

Summer 2018

Houston, TX

Westhollow Villa Voice

A Newsletter for the Residents of
Westhollow Villa Townhomes

Regional Recreations & Resident Recommendations



August 1 – September 3, 2018

Visit HoustonRestaurantWeeks.com to view the list of restaurants, and their menus, committed to participate in this annual fundraiser for the Houston Food Bank.



HANK'S CRAWFISH WESTHEIMER

July 10 - December 25, 2018

Games recurring weekly on Tuesday

Times: 7:00 PM to 9:30 PM

Phone: (281) 496-9788

Admission: Free Bingo

11660 Westheimer Rd #101 | 77077



Energy Corridor

14710 Grisby Road
(in Grisby Square)

8 a.m. - 12 p.m. every
Saturday in August



15015 Westheimer Rd | 77082
(281) 752-7106



12555 Westheimer Rd | 77077



Mark Your Calendar

Monthly Board Meeting – 3rd Tuesday
of Every Month - 7PM at the HPD

Westside Command Center

- August 9th – Book Lovers Day
- September 2nd – Grandparents Day
- September 3rd – Labor Day
- September 23rd – 1st Day of Autumn
- October 2nd – National Night Out



GUS BECKER was elected to the one Director position open this June. He will continue on in his role as Vice President.

Try to be a rainbow in someone's
cloud.

Maya Angelou

Slow Down



Back to school means excited kids, eager educators and anxious parents, all in a rush. As everyone adjusts to new schedules and commutes, be sure to slow for school zones and stop for buses. Be on the look out for kids walking and biking around you.

SCHOOL DAZE

**FIRST DAY
OF SCHOOL
Wednesday,
August 15th**

Tax-Free Weekend

AUGUST 10 - 12, 2018

During this annual sales tax holiday, you can buy most clothing, footwear, school supplies and backpacks (sold for less than \$100) tax free from a Texas store or from an online or catalog seller doing business in Texas.

2017-2018

ACTIONS & ACCOMPLISHMENTS

- ✓ Implemented community recycling program on March 1st.
- ✓ Redesigned community webpage - <http://www.masapi.com/westhollow-villa-townhomes>
- ✓ Completed Gutter installation project & spring cleanout.
- ✓ Issue free 2016 tax audit completed. 2017 tax audit sent to CPA.
- ✓ Pressure washed all structures and concrete where needed around the property.
- ✓ Roof replacements – Two buildings are done each year through a scheduled rotation.
- ✓ Replaced patio fences – (52 as of Dec. 2017)
- ✓ Electrical updates & repairs -
 - a. New LED bulbs have been installed at the flag light and monument sign.
 - b. New underground wiring for courtyards C, H, K, and Q.
 - c. Garage light replacements for outdated/broken lights.
- ✓ Collections – Approximately \$203,986.19* collected this year in old monies owed.
- ✓ Plumbing & drain repairs -
 - a. Less than 5 major repairs needed within the span of a year!
 - b. Additional utilization of sub pumps around the property were in effect, no one flooded during Hurricane Harvey!
 - c. Driveway drains setup on a quarterly cleaning schedule. Weekly and daily cleaning of all drains in the courtyards performed by Dan Foos and Green Earth Lawn Maintenance
- ✓ Sponsored spring community garage sale.
- ✓ Community trees were trimmed last fall.
- ✓ Three newsletters were designed and distributed to residents.
- ✓ Board of Director Members jointed with Austin Properties on multiple occasions to walk the entire property to review specific issues. Key to addressing current issues and future planning.
- ✓ Landscape upgrades –
 - a. Rye grass was planted to enhance the property last fall.
 - b. Additional color added seasonally to front entrance and the corner of Panagard and Hollowgreen.
 - c. After consulting with a horticulturalist, our landscape team is testing new foliage in certain high erosion areas of the property.
 - d. Due to the diligence of Green Earth there were no major issues with our irrigation system, even in the face of Harvey and repeated heavy freezes.
 - e. Plants lost to winter freeze were replaced in April.



Energy Corridor Community Deals is a discount program for individuals working, living or visiting in The Energy Corridor.

Local participating merchants and restaurants offer deals in the form of a discount on one or more items or services to individuals who present one of the coupons on the site. The program is limited to business establishments who are located in The Energy Corridor District.

The Energy Source eNewsletter - June 2018
<http://energycorridor.org/newsletter/article/reach-new-customers-engage-past-ones-with-an-energy-corridor-community-deal/july-2018>

"One must maintain a little bit of summer, even in the middle of winter."

Henry David Thoreau



HOA Ongoing Programs

- Roof Replacement and Maintenance – 13902-13920 & 13922-13940 Hollowgreen
- Patio Fence Replacement
- Building Repair and Painting
- Collections
- Termite, Mosquito, & Roach Exterminating
- Critter Trap and Removal
- Pool Maintenance

Projects and Goals for 2018-2019

- Refreshing the curb painting to allow for additional parking where possible completed.
- Addressing the soil erosion and lack of ground cover along Hollowgreen Dr.
- Address areas with mortar crumbling on buildings and divider walls
- Sidewalk and driveway concrete repairs
- Clarify CCRs and improve deed restriction reviews and enforcement
- Continue to build reserve accounts for future capital expenses

Austin Properties Is Here To Help You

Our Property Management Team works, on behalf of our Board of Directors, to oversee the operational issues our association must deal with on a daily basis. One important roll is that of communication liaison between you, the homeowner, and the Board. Any association related questions or issues you would like the Board to address can be directed to Austin Properties. Written communication, such as an email or letter, is always best. That will enable us all to properly address AND track your concerns.

The WVTA Newsletter presents information as objectively as possible to ensure accuracy of content. However, we have no liability to the User as a result of any action, claim, loss, damages, or expenses, direct or consequential, suffered by the User due to their reliance or use of the information from this newsletter.



WATER CONSERVATION

Please do not water areas already covered by sprinklers. If you notice a problem in your area, notify Austin Properties.

LANDSCAPING TREATMENTS

- **DO NOT APPLY** treatments to shrubs and vegetation in the common areas. Green Earth already treats these areas and the chemical combination may permanently damage both the plant and soil.

DRIVEWAY PARKING

- Numerous complaints have been received regarding residents parking in the shared driveway space outside garage doors for extended periods. **REMEMBER** the garage door must be up while parked there and the vehicle should be as close to the building as possible.

CRITTER EXTERMINATION

- ABC Pest Control is spraying bi-weekly for mosquitoes. Treatments for roaches, ants, and "normal" critters are done on a quarterly bases. The next service date is August 17th.
- Termites are handled are on a semi-annual bases. The next inspection is scheduled for the first week of August.

POOL 101

- Be sure to close the gate when entering and exiting the pool area.
- Do Not share gate codes and keys.
- Proper swim attire is required.



CLIP AND SAVE



WVTA BOARD OF DIRECTORS:	
President/Newsletter Editor	Stephanie Hains
Vice President	Gus Becker
Secretary/Treasurer	Brenda Crissman
PROPERTY MANAGEMENT COMPANY:	
MASC Austin Properties Inc.	Office 713-776-1771
945 Eldridge Road, Sugar Land, TX 77478	Fax 713-776-1777
Office Hours: Monday-Friday 9:00 AM-5:00 PM	
President & Property Manager: Shirley Austin	saustin@mascape.com
Asst. Manager & Maintenance Coord.: Chris Nochez	cnochez@mascape.com
Accounts: Penny Mancuso	pjohnston@mascape.com
Porter: Dan Foos	
TRASH PICK-UP: V.F. Waste Services	713-787-9790
Collection Days – Wednesdays (heavy trash) & Saturdays	
Trash can only be put out after 6:00PM on Tuesday & Friday	
RECYCLING PICK-UP: V.F. Waste Services - Tuesdays	
OTHER IMPORTANT CONTACTS	
ASPCA Animal Poison Control	888-426-4435
BARC (Dangerous Animal)	713-229-7300
	713-207-2222
CenterPoint	800-332-7143
Houston (Non-Emergency) – http://hfdapp.houstontx.gov/311	3-1-1
HPD Non-Emergency – www.houstonpolice.org (Press # to bypass the non-emergency recording)	713-884-3131
WEST HARRIS COUNTY MUD & MUNICIPAL (Water) – District Service	281-290-6500
Westside Command Station	281-584-4889

**EMERGENCY
DIAL 911**

Summer 2018

Houston, TX

Westhollow Villa Voice

A Newsletter for the Residents of
Westhollow Villa Townhomes

Regional Recreations & Resident Recommendations



August 1 – September 3, 2018

Visit HoustonRestaurantWeeks.com to view the list of restaurants, and their menus, committed to participate in this annual fundraiser for the Houston Food Bank.



HANK'S CRAWFISH WESTHEIMER

July 10 - December 25, 2018

Games recurring weekly on Tuesday

Times: 7:00 PM to 9:30 PM

Phone: (281) 496-9788

Admission: Free Bingo

11660 Westheimer Rd #101 | 77077



Energy Corridor

14710 Grisby Road
(in Grisby Square)

8 a.m. - 12 p.m. every
Saturday in August



15015 Westheimer Rd | 77082
(281) 752-7106



12555 Westheimer Rd | 77077



Mark Your Calendar

Monthly Board Meeting – 3rd Tuesday
of Every Month - 7PM at the HPD

Westside Command Center

- August 9th – Book Lovers Day
- September 2nd – Grandparents Day
- September 3rd – Labor Day
- September 23rd – 1st Day of Autumn
- October 2nd – National Night Out



GUS BECKER was elected to the one Director position open this June. He will continue on in his role as Vice President.

Try to be a rainbow in someone's
cloud.

Maya Angelou

Slow Down



SCHOOL DAZE

Back to school means excited kids, eager educators and anxious parents, all in a rush. As everyone adjusts to new schedules and commutes, be sure to slow for school zones and stop for buses. Be on the look out for kids walking and biking around you.

**FIRST DAY
OF SCHOOL
Wednesday,
August 15th**

Tax-Free Weekend

AUGUST 10 - 12, 2018

During this annual sales tax holiday, you can buy most clothing, footwear, school supplies and backpacks (sold for less than \$100) tax free from a Texas store or from an online or catalog seller doing business in Texas.

2017-2018

ACTIONS & ACCOMPLISHMENTS

- ✓ Implemented community recycling program on March 1st.
- ✓ Redesigned community webpage - <http://www.masapi.com/westhollow-villa-townhomes>
- ✓ Completed Gutter installation project & spring cleanout.
- ✓ Issue free 2016 tax audit completed. 2017 tax audit sent to CPA.
- ✓ Pressure washed all structures and concrete where needed around the property.
- ✓ Roof replacements – Two buildings are done each year through a scheduled rotation.
- ✓ Replaced patio fences – (52 as of Dec. 2017)
- ✓ Electrical updates & repairs -
 - a. New LED bulbs have been installed at the flag light and monument sign.
 - b. New underground wiring for courtyards C, H, K, and Q.
 - c. Garage light replacements for outdated/broken lights.
- ✓ Collections – Approximately \$203,986.19* collected this year in old monies owed.
- ✓ Plumbing & drain repairs -
 - a. Less than 5 major repairs needed within the span of a year!
 - b. Additional utilization of sub pumps around the property were in effect, no one flooded during Hurricane Harvey!
 - c. Driveway drains setup on a quarterly cleaning schedule. Weekly and daily cleaning of all drains in the courtyards performed by Dan Foos and Green Earth Lawn Maintenance
- ✓ Sponsored spring community garage sale.
- ✓ Community trees were trimmed last fall.
- ✓ Three newsletters were designed and distributed to residents.
- ✓ Board of Director Members jointed with Austin Properties on multiple occasions to walk the entire property to review specific issues. Key to addressing current issues and future planning.
- ✓ Landscape upgrades –
 - a. Rye grass was planted to enhance the property last fall.
 - b. Additional color added seasonally to front entrance and the corner of Panagard and Hollowgreen.
 - c. After consulting with a horticulturalist, our landscape team is testing new foliage in certain high erosion areas of the property.
 - d. Due to the diligence of Green Earth there were no major issues with our irrigation system, even in the face of Harvey and repeated heavy freezes.
 - e. Plants lost to winter freeze were replaced in April.



Energy Corridor Community Deals is a discount program for individuals working, living or visiting in The Energy Corridor.

Local participating merchants and restaurants offer deals in the form of a discount on one or more items or services to individuals who present one of the coupons on the site. The program is limited to business establishments who are located in The Energy Corridor District.

The Energy Source eNewsletter - June 2018
<http://energycorridor.org/newsletter/article/reach-new-customers-engage-past-ones-with-an-energy-corridor-community-deal/july-2018>

"One must maintain a little bit of summer, even in the middle of winter."

Henry David Thoreau



HOA Ongoing Programs

- Roof Replacement and Maintenance – 13902-13920 & 13922-13940 Hollowgreen
- Patio Fence Replacement
- Building Repair and Painting
- Collections
- Termite, Mosquito, & Roach Exterminating
- Critter Trap and Removal
- Pool Maintenance

Projects and Goals for 2018-2019

- Refreshing the curb painting to allow for additional parking where possible completed.
- Addressing the soil erosion and lack of ground cover along Hollowgreen Dr.
- Address areas with mortar crumbling on buildings and divider walls
- Sidewalk and driveway concrete repairs
- Clarify CCRs and improve deed restriction reviews and enforcement
- Continue to build reserve accounts for future capital expenses

Austin Properties Is Here To Help You

Our Property Management Team works, on behalf of our Board of Directors, to oversee the operational issues our association must deal with on a daily basis. One important roll is that of communication liaison between you, the homeowner, and the Board. Any association related questions or issues you would like the Board to address can be directed to Austin Properties. Written communication, such as an email or letter, is always best. That will enable us all to properly address AND track your concerns.

The WVTA Newsletter presents information as objectively as possible to ensure accuracy of content. However, we have no liability to the User as a result of any action, claim, loss, damages, or expenses, direct or consequential, suffered by the User due to their reliance or use of the information from this newsletter.



WATER CONSERVATION

Please do not water areas already covered by sprinklers. If you notice a problem in your area, notify Austin Properties.

LANDSCAPING TREATMENTS

- **DO NOT APPLY** treatments to shrubs and vegetation in the common areas. Green Earth already treats these areas and the chemical combination may permanently damage both the plant and soil.

DRIVEWAY PARKING

- Numerous complaints have been received regarding residents parking in the shared driveway space outside garage doors for extended periods. **REMEMBER** the garage door must be up while parked there and the vehicle should be as close to the building as possible.

CRITTER EXTERMINATION

- ABC Pest Control is spraying bi-weekly for mosquitoes. Treatments for roaches, ants, and "normal" critters are done on a quarterly bases. The next service date is August 17th.
- Termites are handled are on a semi-annual bases. The next inspection is scheduled for the first week of August.

POOL 101

- Be sure to close the gate when entering and exiting the pool area.
- Do Not share gate codes and keys.
- Proper swim attire is required.



CLIP AND SAVE



WVTA BOARD OF DIRECTORS:	
President/Newsletter Editor	Stephanie Hains
Vice President	Gus Becker
Secretary/Treasurer	Brenda Crissman
PROPERTY MANAGEMENT COMPANY:	
MASC Austin Properties Inc.	Office 713-776-1771
945 Eldridge Road, Sugar Land, TX 77478	Fax 713-776-1777
Office Hours: Monday-Friday 9:00 AM-5:00 PM	
President & Property Manager: Shirley Austin	saustin@mascape.com
Asst. Manager & Maintenance Coord.: Chris Nochez	cnochez@mascape.com
Accounts: Penny Mancuso	pjohnston@mascape.com
Porter: Dan Foos	
TRASH PICK-UP: V.F. Waste Services	713-787-9790
Collection Days – Wednesdays (heavy trash) & Saturdays	
Trash can only be put out after 6:00PM on Tuesday & Friday	
RECYCLING PICK-UP: V.F. Waste Services - Tuesdays	
OTHER IMPORTANT CONTACTS	
ASPCA Animal Poison Control	888-426-4435
BARC (Dangerous Animal)	713-229-7300
	713-207-2222
CenterPoint	800-332-7143
Houston (Non-Emergency) – http://hfdapp.houstontx.gov/311	3-1-1
HPD Non-Emergency – www.houstonpolice.org (Press # to bypass the non-emergency recording)	713-884-3131
WEST HARRIS COUNTY MUD & MUNICIPAL (Water) – District Service	281-290-6500
Westside Command Station	281-584-4889

**EMERGENCY
DIAL 911**