

The Newsletter of the Westwood Estates Community Improvement Association

Website: <http://WestwoodEstates.WordPress.com>

Listserv: WestwoodEstates-subscribe@yahoo.com

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

Last Newsletter: October 2009

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NEW

2010

Westwood now has a Website courtesy of Mark Coppock. The Westwood Newsletter will no longer be put on your door. It will be on the Website along with information like meeting announcements, meeting minutes, bylaws, deed restrictions,

volunteers, the Park, events and other information. If you are not able to use the website, please contact your Block Captain or a Board Member for a printed version of the newsletter. They will print it from the website and deliver it to you.

Easter Party Friday, 5:30pm. It will be at Westwood Community Park 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'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 50 adults and 30 kids.)

Annual Meeting happened in January

Thursday 7pm, Jan. 14, 2010

5 Members attended with 10 votes:
 A24 Mark Coppock (+A19) D05 Dustin Vaughn
 C34 James Haliburton D11-13 Clyde Garland (+D14)
 E05&6 Walter Kamphoefner

Five attended with 10 votes, + 57 Proxies = 67 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 Clyde Garland who collected the most proxies.

Mark Coppock was appointed 3/11/2009 by the Board, to finish Dean Daniel's term. Mark was elected at the 2010 Annual Meeting to serve a full term, two years. Mark's wife Nancy also was elected to serve on the Board.

(At the 1/19/2009 Annual Meeting, 13 attended with 13 votes, plus 64 proxies for a total of 77 votes.)

Fiscal Report:

	2002	2003	2004	2005	2006	2007	2008	2009	2010
Beginning Balance	+17,393	+15,993	+17,977	+10,533	+11,479	+16,505	+16,876	+19,496	+20,071
Expenses:	Actual	Guess	Actual	Actual	Actual	Actual	Actual	Actual	Projected
Mowing (Riggins / Birl)	5,375	5,400	6,484	4,370	3,800	4,792	4,222	4,292	4,600
Bookkeeping (Holland)	2,120	1,431	1,350	1,300	2,200	3,075	2,750	2,890	3,000
Insurance (State Farm)	1,296	1,296	1,531	1,531	1,531	1,753	1,753	1,753	1,800
Utilities (BTU: Water & Elec.)	725	800	b 1,327	1,314	1,388	1,282	1,558	1,604	1,700
Park Maintenance & sign lease	102	329	550	1,139	889	717	0	80	1,000
Park Improvement	0	a 2,681	c 4,877	0	0	0	0	0	10,000
Parties (Easter, Block, Halloween)	977	800	814	610	788	816	745	632	800
Other (Printing, Postage, Tax)	497	500	270	770	74	578	498	381	500
Total	-11,092	-13,237	-17,213	-11,034	-10,670	-13,012	-11,526	-11,632	-23,400

(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: (2009 Dues: 142x\$80 + 53x\$40 = \$13,480. Park Lot (C24 does not pay dues. A23 does not exist.)

Dues (\$60/yr / \$80/yr)	9,305	14,820	9,350	11,465	14,830	12,375	13,730	12,110	13,000
Other (Oil Well & Interest)	387	401	395	515	866	1,008	416	97	400
Total	+15,221	+15,221	+9,769	+11,980	+15,696	+13,383	+14,146	+12,207	+13,400
Ending Balance	+15,993	+17,977	+10,533	+11,479	+16,505	+16,876	+19,496	+20,071	+10,071
(Ending Dues Owed:)	(10,655)	(9,314)	(10,950)	(11,350)	(11,660)	(9,070)	(8,940)	(11,200)	(13,000)

Late Dues, those over one year late.

per bookkeeper's Report 12/31/2009

Lot#	Owner	Owes	C20	Chapman	200	D04	Adams	c 280	All 26 were mailed three bills in 2009, with the last one being a \$30 certified letter (CL). c – did not claim CL. p – made a partial payment.
A13	Bassham	460	C21	Hollas	1,200	D14	Swenson	c 765	
A25	Wagner	200	C22	Franklin	c 460	D17	Batten	770	
A27	Love	580	C33	Ruley	340	F13	Wood	p 190	
B01	Cemino	c 340	C36	Landers	280	F14	Head	460	
B15	Landers	p 280	C40	Brelsford	280	G07	Williamson	c400	
B21	Hoelscher	200	C41	Knoll	635	G11	Herrmann	280	
C07	Hickman	p 160	C42	Kruger	260	26 Owners: \$10,090			
C11	Medina	280	C46	Kahil	280	(12/31/08, 23 Owed: \$8,340)			
C18	Lauther	200	D01	Guidry	c 140				

Big Event last month.

Sat. 10am March 27, 2010

Every year for one day only, A&M students work for free for any non-student resident. 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 13,000 A&M students did 1,450 jobs, with many being here in Westwood, including work on Deer Trail, Wilderness and Turtle Grove.

Animals Killing Animals by Mark Coppock

March 2010

On Christmas Day, a resident on the west side of Westwood Main had a pet chicken killed. No one saw it happen, but feathers were observed on and outside of their fence. It appears that the chicken had been taken outside the fence.

But it was found just outside the fence after its owner heard it yelp and immediately stop barking.

These chickens are usually kept in a separate, fenced enclosure within a fenced backyard, but were allowed to walk around in a fenced back yard in the daytime. Some days later, this resident saw a coyote standing outside the fence, and it was not scared off when she approached it on her side of the fence.

Numerous residents have reported hearing coyotes howling nearby recently. Bobcats have also been seen. And as recently as 2005, when Traditions was still under construction, a cougar was observed very clearly just off Villa Maria Road east of the Traditions entrance.

On Tuesday, February 2, 2010, another Westwood Main resident two doors down from the previous one had her small dog killed by an animal that had left teeth marks on both sides of its body (suggesting a large-mouthed predator) and broken its neck, possibly by shaking it abruptly. This dog was presumably inside its fenced back yard, since it had just gone outside and was barking at something.

The Texas Parks and Wildlife website has some excellent information regarding dealing with urban animals whose habitats are being encroached upon. The cougar was reported to them, and the coyotes will be also. If anyone has any additional information or reports, please share them in the comments section.

Please be aware that there is at least one large predator roaming the outskirts of our neighborhood and protect your pets accordingly.

Past Parties

- Easter Party 04/10/2009, Friday
50 adults and 30 kids attended.
- Block Parties 10/06/2009, Tuesday
80 people attended six parties.
Turtle Grove was the largest Block Party with 20 people.
- Halloween Party 10/31/2009, Saturday
40 adults and 20 kids attended.

Upcoming Parties

- Easter Party 04/02/2010, Friday
5:30pm at Park. (Friday)
- Block Parties 10/05/2010, Tuesday
7pm in front of Block Captain's house or at the Park.
10/05 is for Texas only, 8/06 for the rest of the nation.
- Halloween Party 10/31/2010, Sunday
5pm at Park.

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2010-03-30nd2

April 2010

Page 3 of 4

Board Members Elected: <u>01/19/09</u> : Haliburton*, Kamphoefner & Vaughn. <u>01/14/10</u> : Mark & Nancy Coppock. westwoodestates.bryan.tx@gmail.com to contact all Board Members. (*James Haliburton resigned 2/10/2010.)		
Mark Coppock President 3022 Westwood (A24) 574-7595 MarkCoppock@gmail.com	Dustin Vaughn Vice President 3115 Rolling Glen (D5) 324-8223 DvAggie02@gmail.com	Nancy Coppock Secretary 3022 Westwood (A24) 575-7481 nCoppock@gmail.com
Walter Kamphoefner Treas. 3209 Deer Trail (E6) 822-4792 WaltKamp@tamu.edu Cell: 820-2825	Open Mem.-at-Large Let Board know if you are interested.	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.
Mark Coppock 9/09/09→mid 2010 3022 Westwood (A24) 574-7595 MarkCoppock@gmail.com	David Riddle , 7/14/08→mid 2011 3204 Wilderness (F9) 574-4914 DavidRiddle@yahoo.com	Open , 2010→mid 2012 Let Board know if you are interested.

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 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>Coppock</i>	Wilderness sherrss@yahoo.com Don Melton 254-582-6105 3216 Wilderness (F15) (F1-16 = 16Homes.) <i>Coppock</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 575-7481 (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>Coppock</i>	Hummingbird, S -3100 block (Volunteer needed.) (A14-22 & C13-21 = 16H's + 2Lots) <i>Vaughn</i>	Dewberry Linda Kahil 2216 Dewberry (C46) Cell Phone: LindaKHL@yahoo.com 492-3568 (C30-46 = 17Homes.) <i>Coppock</i>
Fourplexes (Volunteer needed.) (H1-11 = 11Lots, 44Apartments) <i>Kamphoefner</i>	193 Votes = 140 Houses + 11 4Plexes + 9 Vacant Lots, 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 (Leanne Swenson, Baseball at our Park. 779-3119)		<i>Board Contact: N. Coppock</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@yahoogroups.com	Nancy Coppock <u>Park</u> 3022 Westwood Main 574-7595 nCoppock@gmail.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 Contact</i>
Park Mowing , \$4,002/yr + \$175 per Birl Russell, 779-2836 extra cut. 2902 Westwood (A5) Bryan, TX 77807 <i>Coppock</i>	Bookkeeping ±\$2,000/yr + fees* John Holland, CPA 767-4250 300 Briarcrest Dr, #416 Fax: 776-7158 Bryab, TX 77802-3000 <i>Kamphoefner</i>	Insurance: State Farm \$1,531/yr Utilities: BTU \$1,500/yr Maintenance, Parties, Printing: \$3,000/yr <i>Coppock</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 10/06/09, Tuesday, with 79 people out of 186 dwellings. (102 people attended in 2008, 108 people in 2007, 123 in 2006 and 59 in 2005.)
Aggies: Big Event clear underbrush (E5), painted fence (F8), yard work (G4) and others.
- Deer Trail:** BP: Block Party with three other Blocks at Stafford's house. (= 17 people out of 84 dwellings)
E6: 3209: Walter & Anja Kamphoefner bought the empty lot next to them (E5) for \$16K.
D2 on Westwood Main: 3209: Emil & Lori Luza's sold their home to Jesus Mejorada.
- Dewberry:** BP: Block Party in cul-de-sac. (= 16 people out of 16 houses. 2008=16p. 07=25p. 06=19p. 05=11p.)
C30: 2215: Brazos Wyldewood Inc new home is for lease by Top Dog Management, 485-0300.
Block Captain needed to hand out fliers four times a year and have a Block Party.
- Fourplexes:** BP: Block Party with three other Blocks at Stafford's house. (= 17 people out of 84 dwellings)
BkC: Block Captain needed to hand out fliers four times a year and have a Block Party.
H1-5 on Cougar Trail All: Savage has several apartments are for rent by Equity Reality, 696-4464.
H09: 3205: Behrens' has a fourplex unit for lease by BCR, 694-8844.
- Hummingbird, N:** BP: Block Party, Hummingbird. (= 14 people out of 40 dwellings. In 2008 it was with four other BPs)
C10: 3018: Bobby Lopez is selling his house by Equity Real Estate, 693-3700, code 340.
C12: 3022: Irma Correa-Romirez is redoing, landscaping her front yard.
B15: 3103: Patrica Landers is installing new flooring to sell her home.
C16: 3106: Silvius Rus is having a new wood fence installed.
- Hummingbird, S:** BP: Block Party, Hummingbird. (= 14 people out of 40 dwellings. In 2008 it was with four other BPs)
Block Captain needed to hand out fliers four times a year and have a Block Party.
- Rolling Glen:** BP: Block Party in cul-de-sac. (= 0 persons out of 16 houses. 2008=8p, 07=11p, 06=17, 05=11p)
D18: 3110: Ken & Ann Collier are selling their home by BCR: Nathan Cook, 694-8844.
D19: 3112: Clie's rent house has new tenants who moved in March.
D4 on Westwood Main: 3205: Adams' house was for sale, but decided to rent instead.
- Turtle Grove:** BP: Block Party in cul-de-sac. (20 people out of 13 houses. 2008 = 11 people, 07=3, 06=11, 05=11.)
G2 on Gabbard: 1902: Hawke's 3/2/2cp 1,858sf \$180K home for sell by Ashford Sq: Jennifer Frederick, 777-4299.
- WestwoodMain, N:** BP: Block Party with three other Blocks at Stafford's house. (= 17 people out of 84 dwellings)
- WestwoodMain, South:** BP: Block Party with three other Blocks at Stafford's house. (= 17 people out of 84 dwellings)
- Wilderness:** BP: Block Party in cul-de-sac. (= 9 people out of 16 houses. In 2008 it was with Deer Trail = 21)

Calendar: Board Meetings, 2nd Wednesday of each month, 8pm, at 3209 Deer Trail

2010 Other Events:

- | | | | |
|-------------------------|-------|-------------|--|
| Annual Meeting | 01/14 | Thu. 7:00pm | Branch Elementary School. |
| Easter Party | 04/02 | Fri. 5:30pm | Park. (Last year, we had 50 adults and 30 kids.) |
| Block Parties: | 10/05 | Tue. 7:00pm | Block Captain's home or Park. (Last year, we had 80 people.) |
| Halloween Party: | 10/31 | Sun. 5:30pm | Park. (Last year, we had 40 adults and 20 kids.) |
| 2011 | | | |
| Annual Meeting | 01/13 | Thu. 7:00pm | Branch Elementary School. (To end by 8pm.) |