

**Westfield Village
Homeowners Association**



**2026 Annual Meeting
Tuesday, February 17, 2026
7:00 p.m.**

**New Location
Courtyard by Marriott
Bryan College Station
3939 Texas 6 Frontage Road
College Station, Texas**

Agenda Items Include

- **Guests from City of College Station**
- **Neighborhood Updates**
- **2025 Events**
- **Financial Report**
- **Officer Elections**

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

Howdy from your Westfield Village Homeowners Association Board. This letter provides you with some information and updates about our neighborhood.

Welcome to all our new homeowners. We are happy you have chosen to live in Westfield Village and look forward to having you as a part of our neighborhood. Whether you are living in the neighborhood or renting your home as an investment property, we would like to remind you that this is a deed restricted neighborhood with covenants and restrictions to protect the character and values of our neighborhood. These include maintaining yards, mowing edging and cleaning up yard area, no trailers, no boats or RV's in the neighborhood, no BBQ pits stored in front yard and trash cans maintained on side of house. A courtesy email or door tag will be sent to your home should a violation be observed. If the issues are not corrected a fine will be issued to the homeowner.

2026 Westfield Village HOA Annual Meeting

As an owner of Westfield Village, you are invited to the 2026 Annual HOA Meeting on Tuesday, February 17, 2026, at 7:00 p.m. in the Board Room at the Courtyard by Marriott Bryan College Station located at 3939 Texas 6 Frontage Road, College Station, Texas. Unfortunately, the Fire Department was not available this year, but we were given in-kind the room to use by the Courtyard by Marriott.

This is your time to gain up-to-date knowledge of the current and future HOA business and the 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 2026-2027 budget.

Your HOA Board is made up of homeowners who live in the neighborhood and volunteer their time to serve for the betterment of our neighborhood. If you are interested in serving on the HOA Board or serving on a committee, please email westfieldvillagehoa@gmail.com prior to the meeting. The proposed 2026-2027 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 westfieldvillagehoa@gmail.com prior to the meeting.

2026 Annual Westfield Village HOA Dues

The Yearly Homeowner Association Dues for 2026 have increased to \$180.00 per year and will be due by March 1, 2026. We have worked hard to stay within our budget, but expenses and services have been increasing.

Payment can be made online at www.westfieldvillage.org. The HOA accepts credit card/debit card payments through our website. A \$25.00 late fee will be added after this date. Please contact our treasurer, Heather Humphrey at westfieldvillagehoa@gmail.com if you would like to arrange a payment plan or if you are interested in receiving your invoices by email. A financial report and budget are attached for your review and will be presented at the meeting.

Westfield Village HOA is Going Paperless in 2027

Starting in **2027**, the Westfield Village HOA will transition to a **paperless system** for invoices and newsletters. This change will help us:

- Reduce costs for postage, paper, and printer ink
- Improve communication efficiency
- Support environmentally friendly practices

To make this possible, we need your **email address**. Please email your respective email address(es) that you would like to receive your newsletter and invoices to westfieldvillagehoa@gmail.com. We also encourage you to make HOA payments online via **Credit Card** or **ACH transfer** for added convenience. Any transaction fees will be included in your annual HOA dues. Thank you for helping us modernize and improve our community services!

Neighborhood Issues and Enforcement

As with all neighborhoods, we have our share of challenges. 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 overgrown yards, weeds, trash, trailers, boats in driveways, fence issues, unapproved improvements, owner communications on neighborhood restrictions with renters, speeding and parking challenges. If you are a homeowner that rents your property, please provide your renters with a copy of the neighborhood integrity informational flyer. **Homeowners are responsible for any fines imposed because of their renter's failure to maintain the property owned.**

Some Reminders for Everyone

Yards and Landscape

Yards should be maintained regularly and kept cut, weeded and edged. All clippings should be removed from the street (do not blow/sweep clippings into the street or gutters). For houses that back up to the creek, please do not dump trash over your fence. For houses that back up to city streets, please do not throw your tree limbs or trash over your fence. These are common areas that are maintained by the HOA. Further, please be sure that all front garden areas are maintained, and bushes trimmed to allow the sight of the address marquee on your house to be seen from the street (City Ordinance).

All yard equipment, grills, boats, pools, play equipment, ladders, bikes, etc. must be kept behind a fence screened from the public view of the street. No boats, jet skis, motor homes, large trucks, service trucks, RV's, inoperable vehicles are to be parked at your home or in front of your home for any period longer than 72 hours.

Trash and Recycle Pickup

Trash pickup for Westfield Village is on Tuesdays. Please do not pile bags or trash around the trash containers; these items will not be picked up. Trash cans must be removed from the curb within 24 hours of trash pick-up. Recycling pickup is every other Wednesday. For more information on recycling for the City of College Station, please visit the city website at www.cstx.gov/sanitation. There is also an app called *College Station Curbside* that you can download from your app store to remind you when pick up is and answer common questions. Bulk Garbage Trash pickup is on Thursdays. Items include tree limbs, cardboard boxes, furniture and other items too large to fit in your garbage container. Please do not put anything out earlier than 24 hours.

Parking in the Neighborhood

Please be respectful of both your neighbors and the neighborhood when parking on the streets. Do not block mailboxes or driveways. Also, make sure to not park directly across from the neighbor's driveway when possible so they can get in and out of their own driveways without problems. No parking on the grass or curbs.

Neighborhood Traffic

When driving in the subdivision, please be observant, watch your speeds and slow down. We have several families with kids playing outside, people walking dogs, people walking and/or jogging through the neighborhood.

2025 National Night Out

In October, the HOA held its annual National Night-Out Party at the Westfield Village Archway Common Area. Neighbors were able to get out on a beautiful evening and visit with the HOA Board, Neighbors, Members of City Council, Police Officers, Code Enforcement and Fire Department Personnel. There was a bounce house for the kids, door prizes, along with sandwiches and cookies from Fire House Subs. Thank you to everyone who came out, we look forward to this year. **Save the date - October 6, 2026.**

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

Neighborhood Landscaping and Irrigation

The landscaping in the subdivision is maintained on a schedule which includes mowing, trimming, and edging all the common areas and maintaining the sidewalk and entry planters as well as clearing the retention pond, creek areas and trimming trees. All other known issues with broken sprinkler lines and broken sprinkler heads have been repaired. 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.

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 extended 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

The 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

The 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 communication 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

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 2025 Financial Report and 2026 Budget

| | 2025 | | 2026 | |
|---|---------------|--------------|----------------|--------|
| Annual Assessment Level: | \$165 | | \$180 | |
| | Budgeted | Actual | Budgeted | Actual |
| INCOME | | | | |
| Association Assessments | | | | |
| Carry Over Balance | \$ 6,528.00 | \$ 6,528.00 | \$ 13,277.15 | |
| Assessments (310 Lots X Annual Fee) | \$ 51,150.00 | \$ 45,265.00 | \$ 55,800.00 | |
| Less Bad Debt: (62 Lots X Annual Fee)*Budget Item | \$ (5,115.00) | | \$ (11,160.00) | |
| Total Asset Income | \$ 52,563.00 | \$ 51,793.00 | \$ 57,917.15 | |
| Other Association Income | | | | |
| Transfer from Savings | \$ - | \$ - | \$ - | |
| Late Fees | \$ 775.00 | \$ 625.00 | \$ 775.00 | |
| Fines | \$ 200.00 | \$ - | \$ 200.00 | |
| Transfer Fees | \$ 1,000.00 | \$ 850.00 | \$ 1,000.00 | |
| Prior Bad Debt Collection | \$ 6,242.00 | \$ 4,892.00 | \$ 8,114.00 | |
| Interest Paid at an annual yield .20% | | \$ 127.53 | | |
| Special Assessment (2025 - \$50.00 per lot) | \$ 15,500.00 | \$ 13,600.00 | \$ - | |
| Total Association Income | \$ 76,280.00 | \$ 71,887.53 | \$ 68,006.15 | |
| EXPENSES | | | | |
| Landscaping Contract | \$ 41,400.00 | \$ 41,400.00 | \$ 41,400.00 | |
| Administrative/Legal Fees | \$ 4,000.00 | \$ 3,969.46 | \$ 4,500.00 | |
| Quickbooks Online | | | \$ 1,200.00 | |
| Credit Card Transaction Fees - 3% | | | \$ 900.00 | |
| Taxes | \$ 25.00 | \$ 7.64 | \$ 10.00 | |
| College Station Utilities | \$ 5,000.00 | \$ 2,668.73 | \$ 4,000.00 | |
| PO Box Rental | \$ 240.00 | \$ - | \$ 240.00 | |
| Website | \$ 500.00 | \$ 255.71 | \$ 500.00 | |
| Irrigation Repairs and Maintenance | \$ 15,000.00 | \$ 9,086.73 | \$ 6,000.00 | |
| Light Repairs and Maintenance | \$ 1,000.00 | \$ - | \$ 1,000.00 | |
| Social (National Night Out & Winter Wonderland) | \$ 1,500.00 | \$ 1,222.11 | \$ 2,000.00 | |
| Subdivision Redevelopment Reserves (Savings Acct) | \$ 2,000.00 | \$ - | \$ 2,000.00 | |
| Total Expenses | \$ 70,665.00 | \$ 58,610.38 | \$ 63,750.00 | |
| Net Operation Income= | \$ 5,615.00 | \$ 13,277.15 | \$ 4,256.15 | |
| Reserve Savings Account = | \$ 5,080.00 | \$ 3,094.00 | \$ 3,094.00 | |

Notes to Proposed Budget:

**** \$32,455.00 = Prior Bad Debt In Collection.

**** \$8,114.00 = 1/4 Collection Rate for Budget Purposes.

252 Houses Collected = 81% Collection Rate

2026 - WESTFIELD VILLAGE HOA MAIL-IN BALLOT AND PROXY

You will vote on **TWO** issues. The first is the ELECTION FOR THE 2026-2027 HOMEOWNERS ASSOCIATION BOARD. The second is the PROPOSED 2026-2027 Budget.

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

You may cast your vote EITHER,

1. In Person at Annual HOA Meeting on February 17, 2026, 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 or by mail to 3515-B Longmire, PMB 246, College Station, Texas 77845

ELECTION FOR WESTFIELD VILLAGE HOA BOARD One Year Term for HOA Board Position for 2026-2027 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 | _____ | |

PROPOSED 2026-2027 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, 2026, 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: _____