

## June 2026 Newsletter



*Photo by Tim Mossholder*



### Calendar

Board Meeting – July 23 2026

Clubhouse – 6:00 pm

[www.emeraldforesthwa.org](http://www.emeraldforesthwa.org)

[hoa@bhscaliber.com](mailto:hoa@bhscaliber.com)

Dear Emerald Forest HOA Homeowners,

### **SPECIAL ASSESSMENT MEETING ON JUNE 23<sup>rd</sup> POSTPONED**

The Board of Directors would like to provide homeowners with information regarding the governing documents of Emerald Forest HOA and how those documents affect current Association business.

Many homeowners may already be familiar with this history, while others may not. Our goal is to provide factual information, so all homeowners have a better understanding of the structure of our Association and some of the challenges that arise from it.

Emerald Forest was originally developed in eleven separate phases, each with its own set of deed restrictions. Several years ago, the Association undertook an effort to consolidate the governing documents so that all phases would be governed under a single set of deed restrictions. That effort was successfully approved in nine of the phases.

However, Phases 2 and 6 ultimately adopted and recorded separate governing documents with Brazos County. As a result, those phases are governed by deed restrictions that differ from those applicable to Phases 1, 3, 4, 5, 7, 8, 9, 10 and 11.

Today:

- Phases 1, 3, 4, 5, 7, 8, 9, 10 and 11 share the same governing documents.
- Phase 2 operates under its own recorded deed restrictions.
- Phase 6 operates under its own recorded deed restrictions.

All governing documents are available for review on the Emerald Forest HOA website:  
[www.emeraldforesthwa.org](http://www.emeraldforesthwa.org)

These differences create administrative and procedural challenges when the Association conducts business that requires homeowner voting. One example is the current Special Assessment process.

On May 7, the EFHOA Board called for a meeting of all 434 property owners to approve a \$300 one-time special assessment to pay for the pool repairs and remodeling, a flood barrier to protect our community center and to resurface our tennis courts. In order to have a valid meeting for this purpose, it was necessary to have a quorum of 261 members attending or by proxy. Despite good participation at this initial meeting, we did not have the necessary quorum and could not conduct a vote.

Emerald Forest HOA consists of 434 homes. Under the governing documents applicable to most phases, a quorum of 261 members is required to conduct the initial Special Assessment meeting. If a quorum is not achieved, those governing documents allow a subsequent meeting to be held with a reduced quorum requirement.

Phase 2's governing documents contain different provisions and do not provide the same reduced quorum process. As a result, voting procedures and timelines may differ between Phase 2 and the remaining phases. These differences can create additional complexity when the Association is attempting to address community-wide matters.

**Therefore, the special assessment meeting scheduled for June 23 will be postponed due to the requirements of Phase 2 documents and will be added to the agenda of the annual meeting. The necessary quorum for the annual meeting will now be 261 either in person or through proxies/absentee ballots.**

The Emerald Forest HOA is a nonprofit corporation governed by a volunteer Board of Directors elected by the membership. Board members are homeowners within the community who pay dues and are subject to the same governing documents as other residents. The Board's responsibility is to manage Association assets, maintain common areas, enforce the governing documents, and protect the long-term interests of the community.

We recognize that there has been considerable discussion regarding Association matters through social media, neighborhood forums, email communications, and other channels. We encourage all homeowners to review official Association communications and governing documents so they can make informed decisions based on accurate information.

As we look ahead, the Association faces ongoing maintenance, repair, and capital improvement needs. While Emerald Forest has historically maintained relatively low assessments compared to similar communities, the Board must continue evaluating the funding necessary to properly maintain Association assets and preserve the quality of our neighborhood.

We appreciate your time and attention to this information. We encourage all homeowners to stay engaged, participate in Association meetings, and remain informed about matters affecting our community.

Sincerely,

Emerald Forest HOA Board of Directors

## **FACTS of the MATTER**

Total EFHOA Membership **434**.

Total in the Consolidated Deed Restriction Vote **331** (76% turnout) in 2022.

Total Votes FOR the Consolidated Deed Restrictions: **245** (74%)

Total Votes AGAINST the Consolidated Deed Restrictions: **86** (26%)\*

*\*Total Votes are the cumulative totals from 11 distinct phase votes to accept/reject the Consolidated Deed Restrictions to replace their unique existing deed restrictions that were over 40 years old.*

Phase 2 is comprised of **31** properties.

Their custom Deed Restrictions were signed by **17** property owners in 2022.

Phase 6 is comprised of **54** properties.

Their custom Deed Restrictions were signed by **30** property owners in 2022.



*EFHOA Swimming Pool & Clubhouse, 2026*



*Tennis Court surface installed in 2014.  
We have passed the ten year life expectancy.*



*EFHOA Swimming Pool Flooded - Apr 28, 2024*

## EFHOA Assets & Concerns



*EFHOA Swimming Pool Flooded - May 16, 2024*



*EFHOA Clubhouse Flooded – May 16, 2026*



Don Johnson and a photo of Bette at the Little Free Library, Jun 6, 2026

## New Little Free Library at the EFHOA Community Center

Hi, my name is Don Johnson. I am your Emerald Forest neighbor. A few years ago, Jerry Ebanks and I repaired the neighborhood library, but over time it has deteriorated beyond repair. So, I mentioned to Patricia Burchfield that I would build a new library, but that it would take some time.

My wife Bette and I have been married over 62 years, and this last March 6<sup>th</sup> Bette went to heaven. I needed something to do, something to keep me busy and to ease the Great Sadness. The time was right to design and build the new library.

My goal was to dedicate the library to Bette for a very good reason. Bette accomplished many things during her life; mother of four (plus two more who joined us), twenty-five plus years heading the EMS service with the Nassau Bay Volunteer Fire Department, very active member of St. Paul Catholic Church where she was involved-in and led many women's ACTS retreats, and eight very busy years on the Nassau Bay City Council.

Her most loved accomplishment was teaching the first grade for over twenty-five years at McWhirter Intermediate in Webster, Texas. Bette led the Reading Recovery Program and had her own lab. She worked with the most-needy students who were struggling with reading. Bette worked one-on-one with the students. Not only did each student become an excellent reader, but he or she also learned to love reading and their self-image soared from a needy student to a very proud student.

I think the new library is the perfect tribute to Bette. I will have a memorial plate engraved and mounted on the library.

Don Johnson

I retired from British Petroleum as a project engineer. With Amoco, British Petroleum and Shell, I coordinated process safety studies on petro-chemical plants and offshore production facilities both state-side and overseas. Following an accidental death at Johnson Space Center, I contracted as a NASA Construction Safety Engineer. Fifteen years later I retired and we moved to College Station to be near our daughters and our grandchildren. I am active with the Knights of Columbus at St. Thomas Aquinas and the Texas A&M Build program.

*I left out all the EMT, Fire Chief and Mayor fluff.*

## The Review Committee for the Proposed EFHOA Bylaws Working Through the Summer

Earlier this spring, the EFHOA Board elected to restart the bylaws revision process following the resignation of the previous Bylaws Committee Chair due to communication challenges within the committee. Thommy McGowan and Luke Altendorf were appointed as co-chairs of the new committee.

An open application process was conducted to ensure broad representation from all areas of the neighborhood. The following members were appointed to serve on the committee:

Thommy McGowan	Co-Chair of Committee	<a href="mailto:t.h.mcgowan.ii@gmail.com">t.h.mcgowan.ii@gmail.com</a>
Luke Altendorf	Co-Chair of Committee (Non-Voting)	<a href="mailto:ljaltendorf@gmail.com">ljaltendorf@gmail.com</a>
David Martin	Ex officio Member (Non-Voting)	
Katarina Bertishofer, Member		Jeff B. Saunders, Member
Shay Fort, Member		Joe Tremblay, Member
Carol Holtzapple, Member		James Whitten, Member

The committee's responsibility is to review and update the Association's bylaws to ensure compliance with current Texas law and the neighborhood's updated deed restrictions. Currently, three separate deed restrictions govern different sections of Emerald Forest, making this review particularly important and challenging.

The committee plans to complete its work and submit recommendations to the Board by the end of August. The Board will then review the proposed changes and may approve them as submitted or make revisions before approval. Once approved by the Board, the proposed bylaw amendments will be presented to homeowners for a vote at the Annual Meeting in October.

All committee meetings are open to EFHOA members. Homeowners who wish to address the committee will be given up to three minutes to speak at the beginning of each meeting. The remainder of the meeting will be reserved for committee discussion and decision-making.

The original existing articles can be found at [www.emeraldforesthwa.org](http://www.emeraldforesthwa.org)

All meetings will be on Tuesday evenings and begin at 6:00 p.m. at the Clubhouse near the pool on the following dates:

- June 30 – Article IV
- July 7 – Article V
- July 21 – Article VI, VII & VIII
- August 4 – Article IX
- August 18 – Article X
- August 25 – Meeting if needed to wrap things up

**EFHOA Board:**

David Higdon, President  
Jason Jaggars, Vice President  
Frank Buffa, Treasurer  
Shelby Jaedicke, Secretary  
Luke Altendorf, Member

Cara Pampell, Member  
David Martin, Member  
Elaine Everett & Patricia Burchfield,  
Pool Committee  
Patricia Burchfield, Newsletter

**Here's to a Very Special and Happy 4<sup>th</sup> of July, 2026**



*Photo by Patricia Burchfield*

**America's 250<sup>th</sup> Anniversary**