to read more about our great neighbors, and the newspapers are always in need of good stories. If you know of someone or something special that is happening in our neighborhood or in the local schools, churches, synagogues, etc., either let us know or contact one of the following newspapers who welcome "local neighborhood news":

Houston Chronicle, This Week: tel 220-7932
Southwest News: tel 668-9293
Houston CityNews: tel 522-9770

NEWS ARTICLES WELCOME

We will always welcome any ideas or news you may have for the Willow Meadows newsletter. We believe this newsletter should be used for communicating anything of interest to our neighborhood. Please contact Chris Brouwer if you want to contribute a news item.

AROUND THE NEIGHBORHOOD

Here is an update to some of the information we presented in the last newsletter:

Regarding the proposal to build low-income subsidized apartments, named Willow Trails Apartments, in the triangle of South Main, Stella Link and Willow Bend, our neighboring civic clubs fought hard to protest any federal government funding for this project. Willow Meadows residents and the civic club joined in the protest, and your numerous letters were heard. The government funds were denied to this project! But the sigh of relief only lasted one month.... The developer has jumped right back in and requested tax exempt bonds from Harris County to proceed with this project. Once again, the civic club has sent letters of protest, and many of your neighbors have helped by sending in their objections to this form of assistance to the project. Now we must wait and see the outcome.

Some of you noticed the article in the Houston Chronicle (Sept. 27) regarding TxDOT's plans to extend West Bellfort. Here is the scoop. The completion of West Bellfort from Stella Link to State Highway 288 has been in the city mobility plan for approximately twenty years. While our civic club and neighboring civic clubs have written to protest this extension, it was bound to happen someday. TxDOT has announced that the project may begin next summer, with the first two phases of construction being from Alameda Road to Kirby, and then Alameda Road to Highway 288. In the year 2000, they plan to extend West Bellfort between Stella Link and Buffalo Speedway at the same time they are reconstructing South Main (Highway 90). That is still a few years away, and anything could happen. While many of us are

opposed to the project, I think we will not see a significant change in traffic patterns, except during major accidents on Loop 610 or major events at the Astrodome. As baseball will soon no longer be in the Astrodome, and pro football remains a question mark, congestion from that venue is bound to decrease. As far as the concern of "undesirables" coming down West Bellfort from the east part of town, my opinion is that they can come down Loop 610 already, so going through a lot of stop lights only one block south of the Loop will not be a major enticement for much cut through traffic. This project is not the kind of progress we enjoy, but it is inevitable. We have been assured there are no plans at all to widen West Bellfort through our neighborhood. All the West Bellfort extensions are planned as 4 lanes, just as we have in our neighborhood.

On the good side of the news, we are seeing more restaurants opening up to give us greater variety. We are pleased James Coney Island used attractive construction in keeping with the style of the Meyerland Center. La Madeleine should be open shortly, and the Outback Steakhouse will be in business soon, as rumored in our last newsletter. Mars Music is now open for all you musicians, Big K-Mart is taking over the Venture location, and the new Walgreens at Willowbend and South Post Oak will be finished in the next few months. Over on Stella Link, its hard to miss the much needed road reconstruction, and the facelift to the Stella Link Center is coming along at a good pace. Look for lots of new retailers and restaurants in that center in the first part of next year.

Not far from us, further north on Stella Link, the Stella Link Campus Park is finally showing signs of construction. Plans call for a new Southwest YMCA, a new Houston Public Library, community buildings and playing fields. Hard work and collaboration by the area civic groups helped make this project happen.

Unfortunately, one prospective tenant for the site of the old Wyatt's Cafeteria has backed out, but the MC Management and Development Inc. is working hard to redevelop and fill this space.

DEED RESTRICTION SURVEY RESULTS

Here are the very important results of the neighborhood balloting concluded this September. Including the few last minute surveys, we had more than 300 households respond to this critical document. This represents close to 40% of the neighborhood, so we feel it is a good cross section of the neighborhood. Most importantly, all sections had similar representation, and there was no issue that was in disfavor in one section more than any other section, which indicates we should be able to apply a consistent set of deed restrictions across the neighborhood.

Following are the percentages of responses IN FAVOR of the proposed restrictions as drafted:

Allow 2 ½ Story/35 Foot Houses:	85%
Restricted Square Footage:	91%
Revised Setbacks/Outbuildings:	84%
Roofing Materials:	95%
Fence Construction:	91%
Pool/Spa Rules:	94%
Antenna Restrictions:	86%
Allowance of Non-offensive Home Office:	96%
Single Family Restrictions:	96%
Garage Sale Limitations:	93%
Clothes Line Restrictions:	97%
House Maintenance Provisions:	93%
Yard Maintenance Provisions:	88%
Trash Limitations:	89%
Sign Limitations:	98%
Parking Limitations:	95%
Car Repair Restrictions:	95%
Vehicle Storage Limitations:	92%
Household Pet Limitations:	92%
Noise Restrictions:	91%
Mandatory Dues:	78%
Hardship Waivers:	88%

We found the overwhelming approval a strong statement from those neighbors that took the time to carefully review this important document. Nevertheless, we also received many important

comments from those voters which indicated many areas for improvement in the deed restriction draft.

Following the review of all comments received in writing, as well as those expressed at the September general meeting of Willow Meadows residents, we would like to note the areas where we propose some changes to the deed restriction draft.

House Height: We received a variety of comments. Some “no” votes said they would accept 2 stories, but not 2 ½ stories, with shorter heights such as 30 or 32 feet. Other “no” votes stated they wanted the City of Houston maximum height of 39 feet, without the restrictions we put on setbacks and footprint area. Still, the overwhelming percentage of “yes” votes indicates we should stick with the proposals as written. We will add an allowance for extended health care workers to live in the garage apartment.

Setbacks/Outbuildings: The biggest response was in regards to outbuildings and how to keep them under a fence line. Okay, we missed this point! We will revise this to indicate a maximum height of 10 feet for outbuildings, which seems to be well in excess of the standard outbuildings we have reviewed. The outbuildings must still be behind a fence to screen them from view, but the roof can project above the fence. In addition, portable buildings which do not require building permits, which the City of Houston defines as buildings smaller than 100 square feet (your typical shed), will not be subject to setback limitations in the back yard. Please remember, the CURRENT deed restrictions PROHIBIT ANY OUTBUILDING, and while we appreciate that many people have them, the deed restrictions are still legally enforceable. We believe the new deed restrictions are much more realistic.

Antenna Restrictions: Okay, we missed on this one too! We failed to realize how many people still had the typical antennas until we saw all your comments. You will not be forced to remove these antennas. With the new FCC regulations which open up communication methods, we anticipate a lot more of the various types of satellite dishes. The intent of this restriction will be

to limit the visual pollution of these dishes and try to keep them out of view as much as federal regulations will permit. This section will be rewritten.

Garage Sales: There were a wide variety of comments on this issue. Some said all garage sales should be prohibited. Others said limit them to 2 days, not 4 days. Others wanted 3 sales per year instead of 2. We intend to keep the limit to 2 garage sales, because it is a State of Texas law that you need a business permit if you have more than 2 sales per year, and that means you are a business, and that means you are violating our deed restrictions regarding running a business from your home.

Yard Maintenance: Many of you correctly identified that if you cut tree limbs that are hanging into your yard from your neighbor's yard, that it is at your expense.

Trash Limitations: We received a number of comments with requests to change the restrictions on the hours and days for putting out heavy trash and regular trash. Please note that the days and hours we indicated are exactly per City of Houston ordinance. We cannot change those. As the precise hours are merely a duplication of city ordinance, though, we feel we should drop those, so that we don't end up being called as policemen for every garbage can that was put out one hour too early or retrieved one hour too late. We still want some method to avoid trash cans sitting in the street days after trash pick up.

Signs: A few of you reminded us that you have a small address sign or security sign. In addition, temporary announcements, such as birthdays and new babies, are not intended to be excluded. We will clean up this wording. The intent is clearly to prohibit business signs and other offensive signs. Our current deed restrictions prohibit any sign other than "For Sale" and "For Rent" signs.

Car Repair: We also received a lot of comments on this issue. Some suggested reducing 96 hours to 48 hours or 72 hours. Some thought any restriction was unnecessary, while others stated that NO repair of any type should be allowed. We stick with our belief that

someone should be able to effect minor repairs on their own cars, such as oil changes, etc.. What we don't want is a major project with a vehicle up on blocks for weeks or months in the front of the house. We will reword this to be more clear on this issue.

Household pets: Again, a wide variety of comments, especially from those who thought we might take away some of their fish or hamsters. This is not the intent. The 3 pets limitation is common to many deed restrictions around the city, and we are not aware of any case of misinterpretation by the courts.

General: In general, there were some provisions which are already covered by City of Houston ordinances and codes, such as trash pick-up, pool security fencing and cleanliness, minimum yard standards for grass height and storage, etc. It is not the intention of the Civic Club to duplicate these provisions. Therefore, we are rewording these standards to remove the "police force" aspects that some of you objected to. Instead, we are taking the position that if someone violates a city ordinance and does not correct the situation on the city citation, the Civic Club will reserve the right to correct that situation. That means, once methods available to us from the City of Houston are exhausted, such as trying to clean up a health hazard, we will not be completely powerless to correct the situation which poses a hazard to our neighbors.

Mandatory Dues: For those of you at the September civic club meeting, you have no doubts that mandatory dues is a point of contention. We had five people who spoke very clearly in opposition to mandatory dues and the strength of the wording in the draft deed restrictions. Yet, in the survey returns, we had an even greater number who thought we were not strong enough, and that there should be no exemptions of any kind. The committee of volunteers has agonized over this issue at numerous meetings, and we are currently favoring the following: Dues will be mandatory. While a lien may be filed as a means of enforcement, foreclosure language will be removed.

There will continue to be lots of discussion on mandatory dues, and we know quite clearly that the 30% who do not currently pay dues will never prefer mandatory dues. On the other hand, there are many good arguments for mandatory dues and 78% of the people who responded to the survey indicated their support. Here are just a few more reasons why we believe mandatory dues should be considered:

1. From previous surveys, it is clear that an overwhelming percentage of people want a security patrol. To maintain this, we must sign annual contracts, and therefore, without mandatory dues and a firm annual budget, we always risk defaulting on this critical service to the community if for some reason, voluntary dues drop off.

2. Some of you claim that you don't need a security patrol because you have an alarm system. I too have an alarm system, and one of the functions of that alarm system is to alert authorities in event of break in or medical emergency. I have added the constable service to my contact list, so in event of break in, the constables and the police are both contacted. Who knows who will arrive first, but in three recent alarms, the constables arrived very promptly, well in advance of the police. If a burglary was in progress, they had a much better chance to thwart it. If it was a medical emergency, those few seconds saved might be the difference between life and death. That is worth \$150/year to me.

3. Some of you claim that mandatory dues are a "tax", whereas with voluntary dues, you can withhold your payment as a means of protest. Not paying your dues is not a form of protest; it merely messes up any attempt for a budget. Meanwhile, at the local level, you have the best way to exercise your democratic right by voting, whether it be to elect new civic club officers or whether it be to voice where you want your neighborhood dues monies spent. You can give input to where your money is spent in the neighborhood a lot easier than you can at the city, county, or federal level.

4. For those of you who still insist you get no benefit from the neighborhood services, we can argue that by having a home in Willow Meadows, your property values are better due to the fact there is a strong neighborhood association that cares about property values. Many recent home buyers comment that the

security patrol, as well as the strong civic club, were important factors in their decision to buy here. You could take the home you live in now and put it in a nearby subdivision with a weak civic club, and see its value drop dramatically. Realtors confirm that without a security patrol and a strong civic association, prices might be 30-40% lower. It seems like \$150 is a good investment, especially if it helps your property values by even as little as \$5,000, let alone \$40-\$50,000 of value.

Exemptions/Waivers: At the September general meeting, many ideas were tossed around regarding waivers on dues. Some stated that waivers should not be at the discretion of any committee, and that waivers should be on a fixed criteria. We generally agree it would be nice to set an age and income level that automatically qualifies for a waiver, but we also realize that someone with a good income might also have a medical emergency that could immediately hinder their financial situation, so judgment is necessary. We also agree in general that if waivers are granted, they should be true exemptions, not just a deferred payment with a lien. As of this printing, the committee had not finalized all details of mandatory dues and the waiver process.

Please note that the strong wording of the assessment section of the draft of the deed restrictions was not something we created out of malevolence. We can't take credit for this wording, as it is the common wording found in many deed restrictions of neighborhoods around southwest Houston. Nevertheless, we agree the "legal-ese" can sound very intimidating and we are doing our best to trim this down and keep it neighbor friendly.

DEED RESTRICTIONS: WHAT NEXT?

As indicated above, your neighbors who volunteered their time to work on this project are working overtime to incorporate the comments and ideas from your surveys. Following these meetings, we will have the lawyers once again review the deed restrictions. Following that, we will mail the final version of the deed restrictions to everyone. At that time, it is up to you to carefully review the document and either sign in

acceptance or opposition. We will include a cover letter detailing the changes from the original draft you most recently reviewed. Our hopeful timing is that you will receive the final deed restrictions for signature at the end of December or early January.

RECYCLING REPORT

The schedule for recycling in the coming months is as follows:

November 25, December 9 & 23, January 6 & 21 (Wednesday).

Acceptable materials for curbside recycling include aluminum and tin cans, #1 and #2 plastics, glass bottles and jars, telephone books, newspapers, magazines and used motor oil.

Don't forget: Heavy trash pick-up is the fourth Wednesday of every month. It is a violation of City ordinance to put heavy trash out for pick-up earlier than the weekend preceding scheduled collection. The schedule for the coming months is:

November 26, December 26 (Friday following Christmas day - check newspapers for updates), January 28 .

RATS! FOILED AGAIN!

One of our neighbors wants to remind us that rats can always be a serious threat in our neighborhood. Being an urban area, and especially due to the Willow Waterhole, as well as the commercial and high density use around our area, rats never seem to go away. Recently, we have been advised of some rat problems along Lymbar and West Belfort. You can do your part.

Please don't throw meats or other food scraps containing oils and fats in your compost piles. Rats also love to build nests in storage sheds and under decking. We have even learned of some rats burrowing under slabs! Ask your local hardware store for recommendations on the most effective poisons if you are aware of a problem near your home. Handle all poisons carefully and keep them away from children and pets.



Aug: 10115 Willowgrove

Sept: 4326 Silverwood

Oct: 4422 Wigton

Nov: 4327 Silverwood

Recipients of Yard of the Month will receive a sign for the month plus a gift certificate for use at Wolfe's Nursery presented by Morgan Personette Properties. Our December award will go to a festively decorated home.

USEFUL PHONE NUMBERS

PRECINCT 7 CONSTABLES: **643-6602**

EMERGENCY: **911**

POISON CONTROL: **654-1701**

MAYOR'S OFFICE: **247-1888**

MARTHA WONG, DIST. C: **247-2004**

ODOR HOTLINE: **783-4348**

WATER/SEWER REPAIRS: **754-0600**

NEIGHBORHOOD PROTECTION: **525-2525**

TRAFFIC LIGHT/SIGN REPAIRS: **865-4000**

RED ELEMENTARY SCHOOL NEWS

Here are some excerpts from the November edition of "The Redletter", the newsletter of Red Elementary School:

TECHNOLOGY IN THE CLASSROOM: Did you know that Red Elementary now has Internet lines into each classroom? You need computers to go on line, and Red Elementary now has seven new computers, with five more planned for the next semester.

FUNDING: School funds come from HISD as well as the hard work of the PTO. In addition, you can help in the following ways:

1. Recycling: The green dumpster at Red in the east parking lot is for recyclables and the money generated from the recycling effort goes back into the school.
2. Share Programs: Those share programs at Krogers, Randalls and Target can be directed towards Red. Use 1875 as the code on your Randalls card, use a Krogers card designated for Red, and with your Target credit card, you can list Red as your recipient of their share proceeds.

RED ELEMENTARY EVENTS: The Fall Festival was held November 1. For interested parents, the middle school magnet programs will be presented at Red cafeteria on Thursday, December 4 at 7:00 p.m.. Book Fair week is December 7-12, with the Holiday Program on Thursday of that week. For more info, call 917-4942.

SECURITY REPORT

PLEASE DON'T FORGET THE NEW PHONE NUMBER FOR THE CONSTABLES:

713-643-6602.

All residents need to be careful that they are not followed home from area shopping centers and banks. We had an incident two months ago where a Willowgrove resident was followed home mid-

morning from the bank on Braeswood at Stella Link. He stepped out of his car with an envelope of cash and was approached by a black male who asked him a question to get his attention and then grabbed the envelope. If you think you are being followed, do not go home. You should drive to the police station or a place where there are other people around. With the holiday season approaching, we may see more of this type of crime in our area.

The Precinct 7 Constables typically handle many different types of calls; including quite a few false burglar alarms, loose dogs in the neighborhood, family disturbances, loud music, speeding, lost children or elderly and general information calls. There has been an increase in calls from neighbors reporting suspicious vehicles and persons. We encourage all residents to immediately report any suspicious person or activity to the Constable.

In addition to the above incidents, the following are some of the more serious occurrences:

Sept. 2, 9200 block of Cliffwood: A plumber had equipment stolen from his truck.

Sept. 9, 4400 Lymbar, 4400 Lemac, 4400 Breakwood: Criminal mischief - kids threw bricks through windows of three cars parked in the street.

Sept. 12, 10300 block of Willowgrove: Early morning burglary of a motor vehicle.

Oct. 9, Trafton Academy/Willow Park parking lot: A previously stolen car was abandoned and two cars parked in this lot were stolen around 11:00 a.m.

Oct. 9, 10200 block of Willowgrove - Car parked in street was burglarized between midnight and 6:00 a.m. Radio and cell phone stolen.

Oct. 14, 4300 block of Waynesboro and 10400 block of Willowgrove: Two corner houses had graffiti spray painted on garage doors during the night. The Constable does not suspect gang activity.

Oct. 20, 9600 block of Cliffwood: Lawnmower stolen.

Nov. 1, 10000 block of Willowgrove: Burglary with jewelry stolen. Home was being remodeled and it is suspected that someone who had worked in the home was responsible.

With the holidays, there are many opportunities for crime. With friends and relatives coming to visit, whether for a party or to stay for a weekend, please be sure they park responsibly so as not to impede traffic flow. Also remind them not to leave any tempting packages in the cars. Presents in the house are also tempting for burglars, so you should be careful about “advertising” them with a pile of goodies in easy view through the windows. Don’t forget that your empty boxes put out for trash pickup also advertise the new computer, television, or other tempting target in your home.

along West Bellfort through the Westwood subdivision, northward along Stella Link, westward along the bayou and then under the bayou into the plant. What a voyage! With all the cleaning efforts recently, the City now is studying the effectiveness of the pumps near the Willow Meadows Baptist Church to see if they can be upgraded. With the next rains, we’ll see if it was all worth it.

1997 CIVIC CLUB MEETINGS

DECEMBER 2

SEWER WORK

Some of you may be aware of the problems with the sanitary sewers along Cliffwood in the 9600-9700 block. Even a light rain causes sewage to bubble out of quite a few manholes. Your good neighbors Hugh Rafferty and Tom Reed have been tracking this problem for more years than many of us have lived here. That is why we were completely surprised to see the City digging up the sewers along Cliffwood south of West Bellfort! A sewer rehabilitation project from Silverwood southwards along Cliffwood was not foreseen when the City repaved those streets. Now we will have to push them to restore our streets to what they were before all the heavy machinery arrived.

Meanwhile, back to the problem on Cliffwood north of West Bellfort. Due to the relentless efforts of your neighbors, there may finally be a solution. The City has been providing us biweekly updates, as they clean the existing sewer lines. Their efforts start all the way up at the sewer treatment plant north of Braes Bayou, where they recently cleaned out blockages in siphons that carry sewage underneath the bayou into the plant. Further upstream, they have had to clean major sewer lines along Stella Link, as well as along West Bellfort at Woodwind. Yes, the sewage from south of Loop 610 travels all the way down Cliffwood, eastward

WILLOW MEADOWS COMPLAINT FORM

DEED RESTRICTIONS

All deed restriction complaints are reviewed and appropriate steps taken for enforcement. Complainants are advised in writing of the Board's actions on their complaints. Please use the form below to report suspected violations.

**WILLOW MEADOWS CIVIC CLUB
P.O. BOX 35551
HOUSTON, TEXAS 77235
DEED RESTRICTIONS COMPLAINT FORM**

NAME OF
COMPLAINANT _____ DATE _____

ADDRESS _____ TELEPHONE # _____

NATURE OF COMPLAINT: (Please be specific - Give Names, Addresses, Dates, Details)

If legal action would be required, are you willing to be a complainant and appear in court as a witness if absolutely necessary? _____

Do you know of any other residents in your section of Willow Meadows who will also appear in court if necessary? _____

Please mail your completed form to the address above. Your name will not be divulged unless you are a complainant in a lawsuit.

A FINAL WORD ON DEED RESTRICTIONS

For approximately one year, there has been a strong movement to make our neighborhood better. In the past, there have been discussions about revising our deed restrictions. There have been some studies, there have been some opinions, and perhaps a few false starts. But now we have a bona fide, concerted effort by a devoted group of volunteers to actually update and strengthen our deed restrictions, consolidating and unifying our purpose as a neighborhood.

Last year, we circulated a general survey to find out your opinions, and more than 200 responded to give us their opinions on which direction we should take. After months of meetings, a draft was assembled and reviewed by more than 15 volunteers, and then again by lawyers, and finally circulated to everyone in our neighborhood. More than 300 neighbors responded, and of those who did respond, every single one was read. Statistics were tabulated thanks to the hard work of Steve and Joanne Bassett. The entire Deed

Restriction Committee then spent numerous hours evaluating and fine tuning the draft you recently saw. In this newsletter, you continue to see the constructive re-evaluation process due to your comments.

For those who really believe the Board or any other persons on the committee wants to assume power over you, take away your rights, or create controversy, they are indeed mistaken. All committee members live in your neighborhood, and while we may be a Board or a committee today, we are regular citizens in this neighborhood just like you into the future. These rules will apply to us also.

We have researched many of the items which are proposed to change, such as two-story houses, and we believe they are indeed in the overall best interest to the future of Willow Meadows. Mandatory dues, while never welcome, are necessary to properly fix budgets and give us the opportunity to keep the neighborhood strong and your property values high.

