



# NETX Properties

Newsletter

January 2026

Serving New Boston, Wake Village, Maud and Naples

## Our Mission

The mission of the NETX Properties is to provide decent, safe, sanitary and affordable housing for eligible elderly and families and to promote self-sufficiency and economic independence for residents.

The employees of the NETX Properties will strive to provide an exceptional living environment for all of our residents with the assistance of law enforcement and residents through our Neighborhood Watch Program. Each resident should do his/her best to maintain a peaceful neighborhood at all times.

## FLU SEASON IS HERE

The 2026 flu season is underway, which means it is time for families to start thinking about getting the flu vaccine and how to keep everyone healthy. Here's a look at six practical ways to keep yourself safe this flu season.

1. Avoid large crowds.
2. Wash your hands regularly.
3. Strengthen your immune system.
4. Get an annual flu vaccination.
5. Clean and disinfect surfaces.
6. Visit the doctor if flu symptoms arise.



## FLU

signs and symptoms



SORE THROAT



DRY COUGH



RHINITIS



FEVER



CHILLS



HEADACHE

## Reminder Maud, Naples & Wortham

Some of you have not turned in your electric bill. Please submit a copy of your AEP/SWEPCO (electric) bill for the past 12 to 18 months to the Central Office. You can call the customer solutions center at 1-888-216-3523 and have the information either faxed or mailed to you. This usage history can also be retrieved online through the customer's account profile.

## MAINTENANCE

There should be an Emergency Call sheet inside everyone's kitchen cabinet door. It is a state requirement for us to have one, so if you cannot find one, let us know and we will attach one.

## Martin Luther King, Jr. Day

NETX Properties offices will be closed on Monday, January 19, in observance of Martin Luther King Jr. Day. Dr. King was a vital figure of the modern era. His lectures and dialogues stirred the concern and sparked the conscience of a generation. His charismatic leadership inspired men and women, young and old, in this nation and around the world.

# What's Happening

in your  
neck OF THE woods



WIC will be at New Boston Property Management in the Community Room on the second

Thursday of each month. Contact info: Office 903-798-3250 or mobile 903-556-2811.

**Reminder New Boston** All trash must be in a tied trash bag (not a grocery bag) and in the provided trash can. Starting January pick up times will start at 7:00AM on Monday and Thursday, so please have all trash out before then. If any type of trash or liquid is spilled in the trash cans it is the resident's responsibility to clean it out.

## EMERGENCY CALL SHEET

There should be an Emergency Call sheet inside everyone's kitchen cabinet door. It is a state requirement for us to have one, so if you cannot find one there, let us know, and we will attach one.

## Two \$500 NBPM Educational Scholarships

The Board of Directors has established two \$500 annual educational or technical training scholarships for residents. Both scholarships are for residents who are going to an educational institution or a technical school. Technical training includes HVAC, welding, cosmetology, etc. where training is a requirement to work in that field of income. One scholarship is for a high school senior and the second is for any adult who is starting or returning to either an educational or technical program. Applications are available at the Central Office. **Deadlines for the 2025 scholarship is Friday, April 10, at noon.** Take advantage of this opportunity. Don't be late



TextMyGov

**Residents:** Opt in by texting the property where you live to the number **91896**. This will guide you through the opt in process. For example, if you live at **Dogwood Plaza** and want to sign up to receive alerts there, you would text "NETX DOGWOOD" to 91896. Here are the site keywords:

- Dogwood Plaza "NETX DOGWOOD"
- Link Homes "NETX LINK"
- Corley Homes "NETX CORLEY"
- Wortham Circle "NETX WORTHAM"
- Wilson Homes "NETX WILSON"
- Village Point "NETX VILLAGE"
- Maud "NETX MAUD"
- Naples "NETX NAPLES"
- Oak Terrace "NETX OAK"

If you are a responsible party for a resident, you can opt into their property.

Check us out on Facebook at:

[www.facebook.com/NETXProperties](https://www.facebook.com/NETXProperties)

### \*Disclaimer

This agency does not endorse or represent any businesses/churches. We appreciate and acknowledge their support.

**Cal Davis, Executive Director**

**NETX Properties Hours:**

**New Boston** Mon –Thurs. 8AM - 5PM

Fri. 8AM - Noon

**Naples** Mon.-Thurs. 10AM-3PM

**Maud:** Thurs. 10AM-3PM

**Wake Village:** Tues. 10AM-3PM

Phone: 903-628-2951

Hearing Impaired: 7-1-1

Fax: 903-628-8001

After Hours Maintenance:

903-278-5477

Email: [info@netxproperties.org](mailto:info@netxproperties.org)

For police reporting of concerns call your local number.  
NB 903-628-3771 - Maud 903-585-5004  
WV 903-838-0515 - Naples 903-897-5321

Tell your friends about us. They can apply at:  
[www.NETXProperties.org](http://www.NETXProperties.org)



"This institution is an equal opportunity provider"



## Southern Black Eyed Peas

**City of Maud** employees resurrected and restored Trammel's Trace Monument after a resident of Maud called to report a monument on Highway 67 between Maud and Redware was down. The monument on Trammel's Trace is the Site of Epperson's Ferry, commemorating the ferry crossing used by early travelers on the trace, including Caddo Indians, French and Spanish explorers, and other early travelers until 1837. The marker is a 1936 Texas Centennial marker that was moved to its current location in 1956 after its original site was submerged by Lake Texarkana.

### Texas gets Funding for Broadband

Acting Texas Comptroller Kelly Hancock announced in November that Texas has been awarded \$1.3 billion of federal funds through the Broadband Equity, Access, and Deployment program, or BEAD. The submitted plan outlines efforts to bring high-speed internet to underserved communities by connecting over 123,000 locations with fiber, 65,000 with satellite, and 54,000 with wireless radio signals. According to the Comptroller's press release, this plan will make it possible for almost every Texas location on the Federal Communications Commission's National Broadband Map to connect to high-speed internet for the first time in history. Over 2.8 million Texas households and 7 million people lack broadband, largely in rural regions. This new grant marks a meaningful step towards development in rural regions and access

### Maud's Library receives Grant

Maud Public Library received a \$47,850 Library Infrastructure Facility Improvement Grant to address foundation issues, level the building, add a semi-private telehealth booth, upgrade computers, and enhance staff and volunteer training to improve digital services and community access.

### WORK ORDERS

Please do not wait until the end of the day to call in work orders, especially something like a sewer issue or leaking water heater! You do not have to be home for maintenance to complete the work order. If you wait until the end of the day, you could be charged an after hour charge or delayed until next work day.

### Ingredients

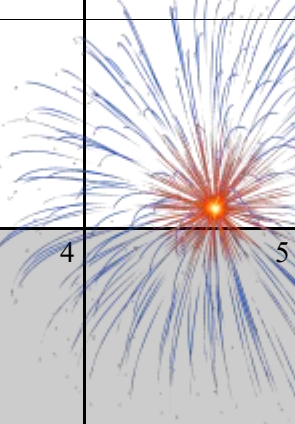
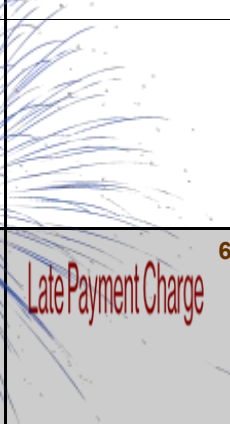


- 1 pound (453g) black-eyed peas
- 4-5 thick slices bacon, *chopped*
- 5 ounces smoked sausage or turkey, *diced (about 1 cup)*
- 1 large onion, *diced*
- 1 stalk celery, *diced*
- 2-3 teaspoons garlic, *minced*
- 1 optional jalapeno, *minced*
- 2 teaspoons fresh thyme, *minced*
- 1 bay leaf
- 1-2 teaspoons creole seasoning
- 7-8 cups chicken broth
- 2 cups (or more) collard greens
- Salt and pepper to taste

### Instructions

- Rinse dry black-eyed pea beans, pick through, and discard any foreign objects. Add beans to a large pot and cover with 3-4 inches of cold water. Let sit for 2-3 hours (or overnight).
- In a large, heavy sauté pan, sauté chopped bacon until brown and crispy (4-5 minutes), then add sausage and sauté for 2-3 more minutes. Remove bacon and sausage mixture and set aside.
- Throw in the onions, celery, garlic, jalapenos, thyme, and bay leaf, and sauté for 3-5 minutes until the onions are wilted and aromatic.
- Then pour in the chicken broth or water.
- Drain the soaked beans, rinse, and place them in the pot. Season with Creole seasoning and salt to taste. Stir and bring to boil.
- Reduce heat to a simmer and cook uncovered for about 20 minutes.
- Toss the collard greens, bacon, and sausage into the pot, and continue cooking for another 10 minutes or more, stirring occasionally, until the beans are tender and the broth thickens to your desired texture.
- Add more stock or water if the mixture becomes dry and thick. The texture of the beans should be thick and somewhat creamy but not watery.
- Remove the bay leaf.
- Taste and adjust seasonings with salt, pepper, and Creole seasoning if needed. Serve over rice and garnish with chopped green onion.



# January

unday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				RENT DUE 1 HAPPY NEW YEAR	 2	3
4	5	Late Payment Charge 6	7	8 	9	10
11	12	13	14	15 BINGO! New Boston	16	17
18	19 Pest Control Village Point MARTIN LUTHER KING JR. DAY	20 Pest Control Corley & Wortham	21	22	23	24
25	26	27 BINGO! Village Point	28	29	30	31

## Criminal Trespass List

The NETX Properties Criminal Trespass List has been updated and you can contact the Central Office for an updated copy.

NEED TO PAY RENT? SCAN THE CODE TO GET STARTED.



## 48 Hour Notice of Entry

PEST CONTROL

January 19-Village Point  
January 20-Corley &  
Wortham

