

Westfield Village Homeowners Assoc.(WVHOA)

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

Email: westfieldvillagehoa@gmail.com

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January 27, 2015 ----->

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.

2015 Annual Meeting

The 2015 WVHOA Annual Meeting will be held on **Tuesday, February 17, 2015 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.

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 prior to the Annual Meeting.

2015 Annual HOA Dues and Financials

The Dues for 2015 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 is 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. 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

This past year we have seen some criminal activity that has affected our neighbors this year. As a friendly reminder, always lock your doors, remove items (purses, laptops, Ipads, etc.) from the vehicle or put them out of view, 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. 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 and not in violation of them. Items that have been requested to be approved this year 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. This year we have added fertilization to the entry ways and the common areas to help improve the appearances of the neighborhood. All of the trees in the subdivision have been trimmed and the flowerbeds were weeded and mulched. The retention pond was cleaned and mowed. The creek bed was trimmed but due to the slope angles of the sides of the creek we were unable to have a tractor fully mow the creek sides. We are evaluating our options on this area. Further we are exploring adding more landscaping to the entrance areas and rebuilding the planters throughout the subdivision 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.

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.

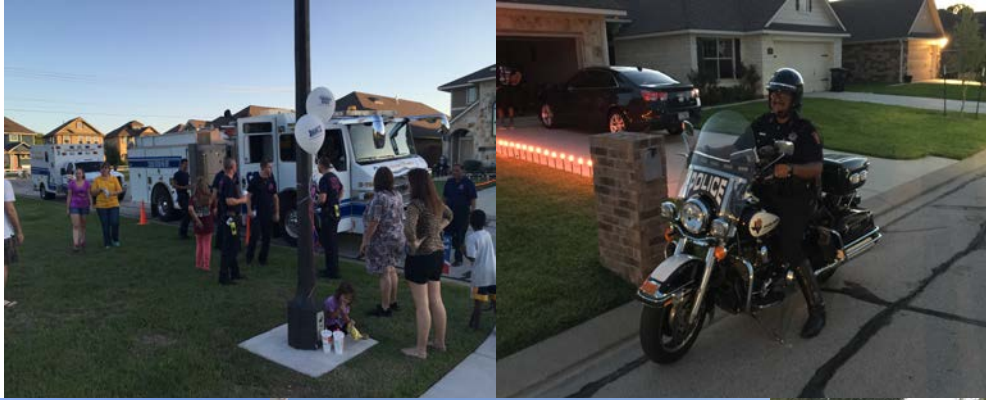
There are covenants and restrictions that are in place to protect the neighborhood and we would like to remind everyone of a few things that are found to be in violation from time to time:

- **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.**

2014 IN REVIEW

2014 - National Night Out

In October, the HOA held its fifth annual National Night-Out Party with much success and a great turnout. This year we held the National Night-Out Party at the new Creek View Park. Each year our National Night Out is becoming a bigger event. Neighbors were able to get out on a beautiful evening and visit while the kids got to play on the new playground. Members of City Council, Police Officers, Fire Department Officials and Animal Control Officers attended and answered questions. We want to thank Firehouse Subs for helping out with all the food.



2014 – 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 28 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.



Eagle Corner

The park bench slats at the Eagle Corner Lot have been replaced this year with new slats. We have also treated this area for ants. Due to the increase of dogs in the area we are reminding everyone to please pick up after your dogs.



Old



New

2015 Neighborhood Events Planned

March 28, 2015 – Big Event Neighborhood Work Day

October 6, 2015 – National Night Out Party*

*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

If you did not know, we have a **NEW** website for our subdivision located at www.westfieldvillage.org that currently has 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 and select your neighborhood.

Gmail and Google Group

Want to get updates and information going on in our neighborhood? Be sure to sign up for our google group. Go to our website at www.westfieldvillage.org and sign up on the left hand side of the screen by simply entering your email address in the Google Group Box.

Closing

If you have any questions or suggestions for the betterment of our subdivision, send us an email at 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						2014		2015	
Annual Assessment Level:						\$140		\$140	
						Budgeted	Actual	Budgeted	Actual
Income									
Association Assessments									
Carry Over Balance						4745.07	4745.07	\$ 5,348.13	
Assessments (310 Lots X Annual Fee)						43400	33843	\$ 43,400.00	
Less Bad Debt: (62 Lots X Annual Fee)*Budget Item						-8680		\$ (8,680.00)	
Total Asset Income						39465.07	38588.07	\$ 40,068.13	
Other Association Income									
Late Fees (\$25.00 per Lot)						500	175	\$ 400.00	
Fines						300	450	\$ 350.00	
Transfer Fees						500	1050	\$ 650.00	
Prior Bad Debt Collection						16210	7435	\$ 17,455.00	
Interest Paid at an annual yield .20%							46		
Total Association Income						56975.07	47744.07	\$ 58,923.13	
Expenses									
Landscaping Contract						30000	29488.48	\$ 35,000.00	
Administrative						1000	981.16	\$ 1,000.00	
College Station Utilities						8000	7341.79	\$ 8,000.00	
PO Box Rental						180	180	\$ 180.00	
Website - 5 years ending 2019						0	322.65	\$ -	
Irrigation Repairs and Maintenance						3000	1488.48	\$ 3,000.00	
Light Repairs and Maintenance						500	177.28	\$ 500.00	
Social (National Night Out & Annual Picnic)						1500	750	\$ 1,500.00	
Subdivision Redevelopment Expenses*** (New 2013)						1000	1666.1	\$ 1,000.00	
Savings Account (Opened 1/9/2014)									
Total Expenses						45180	42395.94	\$ 50,180.00	
Net Operation Income=						11795.07	5348.13	8743.13	
Reserve Savings Account (Opened 1/9/2014)						5000	5009.79	\$ 5,019.58	

**COLLECTION OF HOA DUES
AND REPERCUSSIONS FOR HOMEOWNERS WHO DON'T PAY.**

- Westfield Village is a Deed Restricted Neighborhood in College Station, Texas. The Declaration of Covenants and Restrictions Establish the Reservations, Restrictions, Covenants and Easements of Westfield Village Subdivision. Each Homeowner and there Tenants are responsible for complying with these Declaration of Covenants.
- The Articles of Incorporation and Covenants set forth the Homeowners Association responsibilities for enforcement of all said restrictions, covenants and conditions, the maintenance, preservation and improvement of property in the Subdivision including but not limited to the keeping and maintaining said property, and every lot therein, in a clean and sanitary condition, including the removal of weeds and rubbish from vacant property and streets; maintaining communication among neighbors; engaging in common interest issues; and transacting other business as may be permitted by law.
- Each homeowner is a member of the Homeowner's Association and is responsible for payment of annual dues.
- The HOA maintains an accounting for each home in Westfield Village and will provide an annual statement for each homeowner prior to the Annual Meeting.
- Payment Plans are available for any homeowner by contacting the Treasurer.
- There are four options the HOA has to collect Past HOA Dues and Fees:
 - 1. Assess Late Fees
 - 2. Impose Liens
 - 3. File Suit
 - 4. Wait till they try to sell their house.
- In some cases, all three or a combination of these measures may be taken. Late fees are charged if the dues do not get paid by a certain date. After the annual meeting in February, Homeowners that have not paid will receive a certified letter with thirty (30) days to pay their HOA Dues. At that point, if they have not paid, the Board will determine the best way to proceed.
- Whenever a homeowner sells his/her house, the title company requires the HOA to sign a certificate of transfer acknowledging what fees are due and/or outstanding along with any fines/penalties against that house. At closing the HOA will collect any outstanding owed money.
- The Board reviews each account prior to making the decision to file suit for collection. It is important to realize when filing suit over HOA dues that going after \$100.00 in court is not cost effective. While it remains an option, we will wait until the amount gets to a level that makes it cost effective to be in the legal system. Recovering attorney's fees in a legal court action may not happen as it is always within the court's discretion to grant or deny attorney's fees.

Due Collections Protocol

- **Past Due Letters have been and will be mailed out to everyone who is past due more than 3 years.**
- **Payment Plans are available and have been discussed with individuals who have made contact.**
- **Liens will be recorded in the Brazos County Real Property Records on these homes after March 15th for any who owe 3 plus years.**

2015 - WESTFIELD VILLAGE HOA MAIL-IN BALLOT AND PROXY

You will vote on **TWO** issues. The first is the ELECTION FOR THE 2015-2016 HOMEOWNERS ASSOCIATION BOARD. The second is the PROPOSED 2015 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 17, 2015; 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 2015-2016 Please check four positions

- | | | | |
|--------------------------|------------------------------|------------------|------------------|
| <input type="checkbox"/> | Board of Directors Candidate | Billy Hart | (President) |
| <input type="checkbox"/> | Board of Directors Candidate | Chad Aultman | (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 2015 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 17, 2015 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: _____