

WESTFIELD VILLAGE HOA ANNUAL MEETING
February 16, 2016 – 7:00 p.m.
Cypress Grove Intermediate School
900 Graham Rd
Meeting Minutes

February 16, 2016

Attendees:

Billy Hart, President WVHOA

Chad Altman, Vice President WVHOA

Heather Humphrey, Treasurer WVHOA

Chastity Lamb, Secretary WVHOA

Residents from Westfield Village were also present (reference sign in sheet for list of attendees)

Westfield Village HOA Website www.westfieldvillage.org is available and includes updated information. Additional questions, suggestions or inquiries may also be sent to westfieldvillagehoa@gmail.com

- **Roll Call/Notice of Meeting**

- Meeting called to order at 7:22pm and HOA officers introduced af
- 2015 WVHOA Annual meeting notes were reviewed. The 2015 Annual Meeting Minutes were posted after the meeting on our website and are also attached to your packet
- Notice of meeting was sent to homeowners with their yearly statement and the HOA newsletter.
- The Westfield Village Homeowner Association is governed by the State of Texas Property Code and their membership guidelines are detailed in property deed restrictions. Homeowner Associations boundaries are determined by deed restrictions. Dues will remain the same this year at \$140

- **President's Report**

- The ongoing and continuous focus of your HOA board is to
 - Maintain and Protect Neighborhood Integrity
 - Respond to complaints and concerns respectfully
 - Building Community
 - Fostering an Involved Membership

- **Neighborhood Events**

- National Night Out

- In October, the HOA held its fifth annual National Night-Out Party with much success and a great turnout. 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.

- 1st Annual Westfield Village Winter Wonderland

- Had a great time visiting with neighbors and recognizing those that participated in the first Winter Wonderland. We had winners from several different categories to include Nostalgic, Clark Griswold and Anything Goes. Looking forward to see our participation next year.

- Big Event

- In March of last year we got the assistance of students from Texas A&M University to help clean up areas in our subdivision that needed attention. 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.

- **Neighborhood Issues**

- Homeowners along Fallbrook Loop inquired about how to keep their street looking kept up better. Billy Hart addressed this issue and stated there are people that help monitor the subdivision and are placing tags for people who are in violation according to any HOA guidelines.

- **Deed restrictions/violations/fines**

- Multiple tags were issued this past year. These violations included lawns, trash, parking, boats, trailers, disabled vehicles, etc. The enforcement committee is now working on a weekly walk/drive through of the neighborhood to remain on top of issues and to improve neighborhood aesthetics.
 - Fines include: \$50 for yards that appear to be overgrown, if the yard is not mowed within of 72 hours of receiving a warning the HOA mows and bills the homeowner for the service. If boats and/or trailers are at the home longer than 72hours they will be fined \$50 and \$10 for every day thereafter if not moved.

- Majority of the issues are resolved once a warning has been issued, any ongoing issues will be addressed accordingly
- **Landscaping and Irrigation Report**
 - Landscapers continue to work within our budget and maintain the aesthetics of the neighborhood.
 - Trees in the subdivision have been trimmed and the flowerbeds were weeded and mulched. We are exploring adding more landscaping to the entrance areas and planters throughout the subdivision but want to remain costs conscious. If you have or see any concerns with the landscaping, please let us know.
- **Fence Repair Concerns**
 - There continues to be calls and concerns with calls about who owns the fence between neighbors. The standard protocol is the fence posts are set on the owners 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.
- **Treasurers Report**
 - 2015 Budget report recap
 - 2015 Collection rate
 - 2015 Update on bad debt
 - 2016 Proposed budget reviewed (motion approved, seconded, passed)
- **2015 Annual HOA Dues and Financials**
 - The Dues for 2016 are \$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
 - Reminder, the HOA is now 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. By emailing this information to you it will allow the HOA to save on administrative expenses.

Due Collections Actions Taken to Date

- Past Due Letters have been mailed out to everyone who is past due more than 3 years.
- Payment Plans have been discussed with individuals who have made contact.
- Certified letters with lien notifications were mailed out to those who owe 3 plus years.
- Liens will be recorded on these homes after March 15th.

- **2016-17 Board of Directors Elections**

Open Floor for Board Nominations (motion approved, seconded, passed)

- President Billy Hart
- Vice President Chad Altman
- Secretary Chastity Lamb
- Treasurer Heather Humphrey

- **STAYING CONNECTED**

- **Website and Facebook**
Website for our subdivision located at www.westfieldvillage.org includes 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, suspicious activities and connect with fellow neighbors. The App can be downloaded to any smartphone, ipad or can be opened through the internet.
<https://nextdoor.com/invite/ssgupqwkpfdwqgvz mhcew> or enter this link in your browser 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

We want to thank each of you for being good neighbors and be respectful of our neighborhood.

****Meeting adjourned at 8:45pm, 2017 meeting date TBD****