

Westfield Village Homeowners Assoc.(WVHOA)

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

January 26, 2018

Dear Westfield Village Homeowners:

Howdy from your Westfield Village HOA Board. For those homeowners new to the subdivision this year we welcome you!

2018 Annual Meeting

The 2018 WVHOA Annual Meeting will be held on **Tuesday, February 20, 2018 at 7:00 p.m.** at the College Station Fire Department Number 3 Conference Room located at 1900 Barron Road. Neighborhood Updates, Financial Report and Officer Elections will be on the agenda. A proxy form is included in this mail-out. 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 Annual Meeting. If you are interested in running for a position on the HOA board or getting involved in the HOA, please contact us at westfieldvillagehoa@gmail.com.



Neighborhood Issues

A new year is upon us and our subdivision is another year older. Ongoing issues that we are working with is the aging/falling fences, entry way light fixture issues, dead trees, irrigation pipeline issues, falling brick planters...simply an aging subdivision. In addition to these challenges we have ongoing issues from homeowners and renters that live in our neighborhood; including parking challenges, trash, tall grass, weeds, trailers and boats in driveways and unapproved improvements. Another major issue we have seen this year is the increase of unwelcome dog waste in yards, common areas and on sidewalks. This year we have been addressing these issues and have issued a total of 124 warning tags. We ask that you be mindful to your neighbors and the neighborhood integrity and please be respectful of your neighborhood and clean up after your pets.

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

2018 Annual HOA Dues and Financials

The Dues for 2018 have been increased this year for the first time in six years to \$150.00 from \$140.00. This increase is the result of increased charges from the City of College Station Utilities, Irrigation Pipe Line Breaks, and Broken Entry Way Lights.

What Do My HOA Dues Pay For? Your HOA dues pay for the landscaping, irrigation, utilities of the common areas in Westfield Village along with neighborhood repairs/improvements and administration fees. A financial report and budget are attached for your review and will be presented at the HOA meeting and posted on the HOA website after the annual meeting.

The HOA accepts 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.

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.

Criminal Activity

As a friendly reminder, always lock your vehicles, remove 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.

Installing outside motion sensor lights on your home and security cameras are another deterrence and security measure. 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.

Rental Property Registration

City of College Station city 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 under the Links tab.

Upcoming Events:

Big Event – March, 2018

National Night Out – October, 2018

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 deed restrictions. Items that need approval include installation of pergolas, fence gates, painting outside of houses, storage sheds, and expansion of driveways.

Landscaping and Irrigation

Our landscapers have worked within our approved budget to maintain the aesthetics of the neighborhood. We increased the flowers planted in the planters and fertilized the entry ways and the common areas to help improve the appearances of the neighborhood. The trees in the subdivision have been trimmed, the flowerbeds weeded and mulched and the sides of the creek bed have been trimmed twice this year. In addition to the monthly landscaping of the common areas, this year we have maintained a regular monthly schedule on the mowing and cleaning of the retention pond area. If you have or see any concerns with the landscaping, please let us know.

We have had all of the known issues with broken sprinkler lines and broken sprinkler heads repaired. Our irrigation systems are fully operational. We continue to monitor and conserve usage to maintain the common areas. If you see 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 had several calls about who owns the fence 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 in the expense of the repairs.

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

Thanks - Westfield Village HOA Board

Billy Hart – President

Terry Rand – Vice President

Heather Humphrey – Treasurer

Chastity Lamb – Secretary

Westfield Village HOA Financial Report and Budget

						2017		2018	
Annual Assessment Level:						\$140		\$150	
						Budgeted	Actual	Budgeted	Actual
INCOME									
Association Assessments									
Carry Over Balance						\$ 1,525.91	\$ 1,525.91	\$ 5,279.85	
Assessments (310 Lots X Annual Fee)						\$ 43,400.00	\$ 36,540.00	\$ 46,500.00	
Less Bad Debt: (62 Lots X Annual Fee)*Budget Item						\$ (8,680.00)		\$ (9,300.00)	
Total Asset Income						\$ 36,245.91	\$ 38,065.91	\$ 42,479.85	
Other Association Income									
Transfer from Savings							\$ 2,000.00		
Late Fees (\$25.00 per Lot)						\$ 400.00	\$ 675.00	\$ 400.00	
Fines						\$ 350.00	\$ 200.00	\$ 200.00	
Transfer Fees						\$ 650.00	\$ 595.00	\$ 650.00	
Prior Bad Debt Collection						\$ 18,528.53	\$ 10,980.00	\$ 19,223.53	
Interest Paid at an annual yield .20%							\$ 31.87		
Total Association Income						\$ 56,174.44	\$ 52,547.78	\$ 62,953.38	
EXPENSES									
Landscaping Contract						\$ 35,000.00	\$ 35,347.50	\$ 37,000.00	
Administrative/Legal Fees						\$ 1,500.00	\$ 778.17	\$ 3,000.00	
College Station Utilities						\$ 8,000.00	\$ 7,424.07	\$ 9,000.00	
PO Box Rental						\$ 180.00	\$ 180.00	\$ 180.00	
Website - 5 years ending 2019						\$ -	\$ -	\$ -	
Irrigation Repairs and Maintenance						\$ 3,000.00	\$ 1,243.00	\$ 3,000.00	
Light Repairs and Maintenance						\$ 750.00	\$ 1,096.00	\$ 1,500.00	
Social (National Night Out & Winter Wonderland)						\$ 1,500.00	\$ 1,199.19	\$ 1,500.00	
Subdivision Redevelopment Expenses*** (New 2013)						\$ 1,000.00		\$ 2,500.00	
Savings Account (Opened 1/9/2014)									
Total Expenses						\$ 50,930.00	\$ 47,267.93	\$ 57,680.00	
Net Operation Income=						\$ 5,244.44	\$ 5,279.85	\$ 5,273.38	
Reserve Savings Account (Opened 1/9/2014)						\$ 5,019.18	\$ 3,036.14	\$ 3,036.14	

Notes to Proposed Budget:

Administrative Fees\Legal Fees - This year we will have Legal Fees for Collection of Past Due Fees, Recording Fees for Liens in the Brazos County Real Property Records

College Station Utility Fees Have Increased for the Past Six Months from Rate Increases for Utility Usage. Usage includes Entry Way Lights, Irrigation and Water Usage

Light Repairs - We need to replace the lights on both sides of the entry way at Barron Road due to age and destruction of one light

Subdivison Redevelopment Expenses - We have proposed this increase to cover rebuilding the planters on Newport

2018 - WESTFIELD VILLAGE HOA MAIL-IN BALLOT AND PROXY

You will vote on **TWO** issues. The first is the ELECTION FOR THE 2018-2019 HOMEOWNERS ASSOCIATION BOARD. The second is the PROPOSED 2018 Budget.

Only ONE vote may be cast from each homeowner (lot) for each issue.

You may cast your vote EITHER,

1. In Person at the Annual HOA Meeting on February 20, 2018; or
 2. Before the Annual Meeting, complete and sign the Proxy Below and Return to the HOA via email or by mail or your representative may bring it to the meeting; or
 3. Before the Meeting, return the Mail In Ballot Via Email or By Mail to the HOA
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ELECTION FOR WESTFIELD VILLAGE HOA BOARD One Year Term for HOA Board Position for 2018-2019 Please check four positions

- | | | |
|---|------------------|------------------|
| <input type="checkbox"/> Board of Directors Candidate | Billy Hart | (President) |
| <input type="checkbox"/> Board of Directors Candidate | Terry Rand | (Vice-President) |
| <input type="checkbox"/> Board of Directors Candidate | Heather Humphrey | (Treasurer) |
| <input type="checkbox"/> Board of Directors Candidate | Chastity Lamb | (Secretary) |
| <input type="checkbox"/> Write In | _____ | |
| <input type="checkbox"/> Write In | _____ | |
| <input type="checkbox"/> Write In | _____ | |
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PROPOSED 2018 BUDGET

Check Yes or No

- ☐ Yes
☐ No
-

Absentee Ballot

I certify and declare that I am an owner in the Westfield Village Homeowners in good standing who is authorized to cast a ballot in this election and am doing so in accordance with the Westfield Village Bylaws and Declaration.

Address: _____

Date: _____

Printed Name: _____ Signature: _____

Proxy:

If assigning your Proxy do not enter mark the Absentee Ballots. I hereby assign my vote to _____, as my true and lawful proxy, to vote or present my interest, in my place and stead, as though I was present at the Westfield Village HOA Annual Meeting on February 20, 2018 at 7:00 p.m. My proxy is executed for the Annual Meeting to establish a quorum as well as to authorize the proxy holder to cast my vote as he/she sees fit on my behalf.

Printed Name: _____ Signature: _____