



PROPERTY OWNERS IMPROVEMENT ASSOCIATION, INC.

880 Charmaine Dr. East, Woodville, TX 75979

(409) 285-1133 landoflakes880@gmail.com

Website: <https://ivanhoe-ipoia.com/>

Dear Ivanhoe Property Owner:

Maintenance Fees: Enclosed please find the statement for your 2025 fee of \$6.00 per lot which is due upon receipt of this notice. If your maintenance fees are in arrears, please call the office to set up a payment plan. We are happy to work with you on a plan, and we accept most forms of payment.

Park / Lake Use: You MUST be a property owner in-good-standing (maintenance fees paid in full) and have a valid sticker on any vehicle/watercraft used in our parks & on our lakes. Stickers & guest passes can only be purchased by the property owner. Guest passes must be purchased in person.

2025 Annual Membership Meeting: will be held at 10:00, Saturday, February 8th at Ivanhoe's Buck Priest Community Center, 870 Charmaine Dr. East. We will vote on 2025 Board Members and Budget. As a reminder, only members in "Good Standing" as of January 31, 2025, are eligible to vote in person or absentee. Absentee ballots may be picked up at the IPOIA office Saturdays, Jan. 25th and Feb. 1st from 10:00 am to 3:00 pm.

Jan - Aug office hours: Saturdays, 10:00 am to 3:00 pm (during **January** we will open Wednesdays from 10:00 am -1:00 pm for maintenance dues & sticker payments)

Park hours: 30 minutes before sunrise to 30 minutes after sunset

2025 Annual Membership Meeting: February 8, 2025, 10:00 am

Easy HOA Website and On-Line Payment System:

We now have a website which includes an online system for paying dues (plus an auto-pay option), and are working toward a way to purchase stickers online as well. This site also includes a library of documents including Association By-Laws, Rules & Regulations and other important notices and information. Members in Good Standing during 2024 who have their email or mobile phone number on file with us should have received an invitation to create an online account with Easy HOA to access these features. If you did not receive an invitation we might not have your current email or mobile number and if you would like to utilize this online service, please email us at landoflakes880@gmail.com and include your name, email and phone number.

----- Information continues on the other side of this page -----

Board Members

Valerie Weber / President

Amy Lambre / Vice President

Georgia Moncrief / Vice President

Randy Friedrich / Treasurer

2024 Parks in Review:

John Feeley Park – This park has been officially renamed from “Heli-Pad” Park. We enlarged the **basketball** concrete slab to create a **half-court** with two baskets. We hosted a Fall Stargazing Event there with help from the Ivanhoe Volunteer Fire Department and the National Park Service.

Mayberry Park - We built a **pickleball court** at this newly named park across from Candy Cane Park.

Fancher Park - We **cleared some shoreline trees** there for a better view of and access to Lake Charmaine. We are also using free dirt from City drainage projects to **raise the level** of the park well above the water table to create a large, firm, dry area suitable for a sports field or other activities.

Galahad Boat Launch – We **enlarged the parking area** to accommodate boat trailer parking. We also cleared trees and brush from the berm across from Galahad Launch which gives motorists a better view of oncoming traffic.

Swing sets - We installed **5 new swingsets** to replace the aging swingsets at several parks.

PERMITS:

VEHICLES_____ \$15
(Cars/trucks, motorcycles, golf carts & UTV's.)

WATERCRAFT, NON-MOTORIZED_____ \$15
(Canoes, kayaks, paddle boats, paddle boards & sailboats)

WATERCRAFT, MOTORIZED (Boats, Jet Skis)
Trolling & motors under 15 HP_____ \$20
Motors over 15 HP_____ \$30

BOAT LAUNCH KEY_____ \$15
(Valid until Dec. 31, 2025)

GUEST PASSES:

*A property owner must purchase guest passes in person.
(Property owners/residents are responsible for the actions of their guests.)*

VEHICLES (Cars, trucks, motorcycles, golf carts & UTV's)
Non-holiday per day_____ \$20
Holiday per day_____ \$40

WATERCRAFT (all non-motorized and motorized)
One day pass_____ \$30
Two day pass_____ \$40
(no watercraft guest passes will be sold for Holiday weekends)

Board Members

Valerie Weber / President Amy Lambre / Vice President
Georgia Moncrief / Vice President Randy Friedrich / Treasurer