

Westfield Village Homeowners Association



2023 Annual Meeting
Tuesday, February 21, 2023
7:00 p.m.

CS Fire Department #3
1900 Barron Road
College Station, Texas

Agenda Items Include

- **Neighborhood Updates**
- **Financial Report**
- **Officer Elections**

NEIGHBORHOOD TRAFFIC

When driving in the subdivision, please be observant, watch your speeds and slow down. We have several families with kids playing outside, people walking dogs, people walking and/or jogging through the neighborhood.

3515-B Longmire, PMB 246
College Station, Texas
www.westfieldvillage.org

Dear Westfield Village Homeowners:

Howdy from your Westfield Village HOA Board. This letter will provide you with some neighborhood information and updates.

Welcome to all our new homeowners. We are happy you have chosen to live in Westfield Village and look forward to having you as a part of our neighborhood.

Whether you are living in the neighborhood or renting your home as an investment property, we would like to remind you that this is a deed restricted neighborhood with covenants and restrictions to protect the character and values of our neighborhood.

Attached is the Westfield Village HOA Neighborhood Integrity Flyer.

2023 Westfield Village HOA Annual Meeting

As an owner in Westfield Village, you are invited to the 2023 Annual HOA Meeting on Tuesday, February 21, 2023, at 7:00 p.m. in the conference room at College Station Fire Department #3 located at 1900 Barron Road, College Station, Texas.

This is your time to gain up-to-date knowledge of the current and future HOA business and the best opportunity to participate in the decision-making process that is relevant to maintaining our neighborhood. There will be an election of officers and approval of the 2023-2024 budget.

If you are interested in serving on the HOA Board or on a committee, please email westfieldvillagehoa@gmail.com prior to the meeting.

The proposed 2023-2024 Budget is included in this mailout for your review and approval. If you are unable to attend, please complete the proxy and either mail back with your HOA dues, give to an HOA Officer or email to westfieldvillagehoa@gmail.com prior to the meeting.

2023 Annual Westfield Village HOA Dues

The Yearly Homeowner Association Dues for 2023 will remain at \$150.00 per year and will be due by March 1, 2023. A \$25.00 late fee will be added after this date. The HOA accepts credit card/debit card payments through our website. Please contact our treasurer, Heather Humphrey at westfieldvillagehoa@gmail.com if you would like to arrange a payment plan or if you are interested in receiving your invoices by email. A financial report and budget are attached for your review and will be presented at the HOA meeting.

Neighborhood Issues and Enforcement

As with all neighborhoods, we have our share of challenges. We thank everyone for taking care of the tagged violations in a prompt manner to keep up the neighborhood integrity. Ongoing issues in the neighborhood include overgrown yards, weeds, trash, trailers, boats in driveways, fence issues, unapproved improvements owner communications on neighborhood restrictions with renters, speeding and parking challenges. If you are a homeowner that rents your property, please provide your renters a copy of the neighborhood integrity informational flyer. Owners are responsible for any fines imposed as result their renters failure to maintain the owned property.

2022 National Night Out

In October, the HOA held its annual National Night-Out Party at the Westfield Village Archway Common Area with much success and a great turnout. Neighbors were able to get out on a beautiful evening and visit with the HOA Board, Neighbors, Members of City Council, Police Officers, Code Enforcement and Fire Department Personnel. There was a bounce house for the kids along with plenty of sandwiches and cookies from Fire House Subs. Thank you for everyone who came out, we look forward to this year. Save the date - October 3, 2023.

Architecture Report

A friendly reminder that **any outside improvements/additions** need to be approved by the HOA to make sure they are in compliance with homeowner deed restrictions. Items that need approval include but not limited to installation of pergolas painting outside of houses, storage sheds, and expansion of driveways.

Landscaping and Irrigation

The landscaping in the subdivision is maintained on a schedule which includes mowing, trimming, and edging all the common areas and maintaining the sidewalk and entry planters as well as clearing the retention pond, creek areas and trimming trees. All known issues with broken sprinkler lines and broken sprinkler heads have been repaired. Our irrigation systems are fully operational. If you see any concerns with the landscaping, water leaking from a sprinkler head or just a large amount of water where it should not, please contact one of the board members as soon as possible.

Fence Repair Concerns

We have received several calls and emails about fence ownership between neighbors. The standard protocol is the fence posts are set on the owner's property, however, when fences are installed by builders this is not always the case. Buyers sometimes ask to have the front of the fence facing their backyard, so they don't see the side with the posts. Since both property owners benefit from the privacy fence, we recommend that neighbors work together and share the expense of the repairs.

Criminal Activity

As a friendly reminder, always lock your vehicles, remove valuable items from the inside of your vehicles or put them out of view. Do not leave valuable items in the bed of your truck, park in lighted areas, turn on your driveway security lights and if possible, activate your car alarm. Do not leave your garage doors open for long periods of time unattended as this is an open invitation for unwanted guests to potentially attempt to gain entry to your house or walk off with your personal stuff in the garage. While we know this will not stop all the criminal activity it will help discourage some. If you observe anything out of the ordinary or suspicious, please write down as much information about the vehicle (i.e. make, color, license plate) and description of individuals and contact the College Station Police Department at 979.764.3600 immediately.

Solicitors

City of College Station City Ordinance requires that all solicitors and advertising door hangers have a permit to do business in the City of College Station. If you have contact with a solicitor, ask to see their City of College Station permit. The seal on the permit should be in color and not a copy for a company. Each individual should be permitted. If they refuse to show you a permit or if they are overly aggressive, please contact the CS Police Department at 979.764.3600. It is helpful if you can provide a description of the solicitor (including clothing), direction of travel and a license plate if they are in a vehicle.

Rental Property Registration

City of College Station rental registration ordinance requires that all owners of rental properties be registered through the City. The registration process helps prevent problems and improves communications among the neighborhood and property owners in case of health, safety or code violations. A copy of the Rental Registration Brochure is available on the HOA website.

If you have any questions or wish to discuss any concerns, please feel free to email your HOA Board at westfieldvillagehoa@gmail.com

Thank you from your Westfield Village HOA Board

Billy Hart-President, Terry Rand-Vice President, Heather Humphrey-Treasurer, Chastity Lamb-Secretary