

Westfield Village Homeowners Association



2022 Annual Meeting
Tuesday, February 22, 2022
7:00 p.m.

CS Fire Department #3
1900 Barron Road
College Station, Texas 77845

Agenda Items

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

NEIGHBORHOOD TRAFFIC

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.

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

Dear Westfield Village Homeowners:

Howdy from your Westfield Village HOA Board. Please let this letter provide you with some neighborhood information and updates.

2022 Westfield Village HOA Annual Meeting

As an owner at Westfield Village, you are cordially invited to attend the 2022 Annual HOA Meeting on Tuesday, February 22, 2022, at 7:00 p.m. at the College Station Fire Department located on Barron Road.

This is your time to gain up-to-date knowledge of the current and future HOA business. This is your 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 2022-2023 budget. If you are interested in serving on the HOA Board, please email westvillagehoa@gmail.com prior to the meeting. The proposed 2022-2023 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 westvillagehoa@gmail.com prior to the meeting.

2022 Annual Westfield Village HOA Dues

The Yearly Homeowner Association Dues for 2022 will remain at \$150.00 per year and will be due by March 1, 2022. A financial report and budget are attached for your review and will be presented at the HOA meeting. A \$25.00 late fee will be added after this date. The HOA accepts credit card/debit card payments through our website and PayPal. 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.

Rezoning of Property at 2354 Barron Road

An application for rezoning has been filed with the City of College Station for the property located on the corner of Victoria and Barron directly behind our neighborhood. The developer is looking to develop a shopping center and/or condo office complex. Further information will be shared at the HOA Meeting.

2021 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 Neighbors, Members of City Council, Police Officers, and Fire Department Personnel. There were bounce houses for the kids along with plenty of sandwiches and cookies from Fire House Subs. Thank you for everyone who came out and we look forward to this year.

2021 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. The winners this year were 901 Windmeadows Drive for the Nostalgic Award, 3908 Springmist Drive for the Clark Griswold Award and 901 Crested Point for the Anything Goes Award. Each of these homeowners will be receiving a \$25.00 gift card from Lowe's.

Neighborhood Issues and Enforcement

As with all neighborhoods we have our share of challenges that affect you. 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 communications on neighborhood restrictions, renter issues, parking challenges, trash, tall grass, weeds, trailers, boats in driveways and unapproved improvements. This year we have issued a total of 188 warning tags. If you are a homeowner that rents your property, please provide your renters a copy of the neighborhood integrity informational flyer.

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, edging all the common areas and maintaining the sidewalk planters, entry area planters as well as the clearing of the retention pond, creek area and trimming trees. This year we have had some challenges with maintenance of both the creek area and retention pond that we are continuing to work on. 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, be 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