

September Meeting

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

Willow Meadows News

WWW.WillowMeadows.Org

**August
1999**

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From The President

Dear Willow Meadows Residents:

It has been a hot, humid summer. I hope that everyone's air conditioner has held up. We seem to have had sufficient rain to keep our yards from scorching. We have been maintaining the mosquito spray program every Friday—late at night. Don't forget to bring pets indoors, in case spraying causes some sensitivity. We have had no complaints with our contractor, Firestone Pest Control.

Development of policy regarding Deed Restrictions have consumed much time for the various Board Members. Doug Koy, Andrew Strong, Chris Brouwer, and Lilly Warden have been working hard (along with our legal counsel) to implement and act on complaints. Please remember, that our Board policy requires complaints to be put in writing on the form we provided. If you need a form, call a Board member or download from our Website: www.willowmeadows.org. We have seen quite a bit of real estate activity in the neighborhood. Continued turnover helps to revitalize our neighborhood.

Braes Bayou flood issues are still swirling, like a swollen river. Hugh Rafferty has been keeping us informed. According to our information, the Harris County Flood Control District has been narrowing options and has held a recent series of meetings to inform the public of the pros and cons of various concepts proposed. We will depend on the continued help of Hugh Rafferty to keep us informed. The Board has yet to take an official position of endorsing one plan over another.

Please be aware that the final date for payment of dues has passed—August 1st. Please make any overdue payments current as soon as possible.

Walmart is developing at lightning pace. I know how sad we are to see it create so many potential problems for the neighborhood. I hope all clearly understand that this was Meyer-controlled, private commercial land and that there was nothing Willow Meadows could do to stop the project.

Take care and be careful. Try and be a good neighbor.

Charles D. Rusciano

TREASURER'S REPORT

by Rich Bernardy

Categories	Year To Date Through July 31, 1999		
	Actual	Budgeted	Difference
Expense Categories			
Bank Charges	5.00	58.31	53.31
Charitable Donations		291.69	291.69
Deed Restriction Enforcement	518.75	5,833.38	5,314.63
Esplanade/Beautification	2,270.15	3,354.19	1,084.04
Miscellaneous	763.46	1,020.88	257.42
Mosquito Spraying	500.00	2,333.31	1,833.31
Postage & Mailing Expenses	164.00	218.75	54.75
Printing	1,478.03	875.07	(602.96)
Security	38,910.32	36,635.34	(2,274.98)
Other Expenses	62.57		(62.57)
Total Expense Categories	44,672.28	50,540.00	5,948.64
Income Categories			
Advertising Income	225.00	291.69	(66.69)
Dues Income	92,875.00	57,540.00	35,335.00
Investment Income	1,628.01	2,625.00	(996.99)
Total Income Categories	94,728.01	60,456.69	34,271.32
Grand Total	50,055.73	9,835.77	40,219.96

Here are the year-to-date financial results as compared to the 1999 budget. Certain categories may show a large variance due to the way the budget is allocated evenly over a 12 month period. Expenses for legal and deed restriction enforcement are under budget; however, we expect to incur costs in the coming months as the board pursues enforcement against by-law violations. Mosquito spraying is occurring weekly and will continue through the season. The report does not reflect costs accrued but unpaid in the variance column.

As of the end of July we have received dues payments from approximately 81% of the homes in the neighborhood. The board is sending out reminders to those that have not paid through July 15th. Please remember that the civic club will be filing liens on all homes that fail to pay the annual dues. We cannot provide the services that the community benefits from without the financial support of each home owner.

Deed Restriction Enforcement Committee

by Andrew Strong

Over the past several months, the Deed Restriction Enforcement Committee (the "Committee") has been working diligently to set up an enforcement system that responds timely and consistently to potential deed restriction violations in our neighborhood. We have hired a law firm (Wilson, Cribbs, Goren & Flaum, LLP) to guide us creating this system and to provide counsel on several matters before the committee.

We have also hired a part-time assistant to help respond to complaints and otherwise assist the Committee. We are presently working out the details of the work to be performed by this assistant and will update you on that in the next newsletter. Lastly, we are developing a list of contractors that can do various tasks to help homeowners come into compliance with the restrictions. These tasks include lawn maintenance, trash hauling, painting, gutter work, among others. We have also discussed the idea of creating a Willow Meadows Cleanup Crew to help people who are unable

to pay for these services. In these cases, volunteers would perform the work for these people.

The policy of the Committee is to work towards a common neighborhood goal -- that is, ensure the maintenance of a safe,

clean, and attractive neighborhood. By achieving this goal, one of the biggest investments you have -- your home -- will be protected and increase in value. If you have any questions regarding the activities of the Committee, a completed complaint form to turn in, or would like to volunteer for the Cleanup Crew, please call Andrew Strong at 713/723-6923 or Doug Koy at 713/723-0067.



HAVE YOU PAID YOUR ANNUAL ASSESSMENT YET?

Believe it or not, but there are some homeowners in Willow Meadows that have not paid their annual assessment. In February of this year, we sent dues renewal notices to all Willow Meadows homes. As of the end of July, we have not received any response from over 150 homes (approximately 20% of the homes in Willow Meadows). Pursuant to the amended deed restrictions, all homeowners must pay the \$150 annual assessment by August 1st of each fiscal year. If the assessment is not paid, the Civic Association has the authority to file a lien against the home.

If you are new to Willow Meadows, the deed restrictions are spelled out in the Declarations, Covenants, Conditions, and Restrictions on file with the Harris County Clerk's Office (a copy is provided at the back of the Willow Meadows 1999 Directory). Security Patrols and deed restrictions along with a strong civic association is how your home and its value are protected.

If you have not paid, please send your check now.

Your check should be made out to "Willow Meadows Civic Club, Inc." and mailed to the address noted above. If you are

unable to pay some or all of the dues, you can apply for a hardship deferral. The hardship deferral permits the Civic Association to file a lien against your home that will only come due upon the sale of the home (or may be paid off at any time). Once paid off, the lien is removed.

If you have mailed your assessment prior to August 1st or have any questions, please call us to confirm that it has been received (713/721-3136).

As always, the address to send a check in the mail is:

**Willow Meadows Civic Club, Inc.
P. O. Box 35551
Houston, Texas 77235**



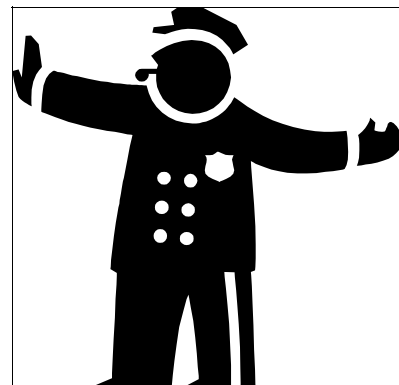
SECURITY REPORT

by Chris Brouwer

Summer is the traditional period of increased crime in the neighborhoods, due to a variety of factors including school recess, summer vacations, lawn equipment and toys left out in the yard, etc. This summer has been no different, and once again we have had a number of yards "trenched" by mischievous drivers. In addition, we have had a few serious incidents, including one you may have seen in the newspaper. On June 18, the Houston Police were staking out the Krogers on South Post Oak for suspected bank robbers. The suspects struck, and fled, but not without being shot by the police. The suspects were chased down West Belfort, only to crash near the intersection with Greenwillow. One suspect died from his wounds, while the other suspect was captured by our Constable who found him hiding in one of our neighbors' back yard. There was a lot of uninvented excitement for our neighbors that day! Here is a summary of the other significant activities during the last three months:

- 1) May 1 – 10200 Greenwillow. Domestic dispute. No arrests made.
- 2) May 2 – 10200 Willowgrove. Report of unauthorized burning in a backyard.
- 3) May 8 – 4400 Lemac. Attempted burglary of a residence. Broken glass but no apparent theft.
- 4) May 26 – 4800 Waynesboro. Report of a racing Camaro. Driver issued a warning.
- 5) May 30 – 10300 Willowgrove. Reported vehicle driving over lawns. Unable to locate suspects.
- 6) June 7 – 4300 Osby. Burglary of an auto. Window broken. No suspects or witnesses.
- 7) June 17 – 4300 Lymbar. Constables investigated an abandoned car with keys in ignition. A neighbor reported a man tried to enter his house the previous night. Later that same night, Houston Police reported arresting an intoxicated male on Lemac, the apparent owner of the abandoned car. (Maybe it was a good thing he didn't try to drive away!)
- 8) June 21 – 4300 Lemac. Burglary of household. Plum colored bicycle stolen from open garage.
- 9) June 22 – 10100 Cliffwood. Window reported broken. Nothing missing. No suspects.
- 10) June 24 – 4300 Breakwood. Theft of black 10-speed lady's bicycle.
- 11) July 8 – 9700 Greenwillow. Report of loose dog in area. Owner issued a warning.
- 12) July 10 – 4400 O'Meara. Reported theft of vehicle license plate.
- 13) July 12 – 4400 Silverwood. Vandalism of car, sprayed with paint. No suspects or witnesses.
- 14) July 22 – 4300 Meyerwood. Burglary of motor vehicle. Cellular phone stolen.
- 15) July 25 – 4300 Breakwood. Report of a group of suspicious teenagers in dark clothing. Gone when constables arrived.

By the time you receive this newsletter, you should see more speed limit signs and constable signs in our neighborhood. In addition to providing security, the Constables are checking for speeders in our neighborhood due to the volume of complaints we have received. During the past two months, they have issued more than 40 tickets, most of them for speeding and some for failure to obey the stop signs. The majority of the offenders is from outside of Willow Meadows, but don't forget to obey the rules in your own neighborhood.



MAINTENANCE UPDATE

by Sondra Ludwick

The trees along West Belfort from South Post Oak to Greenwillow were trimmed to allow pedestrian traffic a clear walking path. Many neighborhood residents have requested that the trees be trimmed so the Civic Club followed through with the request. In the future, the Civic Club asks that the homeowners who back up to West Belfort should keep their trees and shrubs trimmed to accommodate pedestrians. Tree trimming is not included in our mowing contract.

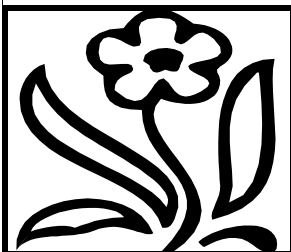
This quarter the rest of the article is about general household maintenance tasks. It is always easier to do seasonal maintenance than suffer periodic upheaval.

A few preventive measures will limit the likelihood that you'll have a clogged drain:

- Avoid pouring grease down the kitchen sink.
- Be sure sinks, tubs and shower have strainers to trap food, hair and the like. Regularly clean the strainers and drain-plug mechanisms in sinks and showers.
- Pouring hot water into a drain is unlikely to clear a clog, but a weekly dose of boiling water can be effective to maintain a freely running drain.

Squeegee-wielding professionals know that plain water can clean lightly soiled windows. But if you put off washing your windows until they're really dirty, you'll need something more potent. The best glass cleaner is one that works fast and removes grime with a minimum of help from you. For outside windows, I recommend Windex Outdoors. It is relatively inexpensive and a simple product to use. All you need is a garden hose and within a few hours, you can clean all of your outside windows.

Mildew around the house has an unpleasant odor and appearance. Chlorine bleach, diluted according to label directions, is a good mildew remover for use on colorfast, waterproof hard surfaces. To clean most outdoor surfaces, such as wood and brick, use a household cleaning brush.



A power sprayer is a great tool to have around the house. They can be used to rid driveways and sidewalks of years of dirt and grime build-up. It is not necessary to go

out and purchase a power sprayer. Team up with your neighbor and rent one for the day. Rental rates run from \$50 - \$100.

Now is the time to clean out your gutters to prepare for the fall foliage. If gutters get clogged with debris and leaves, they cannot effectively move rain water away from your house. Cleaning gutters is not hard; it just takes some patience. Consider investing in leaf guards once you have cleaned your gutters. Making this small investment will make future cleanings easier.

Check out these helpful websites for your next home maintenance project: www.hgtv.com, www.tlc.com, www.hometime.com. I hope you have enjoyed this article. Suggestions are always welcome.

Happy Cleaning!



YARD OF THE MONTH

June – 4411 Lemac
July – 4314 O'Meara
August – 9214 Greenwillow

Remember to keep your yards in tip-top shape in order to be eligible for Yard of the Month. Winners receive a sign to display for the month plus a gift certificate to use at Teas Nursery.

1999 CIVIC CLUB MEETINGS

SEPTEMBER 7

DECEMBER 7

From the Webmaster

by Juan Moreno

Our web presence keeps growing. New information and functions are available in our website (www.willowmeadows.org) and every month new additions will be made.

As part of these new functions, a set of “forms” is being developed for your use. The first one to appear on the website is the “Deed Restrictions Complaint” form. This form is located through the [Association Info](#) link on the left hand side of the website pages. (Click on [Forms](#), and then [Deed Restrictions Complaint Form](#))

In this form, you have to provide the same information as in the paper form, but it will be delivered immediately to the Deed Restrictions Officer and to the Civic Club’s Board. This saves you the time of mailing the form and waiting for the collection of mail in our P. O. Box. This form can also be used as a “general complaint” form.

You will receive an email notification of reception of your form and the information is also kept in a private database in our website.

More forms are in the process of being developed. Next will be the “Architectural Application” form.

With these forms, we are providing new ways to



improve communications between neighbors and elected civic club officers. The electronic versions of the forms are an alternative service, and in no way make the paper forms obsolete. For those neighbors that don’t have web access or don’t want to use the electronic versions, the paper versions will always be available.

The next upgrade to the website you will see by the second week of September is the ability to email all of your civic club board members from the website.

I strongly encourage everyone to visit our website, and please, send comments or suggestions to jmoreno@willowmeadows.org

Happy surfing!

And if you haven’t paid your dues in full yet for the year:

Willow Meadows Civic Club, Inc.

P. O. Box 35551

Houston, Texas 77235

1999 Willow Meadows Civic Club Officers and Executive Board

President	Charles Rusciano (713) 721-3136	Beautification	Sondra Ludwick (713) 723-1595
Vice President	Andrew Strong (713) 723-6923	Deed Restrictions	Doug Koy (713) 723-0067
Treasurer	Rich Bernardy (713) 728-5726	Architecture	Robbie Chase (713) 723-6468
Secretary	Cynthia (713) 721-6347	Newsletter Editor	Ken Anctil (713) 721-7212
Security	Chris Brouwer (713) 723-9235	Webmaster	Juan Moreno (713) 721-8441

Politics

Elections of several positions on City Council this Fall will see a great deal of campaigning throughout the approaching months. Now is the time to carefully examine the 5 candidates for City Council District C. WillowBend and Prec. 287 plan to sponsor a forum for candidates in October. We will try to post the date, time, and place for this forum on our Website.

Political Directory

As a courtesy to our residents, we are providing you the most common "gripe" numbers so that you can make your voice heard on the issues of concern to you.

County Commissioner (Prec. 1) (713) 755-7715
(El Franco Lee)
Houston City Council
(Martha Wong, Dist. C) (713) 247-2004
(Orlando Sanchez, At Large) (713) 247-2005
City Secretary (713) 247-1840
Houston Solid Waste Mgmt (713) 837-9100
dead animals (713) 669-7900
heavy trash (713) 551-7300
Texas State Representative (512) 463-0492
(Scott Hochberg, Dist. 132) (713) 660-7783
Texas State Senator (512) 463-0113
(Rodney Ellis, Dist. 13) (713) 236-0306
HISD Board of Education (Dist. 5)
(Don McAdams) (713) 892-6121

**FROM REDO'S TO
REDONE'S...
...I WILL SELL YOUR
HOME**

**FOR A FREE MONTHLY
UPDATE ON HOME SALES
IN WILLOW MEADOWS,
JUST SEND ME AN EMAIL
AT:**

**GGPHILPOTT@AOL.COM
Greg Philpott/Realtor
RE/MAX Metro Realtors
(713) 256-3000 Voice Mail
www.har.com/gregphilpott**

NEIGHBORHOOD CONNECTIONS CONFERENCE

WANTED: Volunteer to attend the 3rd Annual Neighborhood Connection Conference on August 28th, 1999 at the George R. Brown Convention Center (8:30 a.m. to 3:30 p.m.). Please contact Charles Rusciano for more information. This is an all-day conference with three sessions to learn about many things which could possibly help our civic club. Topics will include safety, capital improvements, neighborhood grants, and others. We would like to have a non-Board member in attendance.

RETIREE ACTIVITIES OFFICE

(from George W. Webb, LTC, U.S.A., Retired)

There is an office set up for an all-volunteer group which exists to assist with providing information, help or guidance related to privileges or problems associated with former military service. If you were in the military or are a wife, or child of someone in the uniformed military services, you may contact this organization for help or for service.

Headquarters is at 1902 Old Spanish Trail, Houston, TX 77054; tel. (713) 795-4109.

ATTORNEY GENERAL ADVICE

Watch out! Every day through our neighborhood and many others there are friendly, but subtle, thieves passing in and out of our neighborhood. Always be aware that each person who solicits business at your home may not have work on his mind. Scams flourish in metropolitan areas.

The Attorney General's Office has a research and legal support division located in Austin and can sometimes inform you of several matters to watch for in a "home solicitation" matter. For more information, write to the OAG, P. O. Box 12548, Austin, Texas 78711. Request a free year's subscription to the "Consumer Watch" publication.

Please be aware of calls you get from Sheriff organizations which claim to represent officers in Harris County. Many do not. A company could be based in Florida and have the name "Harris County Deputies Association." Chances are, it is an absolute scam, or close to it, where a small donation is made to a legitimate law enforcement organization, but the

majority of the donations are used to pad the pockets of the officers or owners.

Also, as one of our residents has reported to us, choose your tree trimmers wisely. Ask for references and call them. One person who operates under the name "John the Tree Surgeon" apparently is not living up to his contractual pledge. The Lanhams report to us that "John" did not complete his work, and, wanted a partial payment in advance of completion of the work. Then he failed to show up and continue as he promised. Fortunately (for the Lanhams, but perhaps not for others) he remained in the neighborhood to where they could locate him and compel him to finish.

As a general rule, do not pay for services in advance. Make that a part of the agreement. Have salesmen be more specific about exactly what goods or services they or their company will provide. If they cannot advance the work and materials without a loan from you, more than likely they are not financially healthy enough to be trusted.

Y2K Blues: Essential Y2K Strategies

- 1) Don't assume that all of the little technological marvels in your life are being watched over by the fairy godmother. Check your computers to see if they will survive after the year 2000. Check with hardware and software manufacturers and request information on research and preparedness they have done. Ask for remedies well ahead of time.
- 2) Back up all data and software files to at least one or two types of media. So if your entire system decides to go south and die, you can at least buy new hardware and/or some of your software and simply reinstall your backed-up data files.
- 3) Consider the last days of 1999 a good time to buy a new computer which carries with it a warranty for proper behavior under the conditions of Y2K.
- 4) Test the Bios chip in your system. This basically means setting the date ahead and seeing what happens. CAUTION: Do so only with the help of a good consultant who can run diagnostics beforehand.

information are:

- www.cassandraproject.org/home.html
(resources for home and community preparedness)
- www.y2knews.com
(a daily digest of hundreds of Y2K articles)
- www.year2000.com
(extensive links to consultants & companies selling find/fix software)

Don't forget to check equipment other than computers. FAX machines, alarm systems, cars, trucks, etc... all have embedded chips that may be controlled by errant code.

And most importantly, do not panic. Do not load the Suburban with guns and mountain gear, and head to the country. Be sensible. Take a little extra cash out of the bank. Use the same preparedness you would for Hurricane season: extra water, canned goods, radio, batteries, flashlights and candles, matches. Gas up your automobiles. Check your bike tires. And by all means, obtain a hard copy of your bank and financial records as late in the 1999 year as you can. Proof may come in handy.

(excerpts from Reprint, Inc. publication, April, 1999)

Some resources available to provide you with more

USEFUL PHONE NUMBERS

Precinct 7 Constables	(713) 643-6602
Emergency	911
Poison Control	(800) 764-7661
Mayor's Office	(713) 247-1888
Martha Wong, Dist. C	(713) 247-2004
Odor Hotline	(713) 837-0600
Water/Sewer Repairs	(713) 837-0600
Neighborhood Protection	(713) 525-2525
Harris County Flood Control	(713) 684-4197

Advertising

We would like to remind you that the Willow Meadows newsletter will accept advertising to help defray the costs of printing and other civic club expenses. If you have a local business or provide a service useful to our neighbors, you may want to let us know about it. To encourage participation, we have kept our prices low, as indicated below.

- Full page: \$100 each edition
- Half page: \$50 each edition
- Quarter page: \$25 each edition
- Eighth page: \$15 each edition

NEW STORES, NEW STORES!

There always seems to be new activity and new growth around our neighborhood. Have you noticed the new GNC over in the Randall's shopping center? It's near the Radio Shack.



Also in the same shopping area, construction is taking place for a new Walmart. It has received mixed reviews from residents on whether or not we actually want one this close with the traffic it might bring to the neighborhood. It looks like the grand opening will be in the October to November range.

Also in the Randall's shopping center is the new Napoli's Pizza. It is in the same location as the Pasta Company was in. We hear it has new owners. (Anybody for a restaurant review?)

We're also hoping to see some new and exciting retail shops in the Stella Link Shopping Center, right near the South Loop.

Attention: Needed 37 mothers and others to work from home. \$800 – \$4500 Part / Full Time. (888) 216-2686.

Lost: 40 lbs in 2 months. Safe, fast, easy. Regular and Kosher formulas. (888) 216-2679.

This constitutes a general notice to the members of WMCC.

Underlined brackets indicates the text to be added.
The use of italics indicates text to be deleted.

WILLOW MEADOWS CIVIC CLUB, INC.

**By-Laws
(Second Proposed Amendments, 1999)**

ARTICLE I. Membership

SECTION 1. Every person who is the owner of a lot located in Willow Meadows Subdivision may be a member of the Willow Meadows Civic Club, hereinafter referred to as the Association. Association members shall have rights as are provided by the Charter and By-Laws of the Association.

SECTION 2. Only members in good standing shall be entitled to hold office and/or vote. A member in good standing is one who has paid his/her current and past annual dues assessment, pursuant to the Declarations, Covenants, Conditions, and Restrictions filed and recorded in the real property records of Harris County, Texas in 1998 (hereinafter the "Restrictions.") *A member that has paid his current dues but is delinquent in dues for past years shall obtain a waiver from the Board of Directors to establish "good standing".*

SECTION 3. Terms of membership shall be continuous from year to year, beginning January 1 and ending December 31. The Fiscal Year of the Association shall be from January 1 through December 31.

ARTICLE II. Dues [Annual Assessment]

The annual *dues* [assessment] shall be as prescribed and voted by the membership at any regular or special meeting [established in Art.IV.06 of the Restrictions.]

ARTICLE III. Officers

SECTION 1. The Officers of the Association shall be a President, Vice President, Secretary and Treasurer [all comprising the "Executive Board"], who shall be elected at the last *regular* [general] meeting of the Fiscal Year. The term shall *be* [begin January 1st of] the next Fiscal Year.

SECTION 2. No person shall hold office unless a member in good standing.

SECTION 3 [2]. The officers shall serve for not more than two consecutive one-year terms or until their successors are elected and qualified.

SECTION 4. *A Nominating Committee of three members of the Association shall be appointed by the President. The Nominating Committee, through its Chairman, shall submit to the membership at the last*

(Continued from page 10)

regular meeting of the current Fiscal Year their list of nominees for each office. After the report of the Nominating Committee, additional nominations may be made from the floor by members of the Association who are in good standing.

- [3. Each year, prior to the last general meeting of the current fiscal year, the Board will publish in the Association Newsletter, an invitation for members to seek elected positions on the Board. The Association may actively encourage and seek candidates from among all "eligible voters" as defined in the Restrictions.]

SECTION 4. *The election shall be orally or be secret ballot at the direction of those in attendance at the regular or special meeting as provided herein. The Presiding Officer shall appoint two tellers to count the votes for each office; they shall announce the results of the election to the Presiding Officer, who thereupon, shall declare the members receiving the majority of the votes cast elected to the respective office. Where there are two or more candidates for any one office, none of whom shall receive a majority on the first ballot, the nominee receiving the least number of votes shall be dropped, the balloting to continue in this manner until one has received a majority of the votes.*

[4. The Election shall be conducted by the following procedures:

a) A member of the Executive Board shall preside at the last general meeting (The Presiding Officer).

b) All candidates shall be present, express their intent to seek office, and shall be given up to 4 minutes per candidate to campaign.

c) All eligible voters in attendance at the general meeting shall vote by a showing of hands.

d) Votes shall be counted by any Executive Board member who is not seeking the office, subject of the vote.

e) The Presiding Officer shall announce the results of the vote.

f) A majority of the votes is required to win the election for each office. In the event that more than two candidates run for an office, none of whom receive a majority of the vote, a run-off election for the top two candidates receiving the most votes, respectively, shall be conducted in the same manner as prescribed above.]

SECTION [5. If for any reason the last general meeting of the Association is cancelled or interrupted for any reason, and the election does not take place for each office, the election must be rescheduled to take place at the first general meeting of the next fiscal year. The previous office holders shall maintain their positions and authority until the new offices are elected.]

SECTION 6. A vacancy in any office or on the Board of Directors shall be filled by an appointment of the Executive *Committee* [Board] to serve until the next regular election, or until their successors shall have been appointed or elected and installed.



David Montz

RE/MAX Metro

“the Area Specialist”

- *Long time Area Resident
- *Consistently a RE/MAX top producer
- *Certified Residential Specialist
- *Real Estate Broker/Owner
- *Over 15 Years Experience
- *RE/MAX Hall of Fame member
- *Over \$9 million in production last year

Specializing in the Sale, Leasing & Management of homes in the Willow Meadows area.

Office 713.528.1800 Residence 713.721-2120