

**February  
2024**

Dates to Remember

**Annual Fees Due:  
April 01, 2024**

**Ballot Return Deadline:  
April 05, 2024 @  
4:00 pm**

**Annual Meeting:  
April 06, 2024  
2:00 pm  
@ Pool Pavilion**

**Contact Us...**

28 Springwood S

Palacios, TX 77465

361-588-7088

[office@tpopoa.com](mailto:office@tpopoa.com)

website: [tpopoa.com](http://tpopoa.com)

**Board of Directors**

**President – Carla Williams**

**Vice President – Robert  
McKenzie**

**Secretary – Sandy Frick**

**Members at Large –  
John White, Tom Morgan**

# Tres Palacios Oaks

## Annual Newsletter

It's that time of year again for TPOPOA!!!!

### Annual Fees

Invoices for annual fees have been mailed. Dues are payable no later than April 1, 2024. Prompt payment is appreciated as it cuts down on man hours and added postage to collect delinquent accounts. In order to have an active gate card for the community your account must be paid in full. If you are unable to pay your balance in full please get with the business office as soon as possible to make payment arrangements. TPOPOA has a payment plan available for property owners if needed.

### Ballots

Please take a few moments to complete the **YELLOW** ballot and return by APRIL 05, 2024 10:00 am. The Board of Directors strongly urges ALL property owners to VOTE! It is important that you as a property owner vote on these items. They include deed restriction updates and Board of Directors elections.

### VOTING INSTRUCTIONS

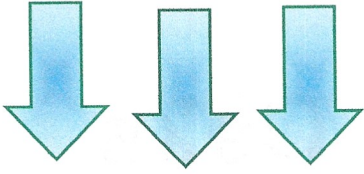
**Please read the ballot voting instruction sheet enclosed.  
Ballots that are submitted without following voting  
instructions will be void/not counted.**

### Annual Meeting

Our annual meeting will be held April 06, 2024 at 2:00 pm at the TPOPOA pool pavilion. This meeting is a great opportunity for property owners to voice opinions, meet with the Board of Directors and your neighbors. Ballot results will be announced during the meeting.

Note: TPOPOA conducts monthly meetings every 3<sup>rd</sup> Saturday of the month @ 10:00 am at the Pool Pavilion.

The Tres Palacios Oaks POA Board is made up of volunteers – your fellow property owners. Like you, we want to keep our subdivision running smoothly and appealing in order to maintain a high quality of life and preserve the value of our property.



## FEE INCREASES:

The Tres Palacios Oaks POA has the duty of maintaining the standards of safety, appearance, and values for all property owners in the POA. This includes the cost of maintaining the common areas, utility charges, maintenance of the roads, fence, security gate, insurance, and property taxes levied upon the community-owned property and any other expense necessary for the operation of the POA.

It is decided that Tres Palacios Oaks POA can no longer avoid fee increases. The increase in dues is to offset the rising costs of road material/services, insurance, legal fees, and repair and maintenance. Please refer to list of fees included on this page.

## **\*\*New Security Gate\*\***

A new security gate has been installed at the entrance of Tres Palacios Oaks POA. The system functions the same as the old one with the exception of spikes added. Please read the signs and be aware when entering the subdivision.

**DO NOT PROCEED THROUGH THE GATE UNTIL YOU HAVE A GREEN LIGHT.**

**DO NOT TAILGATE – ONE VEHICLE THROUGH GATE AT A TIME. GATE CARD MUST BE SWIPED FOR EACH VEHICLE TRAVELING THROUGH THE GATE.**

Tres Palacios Oaks POA will not be responsible for any damage caused by the gate arm or spikes. The gate is under constant video camera surveillance and we will be able to view any instances of damage. No new card is needed. Card fee must be paid to activate the gate

Please make sure the business office has current contact information to ensure you are receiving all mailings and POA updates.

**No burning of household trash... No Exceptions!!!**

Please do not park vehicles on roadside. All vehicles must be parked on your property.

Culverts must be installed on your property to enter. Do not access your property through the ditches. Please contact the ACC to get correct size requirements for your lots. This helps with drainage throughout the subdivision.

### Join our facebook group:

Tres Palacios Oaks POA Subdivision

You must be a current property owner and answer all questions for approval to join.

## Fees:

Association: \$40.00  
Road Assessment: \$20.00  
Gate Card: \$110.00  
Pool Access: \$100.00  
Replacement Card: \$25.00  
ACC Permit: \$25.00  
Transfer Fee: \$100.00  
Mowing Fee: \$55.00

### Accepted Forms of Payment

Credit Card

Phone Payments

Check

Cashier's Check

Money Order

### **\*\*Office Hours\*\***

Monday – Wednesday  
9:00 am – 3:00 pm

1<sup>st</sup> and 3<sup>rd</sup> Saturday  
9:00 am – 1:00 pm

## **\*REVISED\* 2024 BALLOT / VOTING INSTRUCTIONS**

**\*\*PLEASE READ CAREFULLY\*\***

- COMPLETE BOTH SIDES OF THE BALLOT, SIGN AND DATE THE BALLOT. BALLOTS WITHOUT SIGNATURE WILL BE MARKED “VOID”
- MAIL IN BALLOTS/DROP OFF BALLOTS MUST BE SEALED IN THE SELF ADDRESSED ENVELOPE THAT WAS ENCLOSED WITH INVOICE/BALLOT MAILING. BALLOTS RECEIVED IN ANY OTHER ENVELOPE WILL BE MARKED “VOID”
- BALLOTS CAN BE PLACED IN BALLOT BOX AT THE TPOPOA BUSINESS OFFICE, IN MAIL SLOT ON BUSINESS OFFICE DOOR, OR MAILED VIA USPS BACK TO THE OFFICE.
- BALLOTS NOT ON THE ORIGINAL BALLOT FORM MAILED TO YOU WILL BE MARKED “VOID”
- DO NOT CALL TPOPOA BUSINESS OFFICE MANAGER AND ASK WHO TO VOTE FOR. THE TPOPOA BUSINESS OFFICE MANAGER IS NOT AT LIBERTY TO ENDORSE A CANDIDATE DURING THEIR WORKING HOURS.
- FOR QUESTIONS/CONCERNS THAT INVOLVE VOTING PLEASE CONTACT TPOPOA BOARD OF DIRECTORS SECRETARY – SANDY FRICK @ 979-240-3928
- DO NOT MAIL YOUR PAYMENT WITH YOUR BALLOT
- IF THERE IS A NEED FOR VOTING BY MEANS OTHER THAN ORIGINAL BALLOT MAILED TO YOU PLEASE CONTACT TPOPOA BOARD OF DIRECTORS SECRETARY – SANDY FRICK @ 979-240-3928

### **\*\*ANNUAL MEETING TIME CHANGE\*\***

**As stated in the TPOPOA By-Laws the annual meeting will be held  
Saturday, April 6, 2024 @ 2:00 PM**

**EACH VOTE COUNTS!!!!**

**Please take the time to exercise your right to vote!**

**Thank You!**

**Sandy Frick (979) 240-3928**

**TPOPOA Board of Directors – Secretary/Treasurer**

## TPOPOA Board Candidate Information

### **James Dornak : 160 S Tupelo Palacios, Texas 77465**

Hello my fellow TPO neighbors. I have resided in TPOPOA for 10 yrs. In that time I have only attended 1 open meeting. I just don't get involved until I believe real reform has become a must. The main job of the BOD is to run day-to-day operations of our HOA and I understand that it takes large amounts money to do so. However, the recent \$25,000 expenditure on gate upgrades, (that has worked fine for decades), without the pre-approval of the majority of TPOPOA property owners pushes the boundary of respect for those people (us). Therefore, I have thrown my hat into the ring for only one reason, to make sure your money is spent on what you want it to be spent on. I will be at least one voice that will push to allow the majority of TPOPOA property owners (by vote) to decide the fate of these special big ticket projects. A vote for me is a vote for your peace of mind. Let's see that this behavior stops here. If you have any questions comments or complaints feel free to call. 361-920-1934.

### **Cliff Howard: 69 Springwood S Palacios, Texas 77465**

I have been a property owner since 2016. I am a full time resident of TPOPOA. I have served on the BOD and ACC in the past. I retired from the oil and gas business and chose to make TPOPOA my permanent home. I am running for the BOD to help insure that the property clean up continues.

### **Gretchen Leatherwood: 1123 Riverside Dr. Palacios, Texas 77465**

I have been a lifelong resident of Matagorda County and worked for the US Army Corp of Engineers for the last 25 years. In 2016 I purchased property in TPOPOA and have since relocated as a full time resident in the community. During that time I was elected to serve on the Board of Directors 2 consecutive elections and served 4 years as the Tres Palacios Oaks BOD President. During my time on the BOD me and my fellow board members accomplished a lot of positive things for the community. I was a very involved board member and made sure to accomplish every task that TPOPOA started. I will make sure to focus on maintaining the roads and working on drainage issues, clean up of the subdivision and accommodating ALL property owners and their concerns. If you have any questions for me please give me a call. 979-240-3881

### **Robert "Bubba" McKenzie: 694 Riverside Dr. Palacios, Texas 77465**

Currently Retired; 67 years old; married 44 years. I have owned property in TPOPOA since 2013. Worked in residential and commercial construction as a foreman, general foreman, and owner/contractor until 1996. I was employed with USPS in 1992 as a sub-carrier until 1996 then converted to regular carrier. In 2012 I went into USPS management as supervisor in Belton, Tx. Retired in 2018 from USPS as OLC/Supervisor. I have filled in on BOD since Tiffany Keszler's resignation. Also on ACC before Tiffany's resignation. THANK YOU FOR YOUR SUPPORT!!!!

### **Tom Morgan: 456 Riverside Dr. Palacios, Texas 77465**

I am a full time resident here at TPOPOA. Bought our home in 1998 and raised our family here. I have purchased over 20 lots and cleaned and maintained them. I've served with two boards and with two different presidents. I am active on the ACC committee and helping to keep our community safe. I'm mechanically inclined and willing to help maintain TPOPOA equipment and property.

**Brian Sweeney: 790 Riverside Dr. Palacios, Texas 77465**

Brian was born and reared outside Philadelphia, PA. His parents emigrated from Ireland and were married for over fifty years. Brian is the youngest of six children. He graduated from Upper Darby Senior High School in 1982, Saint Joseph's University in 1987, and Universidad Central del Caribe Medical School in 2014. Brian is fluent in Spanish. He played baseball on the collegiate level. His diverse work experience includes radio broadcasting, sales, social work, education, information technology, management and medical practice. Brian currently is a licensed doctor; but has opted not to practice since 2019. Instead, he currently runs his own online business with his wife, Isabella. Brian lived in the Philadelphia area for most of his life before purchasing a home in Delaware where he lived for twenty years. He then bought a home on one acre in Missouri before purchasing a property in Tres Palacios Oaks in Palacios, TX approximately two years ago. Brian has renovated our current home which was vacant for several years. In his personal life, Brian enjoys spend time with family and friends, playing guitar, and traveling. He has traveled to Puerto Rico (where he also lived during medical school), the Dominican Republic, Peru, Argentina, Uruguay, Venezuela, Chile, Ecuador, and finally, China where he met his wife. As a member of the BOD of TPOPOA, Brian would serve the interests of all residents as we navigate unprecedented times of government and private sector overreach. Thank you for your time and attention.....

**Billy Welsh: 113 Old River Rd. Palacios, Texas 77465**

I purchased my property in TPOPOA in 1992. I have been a full time resident of the community for over 30 years. I am a business owner and self employed, therefore I would be available to provide help and lead projects as needed. I have served on the Board of Directors in the past and would like your vote in the upcoming election. If elected to the TPOPOA Board of Directors my focus and goals will be improving and maintaining our roadways, making sure expenditures are necessary and helping manage day to day operations. Your vote is appreciated!!!

**Carla Williams: 32 River View Dr. Palacios, Texas 77465**

I have been president of the BOD for the past two years. I believe the Board of Directors is stronger than ever, and has accomplished so much in such a short period of time. I would like your vote to continue to see TPOPOA thrive in the right direction. Thank You.

**Rick Van den Bosch: 3133 Buffalo Speedway #3108 Houston, Texas 77098**

My family and I have owned property in TPOPOA since 1970. I have volunteered my time and labor over the years to assist the property owners association in helping to maintain the subdivision and improve the function of the POA. My professional background has been in finance, accounting, and real estate development over the last 38 years. I have experience in homeowner's associations and have developed many residential subdivisions throughout the country, but mostly in the Houston area. I am also a licensed Certified Public Accountant (inactive status). Now that I am retiring from full time work, I can dedicate time to serve on the Board and work on projects to improve our community. My priorities as a Director for TPO would be to develop a plan to improve roads and drainage and a plan to improve the finances of the POA.