

Westfield Village Homeowners Assoc.(WVHOA)

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February 1, 2011

Dear Westfield Village Homeowners:

Howdy from your Westfield Village HOA Board. We'd like to share with you some information about things happening in and around our subdivision and matters that affect you.

2011 Annual Dues and Annual Meeting

We are happy to report that this year we have not had to raise the annual HOA dues. The dues will remain at \$120.00. A financial report will be presented at the HOA meeting and posted on the HOA website after the annual meeting.

The 2011 WVHOA Annual Meeting will be held on Tuesday, February 22, 2011 at 7:00 p.m. in the conference room at the Fire Department located on Barron Road. Neighborhood updates, city officials, update on Barron Road Construction, Financial Report and Officer Elections will be on the agenda.

Barron Road Phase 2 – Road Expansion

Phase 2 of the Barron Road expansion has started and will consist of the construction of four 11 ft wide lanes with a 16ft wide raised median, 5 ft wide bike lanes on each side along with 5ft-6ft sidewalks on each side, streets lights, and landscaping/tree preservation. A traffic signal will be installed at the intersection of Barron Road and SH 40 as well at the intersection of Victoria and Barron Road. Victoria Avenue will be expanded to connect through to SH 40.

Construction is expected to last 18-24 months in duration. With the construction you can expect traffic congestion, street closures and detours. As part of this construction, new larger drainage lines are being installed along Newport into the Retention Pond. This work is currently in progress and we would ask that you be careful traveling and/or walking this area. The sidewalk along Newport is being dug up but will be replaced. Please drive slow and watch for construction workers along Newport and along Barron Road. You can follow the weekly construction updates from the city project engineer on our website though links to the city project site.

National Night Out and Future Social Events

In October, the HOA held its first annual National Night Out Party with much success. Neighbors were able to get out on a beautiful evening and visit while the kids got to play on a Bounce-A-Lot and Slide. Police Officers, Fire Department Officials and Animal Control Officers attended and answered questions. In the coming year we are looking to schedule other social events and activities. These would possibly include a Egg Hunt, BBQ Cook Off, National Night Out Party, Christmas Lighting contest, Monthly Best Yard contest. If you are interested in helping organizing these events please let us know.

Creek View Park

In 2009, the City Parks and Recreation Department approved the site for a park in our subdivision. The park is called the Creek View Park and will be located off of Eagle and Night Rain. At this juncture the construction of the park is on hold until the available funds for maintenance of the park can be made available.

Landscaping

During the 2010 year we cut back on planting flowers and in other areas of landscaping to help relieve some of the budget deficits. This coming year we will begin planting flowers again in the entrance ways and working on improvements to beautify the entry ways. There are still issues with repairing broken irrigation lines, replacing broken sprinkler heads, and programming issues for the irrigation system that we are currently addressing and getting bids for repairs. If you see water leaking from a sprinkler head or just a large amount of water where it should not be please contact one of the board members as soon as possible

Entrance Lighting

The lighting fixtures at the entrances of Night Rain and Victoria have been fixed and/or replaced. The entrance sign lighting at Barron Road will be replaced either during or after the expansion is completed. Randy French and Doug French with Stylecraft Homes have graciously agreed to relocate the electrical boxes and irrigation system box located on Barron Road so that the HOA would not have to pay for its relocation during the expansion construction. Without them coming forward the HOA would have had to absorb a very large expense in getting these lines moved.

New College Station High School

College Station High School is in middle of construction at the corner of Victoria and Barron Road and is expected to open August 2012. A copy of the plan for the high school is attached. For more up to date information check out the website at <http://www.csisd.org/pages/2009bond.html>.

Neighborhood Integrity

Westfield Village is only as good as its homeowners and residents. We all want to have a neighborhood that is friendly, clean and welcoming to friends and family, as well as maintaining property values. There are covenants and restrictions that are in place to protect the character of the neighborhood and we would like to remind everyone of a few things that are found to be in violation from time to time:

- Yards and landscape must be kept cut and edged
- Garbage containers must be removed from the curb after trash pickup within one day.
- All yard equipment, barbeque pits, boats, pools, play equipment, etc. must be kept behind a fence screened from public view from the street.
- No Parking on grass at any time.
- No boats, motor homes, large trucks, service trucks/vans, trailers, RV's, etc. are to be parked at your home or in front of your home.
- No un-operable cars are to be parked at your house for more than a 72 hour period.
- Any improvements or additions to your home need to be approved by the WVHOA prior to construction to be sure they comply.

WANT TO BE CONNECTED?

Website

If you did not know, we have a website for our subdivision located at www.westfieldvillage.org that currently has information about the subdivision, events, the posted deed restrictions by phase and links to the City Ordinances.

Facebook

Join us on Facebook... Search for Westfield Village Homeowners Association.

Gmail and Google Group

Want to get updates and information going on in our neighborhood? Be sure to sign up for our google group. Go to our website at www.westfieldvillage.org and sign up on the left hand side of the screen by simply entering your email address in the Google Group Box.

Closing

If you have any questions or suggestions for the betterment of our subdivision, send us an email at westfieldvillagehoa@gmail.com. We want to thank each of you for being good neighbors and being respectful of our neighborhood.

Thanks,

Westfield Village HOA Board

Billy Hart – President, Chad Altman – VP, Heather Humphrey – Treasurer and Chastity Lamb - Secretary