

The Newsletter of the Westwood Estates Community Improvement Association

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by Clyde L. Garland; 3100 Rolling Glen (D13); 779-1775, ClydeGarla@aol.com

Last Newsletter: October 2008

Easter Party Friday, 5:30pm. It will be at Westwood Community Park April 10, 2009

Kids, bring a basket for the Easter egg hunt. Hotdogs, etc. will be served at 5:30pm and the hunt will begin at 6pm. There will be 150 plastic eggs with prizes to find. The hunt will be divided into three groups – Toddlers, Elementary and Middle. There will be two eggs in each group that will have a gift certificate – \$5 for McDonald's and \$10 for Wal-Mart.

Laura Stafford (822-0559) is organizing the Party and providing everything. She will bring the food, including the charcoal and meat and will cook it. She will bring the plastic eggs, stuff them with prizes and oversee hiding them.

(Last year's Party had 40 adults and 20 kids.)

Annual Meeting happened in January Monday 7pm, Jan. 19, 2009

13 Members	B11 Elaine Platt	C29 Don Sims	D11-13 Clyde Garland	F08 Charles Hamblin
attended with	C02 Larry & Cindy Gillespie	C32 Paul Jones	D15 Dustin Vaughn	F10 Nancy Granovsky
13 votes:	C26 Mike & Laura Stafford	D09 Chris Galindo	E06 Walter Kamphoefner	(Guest Paul Kasper)

13 attended with 13 votes, + 64 Proxies = 77 Votes.
 Quorum needed for meeting (193 x 25%) = 49 votes.
 (Votes needed for Bylaw changes = 99 yes votes.)

A "Thank You" goes to those who attended and for those who collected proxies. A special thanks for Mike Stafford who collected the most proxies even though he was on crutches.

Outgoing Board Members are Mike Stafford (President) and James Carter (Treasurer). They served several terms and were diligent in their duties. They got the Association to approve a much needed dues increase and implement a collection procedure that caused a few members to pay their delinquent dues.

candidates. James Haliburton was elected to serve a 2nd term; Walter Kamphoefner, long time resident, was elected, and Dustin Vaughn, who moved here in 2006, was elected. Mark Coppock, a past Board Member, who was unable to attend the meeting lost to the others. (2/02, Daniel resigned, Coppock appointed.)

Bryan City Engineer Paul Kasper attended the meeting and presented Bryan's five year plan for improvements and answered questions. Over half the budget goes to improve Downtown. Over half of what is left goes for a fire station, Traditons, etc, with what is left going to improve and maintain roads.

(At the 1/15/2008 meeting, 17 attended with 16 votes, plus 108 proxies for a total of 124 votes.)

Three positions were available with four

Fiscal Report:	2001	2002	2003	2004	2005	2006	2007	2008	2009
Beginning Balance	+17,037	+17,393	+15,993	+17,977	+10,533	+11,479	+16,505	+16,876	+14,146
Expenses:	Actual	Actual	Guess	Actual	Actual	Actual	Actual	Actual	Projected
Mowing (Riggins / Birl)	4,760	5,375	5,400	6,484 /	4,370	3,800	4,792	4,222	4,600
Bookkeeping (Holland)	1,150	2,120	1,431	1,350	1,300	2,200	3,075	2,750	3,000
Insurance (State Farm)	1,296	1,296	1,296	1,531	1,531	1,531	1,753	1,753	1,800
Utilities (BTU: Water & Elec.)	810	725	800	b 1,327	1,314	1,388	1,282	1,558	1,700
Park Maintenance	200	102	329	550	1,139	889	717	0	1,000
Park Improvement	571	0	a 2,681	c 4,877	0	0	0	0	10,000
Parties (Easter, Block, Halloween)	1,006	977	800	814	610	788	816	745	800

Other (Printing, Postage, Tax) 305 497 500 270 770 74 578 498 600

Total -10,098-11,092-13,237-17,213-11,034 -10,670-13,012-11,526-23,500

(a- \$2,681 for 25 trees. b- Increase due to five new lights. c- \$9,754 for new landscaping along Westwood Main with City paying half = \$4,872.

Income: (2008 Dues: 141x\$80 + 53x\$40 = \$13,400. Park Lot (C24) and Sign Lot (G1) do not pay dues. A23 does not exist.)

Dues (\$60/yr / \$80/yr = \$13,320/yr) 10,085 9,305 14,820 9,350 11,465 14,830/ 12,375 13,730 13,000

Other (Oil Well & Interest) 369 387 401 395 515 866 1,008 416 400

Total +9,692+15,221+15,221 +9,769+11,980 +15,696+13,383+14,146+13,400

Ending Balance **+17,393+15,993+17,977+10,533+11,479 +16,505+16,876+19,496 +4,946**

(Dues Owed on last day of year.) (6,920) (10,655) (9,314) (10,950) (11,350) (11,660) (9,070) (8,940) (10,000)

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Late Dues, those over one year late.

per bookkeeper's Report 12/31/2008

Lot#	Owner	Owes	B22	Hall	160	C41	Knoll	515	G07	Williamson	280
A03	Wright	\$140	C03	Sperry	180	C42	Kruger	140	G11	Herrmann	160
A13	Bassham	340	C11	Medina	160	C46	Kahil	160	H07	Saslow	320
A27	Love	460	C21	Hollas	1,080	D04	Adams	160	23 Owners: \$8,340		
B01	Cemino	220	C22	Franklin	340	D14	Swenson	645	(10/31/07, 25 Owed: \$7,230)		
B10	Lints	190	C33	Ruley	220	D17	Batten	650	It cost \$10/owner to		
B15	Landers	260	C36	Landers	160	F13	Wood	280	send them an extra bill.		
B19	Simon	620	C40	Brelsford	160	F14	Head	340			

Big Event last month.

Sat. 10am March 28, 2009

Every year for one day only, A&M students work for free for the first 1000 who ask. They do whatever is asked of them, like yard work, home repairs and painting. They have been doing this since 1982 to show their gratitude to the towns

that they call home. They are not allowed to use power tools, but do use muscle driven tools, with many tools provided by A&M. This year 11,000 A&M students volunteered.

NeighborWoods Garage Sale this month. Fri. & Sat. 8am-2pm (April 17&18' 2009)

NeighborWoods, includes Westwood Estates plus three other "Woods" subdivisions north of us. These garage sales occur simultaneously, organized as one big event by Lori Luza (Lori@TexasBlueLime.com). Last year, 27+ families participated. If you want your individual or joint garage sale with your neighbor to be part of this event send Lori an email with your name, address and note any big ticket items you plan to sale. The biggest items for sale will be listed in the

advertising. Your cost will be \$7 dollars per address, which pays for your permit, required by Bryan, and for at least two Eagle ads. Also Lori will be placing ads in free venues. Lori can use some help, like: get permits and deliver them to addresses; place ad in the Eagle; and pick up stands and signs, place them, retrieve them and return them. So, if you are willing to give Lori a hand, let her know.

Bryan Police Website Map proposed

by Officer **Bill Holt**

Many of you are aware that the city's IT department has been building an on-line, push-pin map system for citizens to see where calls for police and fire help are made within the city of Bryan. This would allow you to log on to the city of Bryan's website and see where officers responded within a 24 hour time period and to see

what case reports were written. I know many of you have told me that you are interested in having this available so that you can see what type of police calls and crimes are being reported in your communities. This project is complete and now is in the hands of the city council for approval. If this is something that you want to have at your

disposal, then contact your city council and ask for

this to be passed. This is a great way for us to use technology against the bad guys.

Phishing Scheme

by Officer **Bill Holt**

The Brazos Valley Schools Credit Union is again a victim of a phishing scheme. Someone claiming to be them is calling, texting and emailing people asking for personal info, which the Credit Union would never do.

Past Parties

Easter Party 03/21/2008, Friday
40 adults and 20 kids attended.

Block Parties 10/07/2008, Tuesday
102 people attended five parties,
with 35 people meeting at the Park.

Halloween Party 10/31/2008, Friday
50 adults and 40 kids attended.

Upcoming Parties

Easter Party 04/10/2009, Friday
5:30pm at Park. (Friday)

Block Parties 10/06/2009, Tuesday
7pm in front of Block Captain's house or at the Park.
10/07 is for Texas only, 8/05 for the rest of the nation.

Halloween Party 10/31/2008, Saturday
5pm at Park.

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*Dean Daniel resigned 2/02/2009. Mark Coppock appointed 3/12/2009 to finish Daniel's term.

Board Members Elected at Annual Meetings: 01/21/08: Daniel* & Hamlin. 01/19/09: Dustin, Haliburton & Vaughn.		
James Haliburton President 2207 Dewberry (E4) 575-4079 Cell James@jsArchitects.com	Dustin Vaughn Vice President 3115 Rolling Glen (D5) 775-6068 DvAggie02@gmail.com	Mark Coppock Secretary 3022 Westwood (A24) 823-1429 MarkCoppock@gmail.com 574-7595
Walter Kamphoefner Treas. 3209 Deer Trail (E6) 822-4792 WaltKamp@tamu.edu Cell: 820-2825	Mary Hamblin Mem.-at-Large 3202 Wilderness (F07) 209-4343 MaNews@yahoo.com	Terms are for two years. Any Owner can run for Office. Let Board know that you are interested.

Board meetings usually occur the second Thursday of each month at 7pm at the Park. Anyone can attend. Pass your ideas and concerns on to your Block Captain or Board Members or bring them to any meeting.

Architectural Control Committee (ACC) Three year term.		
James Haliburton , 2006 to mid2009 2207 Dewberry (E4) 575-4079 Cell James@jsArchitects.com	Open , 2008 to end of 2010 (Volunteer needed)	David Riddle , 7/14/08→7/13/11 3204 Wilderness (F9) 574-4914 DavidRiddle@yahoo.com

No structural changes to lots can be made until approved by ACC. If ACC does not respond to a written request within 30 days, approval is automatically granted. The ACC has no authority to approve variances to our Deed Restrictions.

Block Captains (Volunteers.) <i>Board</i>		
Turtle Grove & 1900 Block of Gabbard Rd. <u>NoEmail</u> Shelton Riggins (G8) 779-2836 3203 Turtle Grove Cell:255-9296 (G1-10 = 13Homes.) <i>Hamblin</i>	Wilderness Ella1@tamu.edu Don Melton 254-582-6105 3216 Wilderness (F15) (F1-16 = 16Homes.) <i>Hamblin</i>	Deer Trail & 3207, 3209 & 3211 3209 Deer Trail (E6): Westwood Main Walter Kamphoefner 822- AnjaSchwalen@yahoo.com 4792 (E1-7 & D1-3 = 8H's + 2Lots) <i>Kamphoefner</i>
Westwood Main, N	Westwood Main, S	Rolling Glen &

Block Captains (Volunteers.)		<i>Board</i>
<i>Contact</i>		
North of Park sidewalk to creek Mike & Laura Stafford 3009 Westwood Main (C26) 822- RaceFuel@TxCyber.com 0559 (A1-18 & C25-29 = 21H's + 2Lots.) <i>Coppock</i>	South of Park sidewalk to Hummingbird Nancy Coppock 3022 Westwood Main (A24) nCoppock@gmail.com 823-1429 (A19-27 & C22-23 = 11Homes.) <i>Coppock</i>	3207 Westwood Main Leanne Swenson 3102 Rolling Glen (D14) ClydeGarla@aol.com 779- 3119 (D4-21 = 16Homes + 2Lots.) <i>Vaughn</i>
Hummingbird, N -3000 block Elaine & Lance Platt 3021 Hummingbird (B11) Lance@WeldenPlatt.com 822-2827 (A1-13 & C1-12 =, 24H's + 1Lot) <i>Haliburton</i>	Hummingbird, S -3100 block (Volunteer needed.) (A14-22 & C13-21 = 16H's + 2Lots) <i>Vaughn</i>	Dewberry Linda Kahil 2216 Dewberry (C41) Cell Phone: LindaKHL@yahoo.com 492-3568 (C30-46 = 17Homes.) <i>Haliburton</i>
Fourplexes (Volunteer needed.) (H1-11 = 11Lots, 44Apartments) <i>Kamphoefner</i>	193 Votes = 140 Houses + 11 4Plexes + 9 Lots, Vacant, not including park, C24. (193 = 140 + 11x4 + 9). Quorum(25%) = 49 25 absentee owners want 33 Newsletters.	240 Newsletters for distribution. [230 = 140 + 11x4 + 33 (for Absentee Owners) + 15 (one extra for each Board Member and Block Captain) + 8 extra].

Other Volunteers		<i>Board Contact:</i>
(Leanne Swenson, Baseball at our Park. 779-3119)		
<i>Stafford</i>		
James Carter (F7) <u>Block Parties</u> 3200 Wilderness 779- 0675 JamesWCarter@SuddenLink.net National Night Out , 1 st Tues. of Oct. 7pm	Lori Luza Subscribe to <u>Listserv</u> by sending a blank email to: 779- westwoodestates- 8077 subscribe@yahoogroups.com	Nancy Coppock <u>Park</u> 3022 Westwood Main 823- 1429 Nancy.Coppock@Verizon.com Call Nancy to reserve Pavilion &/or Fields.

Block Captains to be reimbursed for Block Party expenses up to \$10 plus \$2/Dwelling.

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Other Services (Hired)		<i>Board</i>
<i>Contact</i>		
Park Mowing , \$4,002/yr + \$175 per Birl Russell, 779-2836 extra cut. 2902 Westwood (A5) Bryan, TX 77807 <i>Stafford</i>	Bookkeeping ±\$2,000/yr + fees* John Holland, CPA 767- 4250 300 Briarcrest Dr, #416 Fax: 776- 7158 Bryab, TX 77802-3000 <i>Carter</i>	Insurance: State Farm \$1,531/yr Utilities: BTU \$1,500/yr Maintenance, Parties, Printing: \$3,000/yr <i>Haliburton</i>

*Bookkeeper charges \$125/hr for his time, \$55/hr for his assistant and a \$30 inquiry fee.

Block Reports:

- General:** BP: Block Parties occurred on 10/07/08, Tuesday, with 102 people out of 186 dwellings.
 (108 people attended in 2007, 123 people attended in 2006 and 59 people attended in 2005.)
 Signs: Nine "Neighborhood Watch" signs added along Westwood and Gabbard for \$270.
- Deer Trail:** BP: Block Party with Wilderness. (= 21 people out of 24 houses.) (Deer Trail = 3 people out of 8 Hs.)
 D2 on Westwood Main: 3209: Emil & Lori Luza's home is for sale: 3/2_, 2044sf, \$170K by Centry 21- Beal, 764-2100.
- Dewberry:** BP: Block Party had 9 people out of 16 houses. (25 attended in 2007, 19 in 2006 & 11 in 2005.)

C30: Block Captain needed to hand out fliers four times a year and have a Block Party.
 C30: 2215: Jacques sold his lot to Brazos Wyldewood Inc., who built a new house.
 2111: 2215: Brazos Wylderwood's house is for sale: 4/3, 1581sf, \$168K by Century 21, 764-

Fourplexes: BP: Block Party with 4 other Blocks at Park. (= 35 people out of 114 dwellings. 2007 = 30p/83d.)
 Ge: General: Several apartments are for rent by Equity Reality, 696-4464.
 BkC: Block Captain needed to hand out fliers four times a year and have a Block Party.

Hummingbird,N: BP: Block Party with 4 other Blocks at Park. (= 35 people out of 114 dwellings. 2007 = 30p/83d.)
 B12: 3023: Rich's (3/2/2, 2221sf) home is for sale (\$230K) by Caldwell Banker, J. Burch, 846-8400.

Hummingbird, S: BP: Block Party with 4 other Blocks at Park. (= 35 people out of 114 dwellings. 2007 = 30p/83d.)
 Block Captain needed to hand out fliers four times a year and have a Block Party.

Rolling Glen: BP: Block Party @ Swenson's house. (= 8 people out of 16 houses. 2007=11p, 2006=17, 2005=11)
 Westwood Main, D04 3205: House is for sale: 4/2/2, 1714sf, pool, \$170K by Ashford Square, 777-4299.

Turtle Grove: BP: Block Party in cul-de-sac. (11 people out of 13 houses. 2007 = 7 people, 2006 = 11, 2005 = 11.)

WestwoodMain,N: BP: Block Party with 4 other Blocks at Park. (= 35 people out of 114 dwellings. 2007 = 30p/83d.)
 A07 2906: Creative Financial sold their rent house to Jack & Gloria Mathews to rent.

WestwoodMain,South: BP: Block Party with 4 other Blocks at Park. (= 35 people out of 114 dwellings. 2007 = 30p/83d.)
 C23 2906: Kyle Sweeney & Lauren Coffee sold their home to Jack & Gloria Mathews to rent.

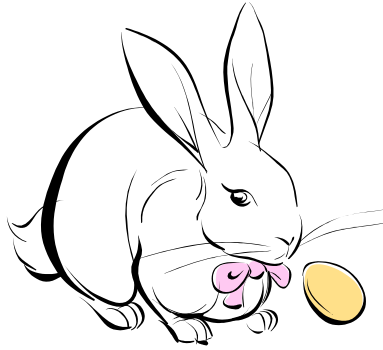
Wilderness: BP: Block Party with Deer Trail. (= 21p out of 24h) (Wilderness: 2008= 18p out of 16h, 14p, 24, 10)
 F08: 3202: 10/31 & 11/06/08, Hamblin threatened by stray pit bull and contacted Animal Control.
 F02: 3209: Romero moved, home to be rented.
 F04: 3205: Engblom's rent house, that was for sale, was rented instead.
 F15: 3216: Travis & Lois Adams sold their home to William & Sherry Melton.

Calendar: Board Meetings are the second Thursday of each month, 7pm, the Park

2009 Other Events:

Annual Meeting	01/19	Mon. 7:00pm	Branch Elementary School.
Easter Party	04/10	Fri. 5:30pm	Park. (Last year, we had 40 adults and 20 kids.)
Block Parties:	10/06	Tue. 7:00pm	Block Captain's home or Park. (Last year, we had 102 people.)
Halloween Party:	10/31	Sat. 5:30pm	Park. (Last year, we had 60 adults and 30 kids.)
	2010		
Annual Meeting	01/14	Thu. 7:00pm	Branch Elementary School. (To end by 8pm.)

Westwood Estates Community Improvement Assoc.



2009

EASTER PARTY

Friday, April 10th

5:30pm - 7:00pm

Westwood Community Park

5:30pm: Food, Snacks, Drinks

6:00pm: Easter Egg Hunt

EVERYONE WELCOME !!