

# Westfield Village Homeowners Assoc.(WVHOA)

3515-B Longmire, PMB 246 | College Station, Texas 77845 | [www.westfieldvillage.org](http://www.westfieldvillage.org)

January 25, 2016

## Dear Westfield Village Homeowners:

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

### 2016 Annual Meeting

The 2016 WVHOA Annual Meeting will be held on **Tuesday, February 16, 2016 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. If you are interested in being involved in the HOA, please contact us at [westfieldvillagehoa@gmail.com](mailto:westfieldvillagehoa@gmail.com).

There is a proxy form that is being included in the mail-outs. If you are unable to attend please complete the proxy and either mail back with your HOA dues or email to [westfieldvillagehoa@gmail.com](mailto:westfieldvillagehoa@gmail.com) prior to the Annual Meeting.

### 2016 Annual HOA Dues and Financials

The Dues for 2016 will remain the same this year at \$140.00. These 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 is 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](mailto: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.

### On Going Neighborhood Challenges

As with all neighborhoods we have our share of challenges that affect you. We ask that you be mindful to your neighbors and the neighborhood. This year we have been addressing issues that include; Yards, Weeds, Fences, Trash in Neighborhood, Pet Waste, Parking Issues, Mailbox Issues and Loud Parties.

For homeowners and renters whose homes backup to the creek bed, we are asking that you please do not throw your pet waste, trash or dispose of oil into the creek bed area. Any violators of these offenses will be fined.

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 the neighborhood.



### **Solicitors**

The City of College Station City Ordinance requires that all solicitors and handbill distributors 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 (purses, laptops, Ipads, etc.) from your vehicles or put them out of view, 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**

The 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.

### **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 are fertilizing the entry ways and the common areas to help improve the appearances of the neighborhood. The trees in the subdivision have been trimmed and the flowerbeds weeded and mulched and the sides of the creek bed have been trimmed. 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. We are exploring rebuilding the planters throughout the subdivision and adding more landscaping to the entrance areas and but want to remain costs conscious. 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. Rain Sensors have been installed at all control panels to help in water conservation. Our system is fully operational and we will 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, be 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.

## **WESTFIELD VILLAGE** **Neighborhood Integrity Reminders**

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 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 any part of 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 with deed restrictions and city ordinances.**
- **No Speeding in the Neighborhood**

## 2015 IN REVIEW

### 2015 - National Night Out

In October, the HOA held its (6<sup>th</sup>) sixth annual National Night-Out Party with much success and a great turnout. This year we held the National Night-Out Party at the Westfield Village Archway Common Area. Neighbors were able to get out on a beautiful evening and visit with Neighbors, Members of City Council, Police Officers, and Fire Department Personnel.



### 2015 – Big Event

In March we got the assistance of students from Texas A&M University to help clean the creek and retention pond of our subdivision. We had a great time and removed over 23 bags of trash. We look forward to working with them again this year for another fun adventure. If you would be interested in coming out to help, please let us know. If you would be interested in having Big Event come to your house for a project visit [www.bigevent.tamu.edu](http://www.bigevent.tamu.edu)



**First Annual Westfield Village Winter Wonderland**

This year was the first year for our Westfield Village Winter Wonderland. Thank you to everyone who participated and lit up the neighborhood with beautiful lights and decorations. It was awesome and we look forward to this year. We awarded three homes for categories of Nostalgic, Clark Griswold and Anything Goes. Here are the pictures of our three winners:



2015 WVHOA Winter Wonderland  
Clark Griswold Award



2015 WVHOA Winter Wonderland  
Anything Goes Award



2015 WVHOA Winter Wonderland  
Nostalgic Award



2015 WVHOA Winter Wonderland  
Honorable Mention



2015 WVHOA Winter Wonderland  
Honorable Mention



## **2016 Neighborhood Events Planned**

April 6, 2016 – Big Event Neighborhood Work Day

October 4, 2016 – National Night Out Party\*

December 2016 – Winter Wonderland

\*These events will be held at the Archway Area located at the intersection of Windmeadows and Springmist. These events are held to encourage neighbors to get out and meet each other. If you are interested in helping organize these events please let us know.

## **WANT TO BE CONNECTED?**

### **Website and Facebook**

Be sure to check out the website for our subdivision located at [www.westfieldvillage.org](http://www.westfieldvillage.org). It contains important 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.

### **NextDoor App**

In partnership with the City of College Station Police Department we have created a virtual neighborhood network. This app allows neighbors to share information, recommendations, events, report suspicious activities and connect with fellow neighbors. The App can be downloaded to any smartphone, ipad or can be opened through the internet [nextdoor.com/collegestation](http://nextdoor.com/collegestation) and select your neighborhood.

### **Closing**

We would like to thank our Vice President, Chad Altman for his tenure with the Westfield Village HOA Board. His dedication, work and time in helping our neighborhood will be missed. We wish him the best with his future endeavors. If you have any questions or suggestions for the betterment of our subdivision, send us an email at [westfieldvillagehoa@gmail.com](mailto:westfieldvillagehoa@gmail.com). We want to thank each of you for being good neighbors.

Thanks,

*Westfield Village HOA Board*

*Billy Hart – President*

*Chad Aultman – Vice President*

*Heather Humphrey – Treasurer*

*Chastity Lamb – Secretary*

**Westfield Village HOA  
Financial Report and Budget**

						2015		2016	
Annual Assessment Level:						\$140		\$140	
						Budgeted	Actual	Budgeted	Actual
<b>INCOME</b>									
Association Assessments									
Carry Over Balance						\$ 5,348.13	\$ 5,348.13	\$ 11,154.89	
Assessments (310 Lots X Annual Fee)						\$ 43,400.00	\$ 38,080.00	\$ 43,400.00	
Less Bad Debt: (62 Lots X Annual Fee)*Budget Item						\$ (8,680.00)		\$ (8,680.00)	
Total Asset Income						\$ 40,068.13	\$ 43,428.13	\$ 45,874.89	
Other Association Income									
Late Fees (\$25.00 per Lot)						\$ 400.00	\$ 625.00	\$ 400.00	
Fines						\$ 350.00	\$ -	\$ 350.00	
Transfer Fees						\$ 650.00	\$ 1,800.00	\$ 650.00	
Prior Bad Debt Collection						\$ 17,455.00	\$ 10,449.75	\$ 13,275.25	
Interest Paid at an annual yield .20%									
Total Association Income						\$ 58,923.13	\$ 56,302.88	\$ 60,550.14	
<b>EXPENSES</b>									
Landscaping Contract						\$ 35,000.00	\$ 33,500.00	\$ 35,000.00	
Administrative/Legal Fees						\$ 1,000.00	\$ 809.76	\$ 1,500.00	
College Station Utilities						\$ 8,000.00	\$ 6,109.83	\$ 8,000.00	
PO Box Rental						\$ 180.00	\$ 180.00	\$ 180.00	
Website - 5 years ending 2019						\$ -		\$ -	
Irrigation Repairs and Maintenance						\$ 3,000.00	\$ 1,037.00	\$ 3,000.00	
Light Repairs and Maintenance						\$ 500.00	\$ 1,254.09	\$ 750.00	
Social (National Night Out & Winter Wonderland)						\$ 1,500.00	\$ 1,082.31	\$ 1,500.00	
Subdivision Redevelopment Expenses*** (New 2013)						\$ 1,000.00	\$ 1,175.00	\$ 1,000.00	
Savings Account (Opened 1/9/2014)									
Total Expenses						\$ 50,180.00	\$ 45,147.99	\$ 50,930.00	
Net Operation Income=						\$ 8,743.13	\$ 11,154.89	\$ 9,620.14	
Reserve Savings Account (Opened 1/9/2014)						\$ 5,019.58	\$ 5,019.81	\$ 5,019.18	

# **2016 - WESTFIELD VILLAGE HOA MAIL-IN BALLOT AND PROXY**

You will vote on **TWO** issues. The first is the ELECTION FOR THE 2016-2017 HOMEOWNERS ASSOCIATION BOARD. The second is the PROPOSED 2016 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 16, 2016; 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

---

## **ELECTION FOR WESTFIELD VILLAGE HOA BOARD One Year Term for HOA Board Position for 2016-2017 Please check four positions**

- |                          |                              |                  |                  |
|--------------------------|------------------------------|------------------|------------------|
| <input type="checkbox"/> | Board of Directors Candidate | Billy Hart       | (President)      |
| <input type="checkbox"/> | Board of Directors Candidate | _____            | (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                     | _____            |                  |

---

## **PROPOSED 2016 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 16, 2016 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: \_\_\_\_\_