

## Westfield Village Homeowners Association



**2022 Annual Meeting**  
**Tuesday, February 22, 2022**  
**7:00 p.m.**

**CS Fire Department #3**  
**1900 Barron Road**  
**College Station, Texas 77845**

### **Agenda Items**

- **Neighborhood Updates**
- **Financial Report**
- **Officer Elections**

### **NEIGHBORHOOD TRAFFIC**

**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 through the neighborhood.**

3515-B Longmire, PMB 246  
College Station, Texas  
[www.westfieldvillage.org](http://www.westfieldvillage.org)

### **Dear Westfield Village Homeowners:**

Howdy from your Westfield Village HOA Board. Please let this letter provide you with some neighborhood information and updates.

### **2022 Westfield Village HOA Annual Meeting**

As an owner at Westfield Village, you are cordially invited to attend the 2022 Annual HOA Meeting on Tuesday, February 22, 2022, at 7:00 p.m. at the College Station Fire Department located on Barron Road.

This is your time to gain up-to-date knowledge of the current and future HOA business. This is your best opportunity to participate in the decision-making process that is relevant to maintaining our neighborhood. There will be an election of officers and approval of the 2022-2023 budget. If you are interested in serving on the HOA Board, please email [westvillagehoa@gmail.com](mailto:westvillagehoa@gmail.com) prior to the meeting. The proposed 2022-2023 Budget is included in this mailout for your review and approval. If you are unable to attend, please complete the proxy and either mail back with your HOA dues, give to an HOA Officer or email to [westvillagehoa@gmail.com](mailto:westvillagehoa@gmail.com) prior to the meeting.

### **2022 Annual Westfield Village HOA Dues**

The Yearly Homeowner Association Dues for 2022 will remain at \$150.00 per year and will be due by March 1, 2022. A financial report and budget are attached for your review and will be presented at the HOA meeting. A \$25.00 late fee will be added after this date. The HOA accepts credit card/debit card payments through our website and PayPal. Please contact our treasurer, Heather Humphrey at [westfieldvillagehoa@gmail.com](mailto:westfieldvillagehoa@gmail.com) if you would like to arrange a payment plan or if you are interested in receiving your invoices by email.

### **Rezoning of Property at 2354 Barron Road**

An application for rezoning has been filed with the City of College Station for the property located on the corner of Victoria and Barron directly behind our neighborhood. The developer is looking to develop a shopping center and/or condo office complex. Further information will be shared at the HOA Meeting.

### **2021 National Night Out**

In October, the HOA held its annual National Night-Out Party at the Westfield Village Archway Common Area with much success and a great turnout. Neighbors were able to get out on a beautiful evening and visit with Neighbors, Members of City Council, Police Officers, and Fire Department Personnel. There were bounce houses for the kids along with plenty of sandwiches and cookies from Fire House Subs. Thank you for everyone who came out and we look forward to this year.

### **2021 Winter Wonderland**

Thank you to everyone who participated and lit up the neighborhood with beautiful lights and decorations. It was awesome and we look forward to this year. The winners this year were 901 Windmeadows Drive for the Nostalgic Award, 3908 Springmist Drive for the Clark Griswold Award and 901 Crested Point for the Anything Goes Award. Each of these homeowners will be receiving a \$25.00 gift card from Lowe's.

## **Neighborhood Issues and Enforcement**

As with all neighborhoods we have our share of challenges that affect you. We thank everyone for taking care of the tagged violations in a prompt manner to keep up the neighborhood integrity. Ongoing issues in the neighborhood include communications on neighborhood restrictions, renter issues, parking challenges, trash, tall grass, weeds, trailers, boats in driveways and unapproved improvements. This year we have issued a total of 188 warning tags. If you are a homeowner that rents your property, please provide your renters a copy of the neighborhood integrity informational flyer.

## **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 homeowner deed restrictions. Items that need approval include but not limited to installation of pergolas painting outside of houses, storage sheds, and expansion of driveways.

## **Landscaping and Irrigation**

The landscaping in the subdivision is maintained on a schedule which includes mowing, trimming, edging all the common areas and maintaining the sidewalk planters, entry area planters as well as the clearing of the retention pond, creek area and trimming trees. This year we have had some challenges with maintenance of both the creek area and retention pond that we are continuing to work on. All known issues with broken sprinkler lines and broken sprinkler heads have been repaired. Our irrigation systems are fully operational. If you see any concerns with the landscaping, 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 received several calls and emails about fence ownership 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 the expense of the repairs.

## **Criminal Activity**

As a friendly reminder, always lock your vehicles, remove valuable items from the inside of your vehicles or put them out of view. Do not leave valuable items in the bed of your truck, 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 as this is an open invitation for unwanted guests to potentially attempt to gain entry to your house or walk off with your personal stuff in the garage. 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.

## **Solicitors**

City of College Station City Ordinance requires that all solicitors and advertising door hangers 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.

## **Rental Property Registration**

City of College Station rental registration 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.

If you have any questions or wish to discuss any concerns, please feel free to email your HOA Board at [westfieldvillagehoa@gmail.com](mailto:westfieldvillagehoa@gmail.com)

***Thank you from your Westfield Village HOA Board***

***Billy Hart-President, Terry Rand-Vice President, Heather Humphrey-Treasurer, Chastity Lamb-Secretary***

## Westfield Village Homeowners Association 2021 Financial Report and 2022 Budget

		2021		2022	
Annual Assessment Level:		\$150		\$150	
		Budgeted	Actual	Budgeted	Actual
<b>INCOME</b>					
Association Assessments					
Carry Over Balance		\$ 9,820.00	\$ 9,820.00	\$ 20,930.00	
Assessments (310 Lots X Annual Fee)		\$ 46,500.00	\$ 41,400.00	\$ 46,500.00	
Less Bad Debt: (31 Lots X Annual Fee)*Budget Item		\$ (4,650.00)		\$ (4,650.00)	
Total Asset Income		\$ 51,670.00	\$ 51,220.00	\$ 62,780.00	
<b>Other Association Income</b>					
Transfer from Savings					
Late Fees		\$ 600.00	\$ 3,150.00	\$ 775.00	
Fines		\$ 200.00	\$ -	\$ 200.00	
Transfer Fees		\$ 600.00	\$ 1,085.00	\$ 1,000.00	
Prior Bad Debt Collection		\$ 8,548.00	\$ 6,759.00	\$ 6,227.00	*****
Interest Paid at an annual yield .20%			\$ 15.00		
Total Association Income		\$ 61,618.00	\$ 62,229.00	\$ 70,982.00	
<b>EXPENSES</b>					
Landscaping Contract		\$ 38,000.00	\$ 34,500.00	\$ 38,000.00	
Administrative/Legal Fees		\$ 1,500.00	\$ 2,916.00	\$ 3,000.00	
Taxes		\$ 25.00	\$ 24.00	\$ 25.00	
College Station Utilities		\$ 9,500.00	\$ 2,595.00	\$ 5,000.00	
PO Box Rental		\$ 180.00	\$ 220.00	\$ 220.00	
Website - 5 years ending 2026		\$ -	\$ -		
Irrigation Repairs and Maintenance		\$ 3,500.00	\$ 337.00	\$ 3,500.00	
Light Repairs and Maintenance		\$ 1,500.00	\$ -	\$ 1,500.00	
Social (National Night Out & Winter Wonderland)		\$ 1,000.00	\$ 707.00	\$ 1,000.00	
Subdivision Redevelopment Reserves		\$ 2,500.00	\$ -	\$ 2,500.00	
Savings Account (Opened 1/9/2014)		\$ 3,000.00	\$ -	\$ 8,000.00	
Total Expenses		\$ 60,705.00	\$ 41,299.00	\$ 62,745.00	
Net Operation Income=		\$ 913.00	\$ 20,930.00	\$ 35.00	*****
Reserve Savings Account (Opened 1/9/2014)		\$ 6,054.00	\$ 3,054.00	\$ 11,054.00	

**Notes to Proposed Budget:**

\*\*\*\* \$12,454.00 Prior Bad Debt In Collection.

\*\*\*\* \$6,227.00 = 50% Collection Rate for Budget Purposes.

2021 Prior Bad Debt	\$ 12,454.00
2020 Prior Bad Debt	\$ 17,096.00
2019 Prior Bad Debt	\$ 26,048.53

## **2022 - WESTFIELD VILLAGE HOA MAIL-IN BALLOT AND PROXY**

You will vote on **TWO** issues. The first is the ELECTION FOR THE 2022-2023 HOMEOWNERS ASSOCIATION BOARD. The second is the PROPOSED 2022-2023 Budget.

Only ONE vote may be cast from each homeowner (lot) for each issue.

You may cast your vote EITHER,

1. Annual HOA Meeting on February 22, 2022; or
2. Before the Annual Meeting, complete and sign the Mail in Ballot or the Proxy Below and Return to the HOA via email at [westfieldvillagehoa@gmail.com](mailto:westfieldvillagehoa@gmail.com) or by mail to 3515-B Longmire, PMB 246, College Station, Texas 77845

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### **ELECTION FOR WESTFIELD VILLAGE HOA BOARD One Year Term for HOA Board Position for 2022-2023 Please check four positions**

- |                          |                              |                  |                  |
|--------------------------|------------------------------|------------------|------------------|
| <input type="checkbox"/> | Board of Directors Candidate | Billy Hart       | (President)      |
| <input type="checkbox"/> | Board of Directors Candidate | Terry Rand       | (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                     | _____            |                  |

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### **PROPOSED 2022-2023 BUDGET**

Check Yes or No

- Yes  
 No

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#### **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 22, 2022 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: \_\_\_\_\_