

Westhollow Villa Voice

A Newsletter for the Residents of
Westhollow Villa Townhomes

Houston, TX

Spring 2016

DATES TO REMEMBER

••Monthly Board Meeting – 3rd Tuesday of Every Month - 7PM at the HPD Westside Command Center
Good Friday - Friday, March 25th
Easter - Sunday, March 27th
Earth Day - Friday, April 22nd
Passover Begins - Saturday, April 23rd
Mother's Day - Sunday, May 8th
Memorial Day - Monday, May 30th

NEWS & UPDATES

DRIVEWAY STRIPS



The white strips along all driveway areas has been freshly painted.

UTILITY CART

To eliminate additional wear-and-tear on our golf cart, JRD Construction has provided our onsite tech, Mr. Robert Tripp, with a utility cart to service the property.



NOISE POLLUTION

As a courtesy to your neighbors, turn down car radios before entering and exiting the neighborhood and driveway areas.

POOL REPORT

Spring Pool Hours – 9AM to Dusk

PERIMETER FENCE

Phases 1 & 2 of the fence replacement have been completed. Phase 3 will begin within the next week.

LANDSCAPING AND MORE

- Green Earth has installed additional sump pumps and french drains where needed on the property.
- Bull rock has been installed along the new fence line to fill in areas where the soil level was lower than the new fence.



They will begin to install Spring landscape color within the next two weeks.

GUTTER INSTALLATION

Due to drainage and leaking issues, JRD Construction completed an inspection of our buildings. The Board has authorized the installation or replacement of gutters on all units where needed. The first building has been completed.

MAILBOX RETAINER WALLS

The six concrete retainer walls have been completed.

SPRING BEGINS Sunday, March 20th



SPRING COMMUNITY GARAGE SALE

Saturday, April 23rd from 8AM-2PM

The Association will run local advertisements. Spring clean and make a few extra dollars, ridding your home of clutter or gently used items.

H-TOWN TOWING SERVICE (H-Town)



In response to requests from our residents to obtain a new towing service, the Board has selected H-Town. Owners should have received a letter earlier this month explaining the change. Their information signage has been installed around the property. H-Town has been authorized to tow vehicles parked in the driveway in front of a residence's garage, unless the garage door is opened and a permit is clearly visible on the car. Vendors, such as contractors and plumbers, working on a unit are allowed in the driveways as long as the garage door remains open. Temporary permits can be obtained for vendors working over an extended time period.

PARKING PERMITS – Each residence will be issued two auto permit stickers (permits) to be placed on their vehicles. Additional or replacement permits can be purchased for \$5.00. The purpose of the permits is to identify vehicles belonging to our residents. Permits will be mailed out shortly to all homeowners who have not already obtained them. Renters will need to obtain their permits from the homeowner of their unit.

Contact MASC Austin Properties Inc. at (713) 776-1771 if you:

- Need to submit a maintenance request
- Have questions regarding your account
- Are not getting community IRIS Alerts
- Need a Pool Key and/or Gate Code

Go to the WVTA Webpage at www.mas capi.com and select **My Neighborhood** at the top of the page. Select **Westhollow Villa Townhomes Association, Inc.** to see our page. There you will find:

- Our governing documents
- The form to request a home improvement
- Copies of previous Newsletters

THE PET'S CORNER



CLEANING UP AFTER YOUR PET(S)

Many dog walkers fail to clean-up after their pets. Harris County regulations require the immediate removal and sanitary disposal of pet excrement. There are multiple pet stations, with disposal bags and waste cans located around the property. Please do your part to keep our neighborhood clean.

PLANTS TOXIC TO DOGS & CATS

Pets chewing grass and other green vegetation is normal, but ingesting the wrong vegetation can be fatal. Always discourage your pet when you see them sniffing or attempting to nibble on indoor and outdoor plants. For a comprehensive list go to – <http://www.aspc.org/pet-care/animal-poison-control/toxic-and-non-toxic-plants>. Contact your veterinarian or the ASPCA Poison Control Center (telephone 1-888-426-4435) immediately if your pet has swallowed or eaten a poisonous plant.



NEW PET PARK



A new pet park area is currently being installed in the front of the property next to the pool and tennis court area. It will be enclosed by the same type of wrought iron fencing used to separate Westhollow Villa and the St. George Townhomes.



Brighten Up Our Driveways Turn on Your Garage Light!

Many rows are still only half lit. Please leave the light switch in your garage flipped **ON** to power the light. The sensor turns it on at dusk and off at dawn. This is an energy efficient light and will not increase your electric bill. If the bulb is blinking or does not light with power, report the problem to Austin Properties.



Overheated Clothes Dryers Can Cause Fires

The U.S. Consumer Product Safety Commission estimates that there are an estimated annual 15,500 fires, 10 deaths, and 310 injuries associated with clothes dryers. Some of these fires may occur when lint builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up may cause a fire in some dryers.

To prevent fires:

- Clean the lint filter regularly and make sure the dryer is operating properly. Clean the filter after each load of clothes. While the dryer is operating, check the outside exhaust to make sure exhaust air is escaping normally. If it is not, look inside both ends of the duct and remove any lint. If there are signs that the dryer is hotter than normal, this may be a sign that the dryer's temperature control thermostat needs servicing.
- Check the exhaust duct more often if you have a plastic, flexible duct. This type of duct is more apt to trap lint than ducting without ridges.
- Closely follow manufacturers' instructions for new installations. Most manufacturers that get their clothes dryers approved by Underwriters Laboratories specify the use of metal exhaust duct. If metal duct is not available at the retailer where the dryer was purchased, check other locations, such as hardware or builder supply stores. If you are having the dryer installed, insist upon metal duct unless the installer has verified that the manufacturer permits the use of plastic duct.

U.S. Consumer Product Safety Commission



Real Age Benefits



Walking at least 20 minutes a day can make your Real Age as much as 1.9 years younger if you're a woman and 1.2 years younger if you're a man.—Dr. Oz.

GRILLING SEASON IS HERE

Per the Houston Fire Department Life Safety Bureau
16.3.4 Barbecue pits shall not be used to burn trash, leaves or branches.



16.3.5 Barbeque pits shall not be operated within 10 feet of a wall or roof.

Breaking Down the Monthly Maintenance Fee

This fee is based on the unit's square footage. It pays for:

- Basic Cable (Comcast)
- Insurance Coverage
- Operating Budget
- Reserve Account Contributions
- Community Water Bill

\$\$\$ Austin Properties is currently meeting with banks to implement direct ACH deposits. Specifics will be available in late April.



CLIP AND SAVE

WVTA BOARD

Billy Dukes – President

Betty Modad – Vice President

Stephanie Hains – Secretary/Treasurer, Newsletter Editor

Property Management Company: MASC Austin Properties Inc.
Office Hours: Monday-Friday 9:00 AM to 5:00 PM
945 Eldridge Road, Sugar Land, TX 77478
(713) 776-1771 – Office & (713) 776-1777 – Fax

Property Manager: Shirley Austin - saustin@mascap.com
Accounts: Tiffany Moss – tmoss@mascap.com
Maintenance: Chris Nochez – cnochez@mascap.com

Property Porter: Robert Tripp

OTHER IMPORTANT NUMBERS

HPD Non-Emergency – 713-884-3131

(Press # to bypass the non-emergency recording)

24/7 Emergency – 9-1-1

HPD – www.houstonpolice.org

(Select **Contact HPD** (top right menu) then **Alert Slip** – click to proceed)

Houston (Non-Emergency) – 3-1-1

<http://hfdapp.houstontx.gov/311>

Westside Command Station – 281-584-4889

CenterPoint – 713-207-2222 or 800-332-7143

WEST HARRIS COUNTY MUD & MUNICIPAL (Water) – District Service - 281-290-6500

ASPCA Animal Poison Control Center - 888-426-4435

BARC (Dangerous Animal) – 713-229-7300

GARBAGE PICK-UP

WCA Waste - 281-368-8397

Collection Days - Tuesdays & Fridays (heavy trash)

Trash can only be put out after 6:00 PM on Mon & Thurs or by 7:00 AM on Tues & Fri