

Westhollow Villa Voice

A Newsletter for the Residents of
Westhollow Villa Townhomes

Regional Recreations & Resident Recommendations

Historic Downtown Katy

-Katy Market Days & Old Fashioned Christmas

December 16 - 10:00am - 4:00pm

-Katy Old Fashioned Christmas Festival

December 2 - 10:00 am - 5:00 pm



1460 Eldridge Pkwy,
#120, 77077
832.596.7983

"Paint & Sip" classes -- bring your own wine or
favorite drink and snacks and paint an amateur
piece of art on canvas in a creative social setting!



2712 Eldridge Pkwy, 77082

Tender & juicy Peruvian chicken, cilantro
rice, black beans, and yucca.
Reasonable prices and friendly service

Sugar Land Town Square (City Hall Plaza)

15958 City Walk, Sugar Land, TX 77479

Event admission and all activities are free and open
to the public.

Halloween Town - Sunday, October 29 - 4-8 p.m.

iFest Live - Celebrates community cultural diversity
Saturday, November 4 - 10 a.m. - 2 p.m.

New Year's Eve on the Square -
Sunday, December 31, 2017

Central Green is a half-acre public park
located at 23501 Cinco Ranch Blvd, Katy, Texas,
77494 in La Centera. Central Green features
an outdoor stage, ample seating, and near-by
restaurants, providing a year-round venue for
community activities and entertainment.

Chennai Express

2712 Eldridge Pkwy, Ste 103
South Indian restaurant with
specialties in Briyani, Kerala
paratha, tiffins items and
chutney.



*Set your clocks back one hour
before going to bed on
Saturday, November 4th.*

APPROVED WVTA BUDGET 2018

The Association's income and expenditures
for 2017 were thoroughly examined to
plan the 2018 budget. Topics included:

- Administrative Costs
- Banking Accounts
- Capital Repairs
- Contract Services
- Maintenance Fees
- Maintenance Programs & Services

The Board is pleased to announce that for
the 6th consecutive year, Maintenance Fees
will not be increased.

PET, STRAY, & FERAL COMMUNITY CATS

Like many Houston neighborhoods, WVTA has too many cats. There are a number of residents working to address this issue. According to the Citizens for Animal Protection (CAP) website, feral cats, also known as "wild or free-roaming" cats, are the largest cause of pet overpopulation in our area. CAP, and other animal advocate groups, are committed to solving this problem using **Trap-Neuter-Return (TNR)**. "Trapping and euthanizing feral cats only contributes to the population problem. Cats are territorial and when cats are removed and euthanized from a location, new cats will move in and the survivors will breed to capacity."

TNR is a nonlethal strategy for reducing the number of community cats and improving the quality of life for cats, wildlife and people. At its most basic, TNR involves:

- Humanely trapping community cats
- Spaying or neutering them
- Vaccinating them against rabies
- Surgically removing the tip of one ear (a "tipped" ear is the universally-recognized sign of a cat who has been spayed or neutered)
- Returning the cats to their home

Doing TNR will make cats better neighbors. Neutered cats make dramatically less noise (the result of mating behavior) and fixing male cats eliminates the foul odors caused by their spraying.

Once a cat or colony of cats has been TNR-ed, it's ideal if a dedicated caretaker provides food, water and shelter, monitors the cats for sickness or injury, and TNRs new feral cats who arrive. Ideally, kittens young enough to be socialized and new tame cats who arrive are removed from the colony for possible adoption.

BOARD NOTES:

Completed Projects

- ☒ 52 unit fences replaced
- ☒ 2018 budget
- ☒ Holiday lights hung
- ☒ Roofs on two buildings

Ongoing Projects

- ☐ Gutter repair and replacement
- ☐ Lighting repairs

Upcoming Projects

- ☐ Trim community trees around the property
- ☐ Plant rye grass for the fall
- ☐ Address soil erosion

INSURANCE 101- ARE YOU COVERED?

Most people would answer that question with their Medical, Auto, Homeowners/Renter's or Life Insurance Policies in mind. Here are some other options you may want to consider based on home contents, personal liability, living expenses, as well as special and loss assessment coverage

1. **Flood** – This policy covers water damage your homeowners policy may not.

2. **Scheduled Personal Property (SPP)** - This is an optional add-on to your home insurance policy, and assigns specific value amounts to prized items like artwork, jewelry, expensive handbags, designer clothing and furs (You will need to provide a receipt or hire a professional appraiser to assign a value to the items). Personal Property coverage with replacement cost is necessary since the Association's master policy does not cover an owner's personal property.

3. **Loss of Rents** - For owners who rent units, this coverage pays the owner rent(s) due should they not be able to collect in the event of an insured loss.

4. **Bodily Injury & Property Damage** – Pays for bodily injuries to other people or damage to their property if you are liable resulting from unintentional acts committed by family members and pets.

5. **Loss Assessment** - In most cases, this coverage will pay for an assessment levied by the Association for each owners' share of the deductible for an insured loss. When purchasing a Loss Assessment Policy keep in mind this is personal coverage Homeowners purchase from their insurance company and has nothing to do with the Association's structure insurance policy with Brady, Chapman, Holland and Associates, Inc. Your current homeowners policy may include this coverage, but it could be limited to a minimal amount such as \$1,000. However for a negligible annual fee, coverage can be increased to \$10,000.

Understand what is and is not covered and ask your agent the right questions.

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"I'd like to help, but I'm afraid your homeowner's
doesn't cover wolves."

The Season of CHARITY

WVTA was extremely fortunate to not sustain damage from Hurricane Harvey. Many in our city, and nearby neighborhoods, were not as lucky. Lots of families are still displaced, unemployed and in crisis. This year, when the time comes to plan your holiday shopping & gift lists, consider donating to a group supporting ongoing recovery needs for Houstonians and their pets. Or get together with your family and/or friends to adopt a family in need.

houstonchildrenscharity.org/programs/christmas-program/adopt-family

- ❖ **Baker Ripley** connects low-income families and individuals to opportunity so they can achieve the life they've imagined. This local non-profit has been helping Houstonians for 110 years, since 1907. www.bakerripley.org
- ❖ **Hurricane Harvey Relief Fund** - Mayor Sylvester Turner and County Judge Ed Emmett established the Fund to provide relief for those affected by the recent floods. ghcf.org/hurricane-relief
- ❖ **Houston Food Bank** - Every dollar donated to the Houston Food Bank provides the equivalent of three meals for an individual. www.houstonfoodbank.org
- ❖ **Texas Diaper Bank** - Since 1997 the Texas Diaper Bank has been working to meet the basic needs of vulnerable babies, children with disabilities and seniors. www.texasdiaperbank.org
- ❖ **St John Vianney Catholic Church** - www.stjohnvianney.org/harvey-recovery, along with several ministries and groups within the parish, is taking steps to assist with the long-term recovery of our parishioners and our neighbors in need.

- ❖ **Best Friends Animal Society** - Helps to reunite families separated from their pets by Hurricane Harvey. They deliver supplies to shelters and assist local rescue groups. www.bestfriends.org/hurricaneharvey



HOLIDAY DECORATIONS

Please remove all outdoor holiday decorations in Westhollow Villa by Monday, January 15, 2018



CLIP AND SAVE

WVTA BOARD OF DIRECTORS:

Stephanie Hains – President, Newsletter Editor
Gus Becker – Vice President
Brenda Crissman – Secretary/Treasurer

PROPERTY MANAGEMENT COMPANY:

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

President & Property Manager:

Shirley Austin - saustin@mascap.com

Assistant Manager & Maintenance Coordinator:

Chris Nochez - cnochez@mascap.com

Accounts: Penny Mancuso – pjohnston@mascap.com

Property Porter: Moises Gonzales

OTHER IMPORTANT NUMBERS

- HPD Non-Emergency – 713-884-3131
www.houstonpolice.org (Press # to bypass the non-emergency recording)
- 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 - 888-426-4435
- BARC (Dangerous Animal) – 713-229-7300
- H-Town Towing – 713-692-3900

GARBAGE PICK-UP: WCA Waste - 281-368-8397

Collection Days - Tuesdays & Fridays (heavy trash)
Trash can only be put out after 6:00PM on Mon & Thurs
or by 7:00AM on Tues & Fri

EMERGENCY
DIAL 911

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 your concern.

Timely Monthly
Assessment
Payments Saves
Everyone at
WVTA Money!

Pedestrian Safety
Reflective
clothing is a good
idea for walkers
at dawn and
dusk. Pay
attention to your
surroundings.

FRIENDLY
REMINDERS

Slow down and
STOP at the
STOP signs. The
speed limit on
Hollowgreen and
Panagard is 30
MPH.

Help with Critter
Reduction
DO NOT leave
unattended pet
food on patios or
in the common
areas.

This holiday season be
grateful for what's right in
front of you.



Happy
Thanksgiving

Dates
to
Remember

The Board Will
Not be Meeting
in December.

- Monthly Board Meeting – 3rd Tuesday of Every Month - 7PM at the HPD Westside Command Center
- Tuesday, October 31st – Halloween
- Thursday, November 23rd – Thanksgiving, Tuesday, December 12th – Hanukkah Begins
- Monday, December 25th – Christmas Day
- Sunday, December 31st – New Year's Eve

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