

Westfield Village Homeowners Assoc.(WVHOA)

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← February 15, 2010 →

Dear Westfield Village Homeowners:

Howdy from your Westfield Village HOA Board. We'd like to share with you some information about things happening in our subdivision and matters that affect you. Please take a few minutes to read the newsletter. If you have any questions or suggestions for the betterment of our subdivision, send us an email at westfieldvillagehoa@gmail.com.

Neighborhood Integrity

Westfield Village is only as good as its homeowners. We all want to have a neighborhood that is friendly, clean and welcoming to friends and family, as well as maintaining property values. This year we have restructured the committees so that there are now representatives in the different areas of Westfield Village. These representatives will be monitoring their assigned areas and will be notifying homeowners of any problems. If you have any concerns, a map with the contact information and the designated areas is located on the WVHOA website (<http://www.westfieldvillage.org>).

Creek View Park

In 2009, the City Parks and Recreation Department approved the site for a park in our subdivision. The park is going to be called the Creek View Park and will be located off of Eagle and Night Rain. A conceptual plan is attached.

New College Station High School

A new high school is scheduled to begin construction during this summer with the expected opening date of August 2012. The school is going to be located at the corner of Victoria and Barron Road. 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>.

Barron Road Phase 2 – Road Expansion

The Barron Road project will consist of the construction of four 11 ft wide lanes with 16ft wide raised median, 5 ft wide bike lane on each side along with 5ft-6ft sidewalks on each side, streets lights, landscaping/tree preservation. Traffic signal at intersection of SH 40 and a study will be conducted for a signal at the intersection of Victoria and Barron Road. Construction is expected to begin in the summer of 2010 and is expected to last 18-24 months in duration. With the construction you can expect traffic congestion, street closures and detours. This project will begin at the Barron Road Cut-Off and go through the end of the recently completed work on Barron. The New Barron Overpass on Hwy 6 is expected to be open September 2010.

Landscaping

The biggest portion of our budget goes into the Landscaping of Westfield Village. We are currently reviewing bids from other landscaping companies to reduce this yearly expense while maintaining an aesthetically pleasing neighborhood. Current Bids have ranged from \$56,151.17 to \$24,876.00. We have been working on repairing broken irrigation lines, replacing broken sprinkler heads, and programming issues for the irrigation system. We are also working on the lighting issue for the Barron Rd entrance sign and hope to have it repaired soon.

City of College Station Utilities and Water Leak Issues

During 2009, we experienced and incurred a significant amount of debt due to broken sprinkler lines and sprinkler heads around the neighborhood. 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

2009 - Fiscal Year and Financial Report

The fiscal year of the HOA is from January to December.

2009			
Income	Budgeted*	Actual	Difference
Annual Assessments (310 Lots at \$110.00)	34,100.00		
- Uncollected HOA (25 lots at \$110.00)	-2,750.00		
Total Projected Income*	\$ 31,350.00	\$33,246.00	\$1,896.00
Expenses			
Landscaping	26,000.00	29,955.00	3,955.00
College Station Utilities (Water and Electric)	4,500.00	8,577.30	4,077.30
Administrative Costs	350.00	140.00	-210.00
P.O. Box Rental	156.00	156.00	0.00
Website (Paid Through 2018) Donated and Hosted by Kevin and Brandi George	0.00	0.00	0.00
Irrigation Repairs and Maintenance	500.00	1,182.50	682.50
Light Repairs and Maintenance	0.00	375.00	375.00
	\$ 31,506.00	\$40,385.80	\$8,879.80

*Does Not Include Collected Transfer Fees or Administrative Fees of Homes Being Sold/Purchased

*Does Not Include Collection of Fines for Deed Violations

Difference in Collected Dues to Actual Expenses = -\$7,139.80

Proposed Budget for 2010-2011

Income*	
Annual Assessments (310 Lots at \$120.00)	40,920.00
- Estimated Uncollected 2010 HOA (25 lots at \$120.00)	-3,000.00
Total Projected Income*	\$ 37,920.00
Expenses	
2009 Overbudgeted Expenses	7,139.80
Landscaping	27,000.00
College Station Utilities (Water and Electric)	6,500.00
Administrative Costs	100.00
P.O. Box Rental	156.00
Website (Paid Through 2018) Donated and Hosted by Kevin and Brandi George	0.00
Repairs and Maintenance	2,000.00
Total Budgeted Expenses	\$42,895.80
Shortfall	(\$ 4,975.80)

*Does Not Include Collected Transfer Fees or Administrative Fees of Homes Being Sold/Purchased

*Does Not Include Collection of Fines for Deed Violations

*Does Not Include Past Due Uncollected Accounts That Are Being Paid

Why the Increase in 2010

Pursuant to Bylaw 16.03, the fees were increased by \$10.00 to cover the estimated costs for 2010. It is not the goal of the HOA to have a large balance and we truly understand the economic problems we are all facing. We do want to ensure; however, that there are sufficient funds to pay all expenses and take care of our neighborhood.

Collection of HOA Dues and Repercussions for Homeowners Who Don't Pay.

We maintain an accounting for each home in Westfield Village. There are three options the HOA has to deal with people who do not pay: 1. Charge Late Fees 2. File Suit; and 3. Wait till they try to sell their house. In some cases, all three or a combination of these measures may be taken. Late fees are charged if the dues do not get paid by a certain date. After the meeting in February, the Homeowners that have not paid will receive a certified letter with thirty (30) days to pay their HOA Dues. At that point, if they have not paid, the Board will determine the best way to proceed.

Whenever a homeowner sells his/her house, the title company requires the HOA to sign a certificate of transfer acknowledging what fees are due and/or outstanding along with any fines/penalties against that house. At closing the HOA will collect any outstanding owed money.

It is important to realize when filing suit over HOA dues that going after \$100.00 in court is not cost effective. While it remains an option, I would suggest that we wait until the amount gets to a level that makes it cost effective to be in the legal system. Recovering attorney's fees in a legal court action may not happen as it is always within the court's discretion to grant or deny attorneys fees.

Deed Restriction Violations and Fines

Section leaders will be monitoring their assigned areas and will discuss any concerns/violations of Deed Restrictions with the homeowners to make sure they understand the violations/issues and can get the problem(s) fixed or if any assistance is needed.

The process will be as follows:

- Violation or Concern is Reported or Observed by the Section Leader
- A hanging tag with a warning is issued to Homeowner with One Week to Correct Problem.
- If problem not corrected, a hanging tag will be issued with Fine Notification.
- A Certified Letter will be mailed to homeowner (if renter to the rental company/owner) by President and cc'd to the Treasurer, Secretary for book keeping

Cards will only be left if the homeowner cannot be contacted.

Green Notice = 1 week to fix problem then they will receive the Red Notice.

Violations and Citations:

Yard Maintenance - (this includes mowing, edging and weed eating) leave hanging tag on door to correct problem, second notice is hanging tag with notification of \$50.00 fine for first infraction and yard will have to be cut by HOA. At that point the HOA will have the yard cut and the homeowner will be sent a certified letter will be sent with the fine. If the problem persists the fine will be increased by \$50.00 per infraction during a one year period. This would start over at the beginning of each year.

Trailers and Boats – A hanging tag notice will be left on homeowner's door to correct problem, second notice is hanging tag with notification of \$50.00 fine for first infraction and then \$10.00 per day after formal notification. Then a certified letter will be sent with the fine. If the problem persists the fine will be increased by \$50.00 per infraction during a one year period.

Items Left Out- This includes, but is not limited to boxes, barbeque pits, bikes, toys, lumber, and other items left out in front yards or on the side of the house for a period of time longer than one week. A hanging tag notice will be left on homeowner's door to correct problem, second notice is red card with notification of \$25.00 fine for each infraction. Then a certified letter will be sent with the fine.

Trash Cans - Should be removed from the curb within one day of garbage pickup. If there is a container, out for longer than that, please contact the City of College Station 764-6363 with the address.

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. We are working on modifications to the website to allow informational updates that can be posted i.e. garage sales, missing or found pets, etc.

Closing

On a last note, the WVHOA needs your help to improve our wonderful neighborhood. Please consider volunteering to help us get all that is needed to improve our neighborhood and enhance its integrity. Even if only for an hour or two here and there, we would appreciate your help. If you have not already paid your HOA dues please make sure they are paid so that we can maintain the needs of our subdivision.

We want to thank each of you for being good neighbors and be respectful of our neighborhood.