

Westfield Village Homeowners Association 2012 Annual Meeting

AGENDA

February 21, 2012

7:00 p.m.

**Southwood
Community Center**

- Attendance/Roll Call
- Business Report of Subdivision Issues
 - Update on HOA
 - Update of Barron Road Construction
 - Update on College Station High School
 - Enforcement of Deed Restrictions
 - Neighborhood Events
- Treasurers Report
 - Financial Report for 2011
 - Projected Budget 2012
- Concerns\ Discussion of Subdivision Issues
- 2012 Board of Directors Nominations & Elections
- Adjourn

Westfield Village Homeowners Assoc.(WVHOA)

3515-B Longmire, PMB 246 | College Station, Texas 77845 | www.westfieldvillage.org

Email: westfieldvillagehoa@gmail.com

2011 Annual Meeting Minutes

February 2011

Attendees:

Billy Hart, President WVHOA

Chad Altman, Vice President WVHOA

Heather Humphrey, Treasurer WVHOA

Chastity Lamb, Secretary WVHOA

Residents from Westfield Village were also present

I. Opening

- Barbara Moore visited with residents. She is with the City of College Station: Neighborhood Services and serves as the Neighborhood and Community Relations Coordinator. She works with homeowners to address issues in the neighborhood. Continue the focus on strengthening the HOA association and maintain accordingly. Involvement from the whole community is key to continue a successful HOA

II. Discussion

- Michael Martin and Daniel Beamon provided Barron Road update.
 - Brazos Paving currently working on construction, goal is to Complete before HS opens Aug 2012
 - Residents are welcome to visit the project website (link provided on WFV website). Updates posted every two weeks to include detour routes
 - Barron/Victoria and Barron/Hwy 40 will have new traffic signals. Notifications are made a week in advance when construction changes locations.
- For non-emergencies such as noise or animal control contact 764-3400 instead of code enforcement which handles property maintenance, parking, etc.
- Waiting on funding for park, city has designed (see website) and is being evaluated by parks department.
- Lights now working at Enclave and lights at Springmist have been pulled due to damage. Working to add spot lights to entry way. Additionally, light poles requested in dark spots. Working with city to determine where lights are needed. Once determined will begin looking for consensus from residents.
- New High School scheduled to open for August 2012. Discussion of a median installed in front of Springmist and Barron. Several residents are frustrated because that would cause them to re-route to the new light being installed at Victoria/Barron. This is being done to avoid traffic congestion once the new HS has opened.

- Looking for ideas on social events for neighborhood to provide opportunity to meet others. Also have community service days to come out and help clean entry ways in subdivision.
- If residents have feedback regarding the subdivision they are encouraged to call or send an email to HOA with their comments, concerns or suggestions.
- Fees not increased due to economy; however may need to increase over next year to cover cost such as irrigation. Suggested increase is to \$150.
- Reviewed financial report 2010 and budget for 2011. Liens filed on homes with dues owed over \$300. Payments accepted if unable to pay full amount. HOA looking into possibility of making payments through an online system. All agreed to proposed 2011 budget discussion

III. Open Discussion

- All agreed to proposed 2011 budget discussion
- Possible habitat homes being built would back up to Victoria. Several residents expressed concerned if he should happen
- Boats, trailer, RVs after 3 days will be tagged and requested to be removed
- Looking into stands to dispose of dog feces instead of leaving in grass at park
- Chief RB Alley recognized the Westfield Village residents and welcomed them to Station 3. He is a resident of Westfield and is available to provide support as needed within the area.

IV. Closing

- HOA opened the floor for nominations for next year's board members
- Group approved current board members to serve on next year's board
- Meeting adjourned at 9:10pm. Next meeting date to be determined.

Westfield Village Homeowners Assoc.(WVHOA)

3515-B Longmire, PMB 246 | College Station, Texas 77845 | www.westfieldvillage.org

Email: westfieldvillagehoa@gmail.com

January 24, 2012

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.

2012 Annual Meeting

The 2012 WVHOA Annual Meeting will be held on Tuesday, February 22, 2012 at 7:00 p.m. at the College Station Southwood Community Center located on Rock Prairie Road in the Southwood Park Complex. Due to construction on Barron Road the Fire Department was unavailable this year. Neighborhood updates, Financial Report and Officer Elections will be on the agenda.

2012 Annual HOA Dues and Financials

The Dues for 2012 are \$130.00. These dues pay for the landscaping, irrigation, utilities of the common areas in Westfield Village along with repairs and administration fees. A financial report will be presented at the HOA meeting and posted on the HOA website after the annual meeting. New this year, the HOA will be accepting credit card/debit card payments through our website and PayPal. Payment plans can be made on your account by contacting the treasurer, Heather Humphrey at westfieldvillagehoa@gmail.com. If you are interested in receiving your invoices by email you may also provide your email address to Heather at the same email address.

Barron Road Phase 2 – Road Expansion

Phase 2 of the Barron Road expansion is continuing with the expected completion in the Summer of 2012. There will be a median installed in front of the Barron Road entrance into the subdivision preventing turns across lanes of traffic for safety reasons according to the City of College Station. The new expansion will consist 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. You can follow the weekly construction updates from the city project engineer on our website though links to the city project site.

Irrigation and Landscaping

During the 2011 we expended a large amount of money on replacing broken sprinkler lines, light fixtures, and sprinkler heads. Our landscapers have been able to work within our budget and maintain the aesthetics of the neighborhood. We have not planted any additional flowers in the entry ways this year to avoid losing money with the issues of the irrigation system and construction on Barron Road. If you have or see any concerns with the landscaping, please let us know. This coming year our goal we be to begin planting flowers again in the entrance ways and working on improvements to beautify the entry ways and additional fertilization to the common areas. There are still issues with repairing broken irrigation lines, replacing broken sprinkler heads that we are currently addressing. 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

National Night Out

In October, the HOA held its second annual National Night-Out Party with much success and a great turnout. 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. Members of City Council, Police Officers, Fire Department Officials and Animal Control Officers attended and answered questions.

2012 Events Planned

In 2012 the HOA will be hosting a National Night-Out Party, a Christmas Lighting contest, and Monthly Best Yard contest. There may be additional activities if we have an interest from the neighborhood. If you are interested in helping organize 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 still on hold until the available funds for maintenance of the park can be made available.

New College Station High School

The New College Station High School is in middle of construction at the corner of Victoria and Barron Road and is expected to open August 2012. For more up to date information check out the new website at <http://cshs.csisd.org/>

WANT TO BE CONNECTED?

Website and Facebook

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. 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

Thanks,

Westfield Village HOA Board

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

Westfield Village Homeowners Assoc.(WVHOA)

3515-B Longmire, PMB 246 | College Station, Texas 77845 | www.westfieldvillage.org

Email: westfieldvillagehoa@gmail.com

~ 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. Please make sure if you are renting your home, that your renters are fully aware of the covenants and restrictions of the neighborhood. These covenants and restrictions 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:

- All yard equipment, gas grills, barbeque pits, boats, pools, play equipment, ladders, etc. must be kept behind a fence screened from public view from the street.
- No boats, jet skis, motor homes, large trucks, service trucks/vans, trailers, RV's, etc. are to be parked at your home or in front of your home.
- Yards and landscape must be kept cut and edged in a manner consistent with a well maintained neighborhood.
- Any improvements or additions to your home need to be approved by the WVHOA prior to construction to be sure they comply with deed restrictions.
- Garbage containers must be removed from the curb after trash pickup within one day.
- No Parking on any common grass areas or yards at any time. No un-operable cars are to be parked at your house for more than a 72 hour period.
- If you have a party, please be respectful of your neighbors with the noise and number of visitors. Too much noise and the police will come join your party.
- Renters – you are as responsible to comply with the deed restrictions as is the owner of the home. Any violations committed by the renter will be reported to the owners. No more than 4 unrelated people are allowed to live in one house.

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.



Google earth

Google earth

feet
meters

2000
600



Westfield Village HOA

ANNUAL ASSESSMENT LEVEL:

	2011		2012	
	Budgeted	Actual	Budgeted	Actual
INCOME				
ASSOCIATION ASSESSMENTS*				
CARRY OVER BALANCE	3,844.76	11,386.88	2,291.51	
ASSESSMENTS (310 Lots x Annual Fee)	37,200.00	26,160.00	40,300.00	
LESS BAD DEBT: (62 Lots x Annual Fee)*Budget Item			-8,060.00	
TOTAL ASSESSMENT INCOME	41,044.76	37,546.88	34,531.51	
OTHER ASSOCIATION INCOME				
Late Fees	500.00	325.00	500.00	
Fines				
Transfer Fees	500.00	880.00	500.00	
Prior Year Bad Debt Collection	2,500.00	2,701.11	14,495.00	
TOTAL ASSOCIATION INCOME	44,544.76	41,452.99	50,026.51	
EXPENSES				
Landscaping Contract - 2009 Carry over/Existing **	28,000.00	24,949.95	30,000.00	
Administrative	450.00	398.81	500.00	
College Station Utilities (Water and Electric)	5,500.00	8,921.12	9,000.00	
P.O. Box Rental	180.00	180.00	180.00	
Website (Donated by Kevin & Brandi George)	0.00	0.00	0.00	
Irrigation Repairs and Maintenance ***	2,500.00	3,152.25	3,000.00	
Light Repairs and Maintenance	500.00	669.50	500.00	
Social (National Night Out)	500.00	889.85	1,000.00	
TOTAL EXPENSES	37,630.00	39,161.48	44,180.00	
NET OPERATION INCOME =				
Association Income - Total Expenses	6914.76	2,291.51	5,846.51	