

The Newsletter of the Westwood Estates Community Improvement Association

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by Clyde L. Garland; 779-1775, ClydeGarla@aol.com (Westwood Estates; PO Box 2123; Bryan, TX 77806)

Last Newsletter: April 2009

Upcoming Events**Block Parties for National Night Out****Tuesday, 7pm, Oct 06, 2009**

The best way to keep our subdivision safe is to know your neighbors. Block Parties will be in front of your Block Captain's house or the Park. **James Carter**, 779-0675, is the coordinator, who has contacted Bryan police to send reps to our parties.

They will talk about burglaries and tips for preventing them. Westwood is made up of ten Blocks. Block Captains will be reimbursed for Block Party expenses up to \$10 plus \$2/Dwelling.

Five Blocks had a joint party at our community Park, with 35 people attending out of 114 dwellings. Deer Trail and Wilderness had a joint party, with 21 people out of 25 houses. Three held individual parties in front of their Block Captain's house. **Turtle Grove** had 11 people out of 13 houses, making theirs the highest rate of attendance. Total Block party attendance was 102 out of 184 dwellings. (107 attended in 2007, 127 in 2006 and 59 in 2005.)

Halloween Party at Westwood Community Park.**Saturday, 5:30pm, Oct 31, 2009**

Stafford (823-0559) &/or Haliburton to organizer: They will provide everything, including charcoal and a big bowl of candy for everyone.

Mike Stafford &/or Haliburton to cook.

Kids to wear costumes.

Costumes to be judged in three age categories.

The top 3 costumes in each age group to receive a **\$5, \$10 & \$15 gift certificate**.

In 2008, 40 adults and 20 kids attended.

In 2007, 60 plus 30 attended. 2006: 47 plus 51 kids.

Annual Meeting at Branch Elementary, E entrance, on Villa Maria, W of AeroFit. **Thur. 7pm, Jan 14, 2010**

Mark your calendars. This is the most important meeting we have each year. We need you or your proxy to attend this meeting. Our Community has five Board Members. Mark Coppock's term is up and another position is open, which has been vacant since June. Let us know if you are interested in running or who you would like to run by early January so you/they can be placed on the ballot. Anyone can be nominated at the meeting, but without proxies to back up that nomination, it is unlikely they will muster sufficient votes to win.

Shortly before the Meeting your Block Captain or a

Board Member will bring by a Proxy for you to sign.

Even if you plan to attend, go ahead and sign the Proxy. Then, if you do attend the meeting, your Proxy will be returned to you. Quorum needed for meeting is 49 votes. At our last Annual Meeting (1/19/2009), 13 Members attended with 13 votes. Plus 64 Proxies equaled 77 votes. At that meeting, three new unopposed Board Members were elected.

In 2008, 17 attended with 16 votes plus 108 proxies.

In 2007, 11 attended with 15 votes plus 40 proxies.

Big Event by Texas A&M studentsbigevent.tamu.edu**Sat. 10am March 27, 2010**

For those who want to get free labor for projects around their house, A&M students will provide it, for one day only, to the first 1000 who ask. 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 muscle driven tools, with many provided by A&M, are used. Last year 11,000 A&M students volunteered.

Easter Party will be at Westwood Community Park**Friday 5:30pm, April 2, 2010**

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 and

\$10 for Wal-Mart.

Laura Stafford (822-0559) &/or Haliburton will organize the Party and provide everything. They will bring the food, including the charcoal and meat and will cook it. They will bring the plastic eggs, stuff them with prizes and oversee hiding them.

This year's 2009 party had 50 adults and 30 kids.

Last year's 2008 party had 40 adults and 20 kids.

See Calendar on next page.

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Late Dues Billing System

Past due accounts to pay collection costs.

In the past, the extra cost that occurred when attempting to collect late dues was paid for by all of us. Starting 1/31 of this year all extra cost caused by late due accounts will be charged directly to that account. The Board has implemented an automatic late due billing system for those that are over one year late and will be charging them the cost of the extra "Past Due" bills that will be mailed to them. Our bookkeeper has been instructed to send an extra bill by regular mail to those who are over one year late as of 1/31 and add \$10 to the amount owed to cover cost. Our bookkeeper has also been instructed to send an extra bill by certified mail to those who are over one year late as of 9/30 and add \$30 to the amount owed to cover costs.

This billing system will run parallel to any other efforts the Board may implement to encourage late accounts to pay up. All other cost, like lawyer fees, filling liens, court cost, foreclosure cost, etc. will also be added to amount owed. The first Past Due bill has been mailed to the following and \$10 has been added to their bill.

Late Dues, those over one year late.

Per bookkeeper's 6/30/2009 Report.

Lot#	Owner	Owes	C11	Medina	250	C40	Brelsford	250	F13	Wood	290
A13	Bassham	430	C18	Lauter	170	C41	Knoll	605	F14	Head	430
A25	Wagner	170	C20	Chapman	170	C42	Kruger	230	G07	Williamson	370
A27	Love	550	C21	Hollas	1,170	C46	Kahil	250	G11	Herrmann	250
B01	Cemino	310	C22	Franklin	430	D01	Guidry	150	27 Owners:		\$9,520
B15	Landers	250	C33	Ruley	310	D04	Adams	250	12/31/08, 23 Owed:		\$8,340
B21	Hoelscher	170	C35	Dipprey	170	D14	Swenson	735	10/31/07, 25 Owed:		\$7,230
C07	Hickman	170	C36	Landers	250	D17	Batten	740			

Using the Park

With cooler weather upon us there will be increased activity in the Park. If anyone wants to reserve part of the Park, like the covered pavilion, soccer field or basketball court, for organized events, please check with our Park Coordinator, Nancy Coppock at 823-1429, to make sure there are no scheduling conflicts.

Park maintenance is an ongoing process, so please report necessary maintenance needs and improvement suggestions to the Board Members. If anyone is willing to provide free labor for a particular Park improvement project, the Association will be most receptive to paying for all the materials to make it happen.

Carry away your own trash. The City or the Association provides no trash collection. Pick up your animal's poop so kids can play.

No un-attended dogs are allowed in Park, per Board ruling at their 10/26/07 meeting.

Calendar for Future Events

2009

Bus. Meeting	09/09	Wed. 7:00pm	Walter's house. (3209 Deer Trail.)
Block Parties:	10/06	Tue. 7:00pm	Block Captain's home or Park. (Last year, we had 102 people.)
Bus. Meeting	10/14	Thu. 7:00pm	Walter's house.
Halloween Party:	10/31	Sat. 5:30pm	Park. (Last year, we had 40 adults and 20 kids.)
Bus. Meeting	11/11	Thu 7:00pm	Walter's house.
Bus. Meeting	12/09	Thr 7:00pm	Walter's's house

2010

Bus. Meeting	01/14	Mon. 6:30pm	Branch Elementary; Villa Maria Blvd west of Westwood Main.
Annual Meeting	01/14	Mon. 7:00pm	Branch Elementary School. (To end by 8pm.)

Future meetings and events to be decided by new Board. If the same schedule as last year is followed:

Bus. Meeting	02/10	Thu. 7:00pm	TBA (To Be Announced.)
Bus. Meeting	03/10	Thu. 7:00pm	TBA.
Big Event	03/27	Sat 10:00am	Park. (Aggies work for free, no power tools.)
Easter Party	04/02	Fri. 5:30pm	Park. (Last year, we had 50 adults and 30 kids.)

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*Dean Daniel resigned 2/02/2009. Mark Coppock appointed 3/12/2009 to finish Daniel's term. **Mary Hamblin resigned 6/11/09.

Board Members			Elected: 01/21/08: Daniel* & Hamblin**. 01/19/09: Haliburton, Kamphoefner & Vaughn.
James Haliburton President 2207 Dewberry (E4) 575-4079 Cell James@jsArchitects.com	Dustin Vaughn Vice President 3115 Rolling Glen (D5) 324-8223 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	Open 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 Wednesday of each month at Kamphoefner's house. 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	Mark Coppock 9/09/09→mid 2010 3022 Westwood (A24) 823-1429 MarkCoppock@gmail.com 574-7595	David Riddle , 7/14/08→mid 2011 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>
<i>Contact</i>			
Turtle Grove VipeRig@aol.com & 1900 Block of Gabbard Rd. Shelton Riggins (G8) 779-2836 3203 Turtle Grove Cell:255-9296 (G1-10 = 13Homes.) <i>Hamblin</i>	Wilderness sherrss@yahoo.com 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 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>	Westwood Main, S 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>	Rolling Glen & 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	193 Votes = 140 Houses + 11	240 Newsletters for	

Block Captains (Volunteers.) <i>Board</i>	
<i>Contact</i>	
(Volunteer needed.) (H1-11 = 11Lots, 44Apartments) <i>Kamphoefner</i>	4Plexes + 9 Vacant Lots, not including park, C24. (193 = 140 + 11x4 + 9). Quorum(25%) = 49 25 absentee owners want 33 Newsletters.
	distribution. [230 = 140 + 11x4 + 33 (for Absentee Owners) + 15 (one extra for each Board Member and Block Captain) + 8 extra].

Other Volunteers (Leanne Swenson, Baseball at our Park. 779-3119) <i>Board Contact:</i>	
<i>Haliburton</i>	
James Carter (F7) <u>Block Parties</u> 3200 Wilderness 779-0675 JamesWCarter@SuddenLink.net National Night Out , 1 st Tues. of Oct. 7pm	Subscribe to <u>Listserv</u> by sending a blank email to: westwoodestates-subscribe@yahoo.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.

Other Services (Hired) <i>Board</i>	
<i>Contact</i>	
Park Mowing , \$3,850/yr + \$150 per extra cut. Birl Russell, 823-2697 2902 Westwood (A5) Bryan, TX 77807 <i>Haliburton</i>	Bookkeeping ±\$2,000/yr + fees* John Holland, CPA 767-4250 3000 Briarcrest Dr, #416 Fax:776-7158 Bryan, TX 77802-3000 <i>Kamphoefner</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: Board Member candidates needed. See page three.
Architectural Control Committee member needed. See page three.

Deer Trail:

D02 on Westwood Main: 3209: Emil & Lori Luza's home is for sale: 3/2_, 2044sf, \$170K by Centry 21- Beal, 764-2100.

Dewberry:

C30: 2215: Brazos Wylderwood's house is for sale: 1581sf, 4/3/0, \$165K, Century 21, 764-2111.

Fourplexes:

BkC: Block Captain needed to hand out fliers four times a year and have a Block Party.
Ge: General: Several apartments are for rent by Equity Reality, 696-4464.

Hummingbird,N:

B12: 3023: Ruth Rich sold her home to Ivy Chiu-Yun Hsiao.
C10: 3018: Lopez's house is for sale: 2417sf, 4/2/2, 250K, StartHill Realtor, 281-593-5576, Sheryl.
C12: 3022: Mardelle Shepley sold her house to Irma Carrea-Ramirez.

Hummingbird, S:

Block Captain needed to hand out fliers four times a year and have a Block Party.
B19: 3111: Pamila Simon sold her house to Sidney A. & Anna M. Neff.
C13: 3109: Kim Hill is having some remodeling done on her house. .

C16:

3106: Merrill Sweet sold her house to Silvius Rus.

Rolling Glen:

D04 on Westwood Main,
D08

3205: Rent house is for sale: 4/2/2, 1714sf, pool, \$170K by Ashford Square, 777-4299.

3106: Andy & Monica Merritt expanded their house by 1000sf.

Turtle Grove:

WestwoodMain,N:

A07

2906: Creative Financial sold their rent house to Jack & Gloria Mathews to rent.

WestwoodMain,South:

C23
rent.

3015: Kyle Sweeney & Lauren Coffee sold their home to Jack & Gloria Mathews to

Wilderness:

F02:

3209: Romero moved, home to be rented.