

The Newsletter of the Westwood Estates Community Improvement AssociationWebsite: <http://WestwoodEstates.WordPress.com>Listserv: WestwoodEstates-subscribe@yahoo.com

by ClydeGarla@aol.com

(Westwood Estates; PO Box 2123; Bryan, TX 77805)

Last Newsletter: April 2010

Upcoming Events**Halloween Party** at Westwood Community Park. **Sunday, 5:30pm, Oct 31, 2010**

Laura Stafford (823-0559) to organize:
She will provide everything, including charcoal and a big bowl of candy for everyone.

Mike Stafford 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 2009, 50 adults and 30 kids attended.

In 2008, 40 + 20 kids. 2007, 60 + 30. 2006: 47 + 51.

Annual Meeting at Branch Elementary, E entrance, on Villa Maria, W of Aeroft. **Thur. 7pm, Jan 13, 2011**

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 Member positions. Walter Kamphoefner's and Dustin Vaughn's terms are up and another position is open, which has been vacant since February. 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 (1/14/2010), Five Members attended with 8 votes plus 59 Proxies who reelected Mark Coppock and elected his wife, Nancy Coppock.

In 2009, 13 attended with 13 votes plus 64 proxies.

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 students bigevent.tamu.edu **Sat. 10am March 26, 2011**

Home Work: 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 will do yard work, brush trimming, hauling, and planting, and will do exterior cleaning and painting, etc. 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.

Park Work: The board is looking for a volunteer or two, who will contact Big Event and oversee any of following work, their pick: 1. Scrape, sand, prime, and paint painted areas. 2. Seal raw wood areas. 3. Remove grass from volley ball court and gravel play ground area. 4. Trim low hanging limbs from trees. 5. Trim back limbs from picnic areas on the hill. 6. Trim grass along curb. 7. Plus anything else the volunteers want done. Board will provide materials and any tools the Big Event will need.

Easter Party will be at Westwood Community Park **Friday 5:30pm, April 22, 2011**

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.

Mark and Laura Stafford (822-0559) 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. Past years:

2010 party had 22 adults and 12 kids.

2009 party had 50 adults and 30 kids.

2008 party had 40 adults and 20 kids.

See Calendar on next page.

Late Dues, those over one year late.

per bookkeeper's Report 6/30/2010

Lot#	Owner	Owes	C21	Hollas	p 1,130	D17	Batten	860	(23 " 12/31/08: \$8,340)
A13	Bassham	550	C22	Franklin	c 550	D20	Daniel	170	These 27 will have \$30 added to their 4 th Quarter bill for cost of sending them a certified letter (CL) + \$40 will be added to those who were over 1yr late in 2009 to cover cost of 2 nd Quarter bill and 4 th Quarter CL bill.
A21	Meeker	170	C36	Landers	370	F14	Head	550	
A25	Wagner	290	C40	Brelsford	370	G07	Williamson	c490	
A27	Love	670	C41	Knoll	725	G11	Herrmann	370	
B01	Cemino	c 430	C42	Kruger	350	H08	King (4-Plex)	330	
B21	Hoelscher	290	C45	Henry	170	c – did not claim 2009 CL.			
C07	Hickman	p 170	C46	Kahil	370	p – made a partial payment.			
C11	Medina	370	D01	Guidry	c 230	27 over 1yr late: \$11,750			
C18	Lauther	290	D04	Adams	c 370	(26 " 12/31/09: \$10,090)			
C20	Chapman	290	D14	Swenson	c 825				

Park

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, basketball or volleyball court, for organized events, please check website or with our Park Coordinator, Nancy Coppock at 575-7481, to make sure there are no scheduling conflicts.

Trash: 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 unattended dogs are allowed in Park, per Board ruling at their 10/26/07 meeting.

Maintenance: 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.

\$1000 was paid in September for repairing merry-go-round (which now looks brand new), volleyball court, plus removing exposed nails from wall, etc. **\$2000** to be paid to repair stairs and wood wall.

Calendar for Future Events

2010			
Bus. Meeting	11/10	Wed. 8:00pm	Walter's house. (3209 Deer Trail.)
Bus. Meeting	12/08	Wed. 8:00pm	Walter's house.
2011			
Annual Meeting	01/13	Thu. 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: (Check website, http://WestwoodEstates.WordPress.com , for last minute changes to schedule.)			
Bus. Meeting	02/09	Wed. 8:00pm	Walter's house.
Bus. Meeting	03/09	Wed. 8:00pm	Walter's house.
Big Event	03/26	Sat 10:00am	Park. (Aggies work for free, no power tools – volunteer needed.)
Bus. Meeting	04/13	Wed. 8:00pm	Walter's house.
Easter Party	04/22	Fri. 5:30pm	Park. (Last year, we had 50 adults and 30 kids.)
Bus. Meeting	05/11	Wed. 8:00pm	Walter's house.
Bus. Meeting	06/08	Wed. 8:00pm	Walter's house.
Bus. Meeting	07/13	Wed. 8:00pm	Walter's house.
Bus. Meeting	08/10	Wed. 8:00pm	Walter's house.
Bus. Meeting	09/14	Wed. 8:00pm	Walter's house.
Block Parties:	10/05	Tue. 7:00pm	Block Captain's home or Park. (Last year, we had 53 people.)
Bus. Meeting	10/12	Thu. 8:00pm	Walter's house.
Halloween Party:	10/31	Mon. 5:30pm	Park. (Last year, we had 22 adults and 12 kids.)
Bus. Meeting	11/09	Thu 8:00pm	Walter's house.
Bus. Meeting	12/14	Thr 8:00pm	Walter's house

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October 2010

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Board Members

Elected: 01/19/09: Haliburton*, Kamphoefner & Vaughn. 01/14/10: 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 8pm 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) 823-1429 MarkCoppock@gmail.com 574-7595	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.
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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.)

Board Contact

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 822-2827 3021 H... (B11) Lance@WeldenPlatt.com (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 Cell Ph: 492-3568 Linda Kahil LindaKHL@yahoo.com 2216 Dewberry (C46) (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)

Board Contact: Coppock

Open <u>Block Parties</u> Need someone to call Block Captains to remind them of event, etc. 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 Park 3022 Westwood Main 575-7481 nCoppock@gmail.com Call Nancy to reserve Pavilion &/or Fields.
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Block Captains to be reimbursed for Block Party expenses up to \$10 plus \$2/Dwelling.

Other Services (Hired)		<i>Board Contact</i>
Park Mowing , \$3,850/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 and \$55/hr for his assistant, which is: \$30 inquiry fee, \$10 extra billing and \$30 for a certified billing.

Complaints

Grass is too high for a few houses. You are responsible for maintaining your yard all the way to the street. If your house is on a corner street, then you are responsible for that street also. A nice thing about fall, in addition to the cool weather, is that this may be the last time you have to mow your yard for several months.

Dogs are required to be on leashes. A light colored beagle has been seen running loose several times.

Block Reports:

- General:** BP: Block Parties occurred on 10/05/10, Tuesday, with 66 people out of 186 dwellings. (2009 = 79 people. 2008 = 102p. 2007 = 108p. 2006 = 123. 2005 = 59p.)
 BdM: Block Board Member needed.
 ACC: Architectural Control Committee Member.
- Deer Trail:** BP: Block Party with four other Blocks at Stafford's house. (= 13 people out of 100 dwellings)
- Dewberry:** BP: Block Party (= 13 people out of 16 houses. 2009=16p. 2008=16p. 07=25p. 06=19p. 05=11p.)
 Resident received a ticket for not making a complete stop at this address.
- Fourplexes:** BP: Block Party met with four other Blocks at Stafford's house.
 BkC: Block Captain needed to hand out fliers four times a year and have a Block Party.
 3205: Behrens' has a fourplex unit for lease by BCR, 694-2447, bcrbs.com.
 3201: Hardeman has a 2/2 fourplex unit for lease, 775-9229 or 219-1372.
- Hummingbird,N:** BP: Block Party, Hummingbird. (= 13 people out of 40 dwellings. In 2009 = 14 people.
 C10: 3018: Bobby Lopez is selling his house by Coldwell Bankers United Realtors, 277-8400.
 B15: 3103: Patrica Landers sold her home to Ryan & Sara Price.
 C16: 3106: Silvius Rus' rent house is now a co-trust with IXEL Atzaluz in San Jose, CA..
- Hummingbird, S:** BP: Block Party, Hummingbird. (= 13 people out of 40 dwellings. In 2009 = 14 people.
 BkC: Block Captain needed to hand out fliers four times a year and have a Block Party.
- Rolling Glen:** BP: Block Party met with four other Blocks at Stafford's house.
 D08: 3105: Andy Merritt had two digital cameras and a GPS garget stolen from his unlocked pickup.
 D18: 3110: Ken & Ann Collier sold their home to Brain & Nachele Trepp.
 D04: on Westwood Main 3205: Adams 4/2/2, 1714sf rent house with pool for sale by Ashford Reality, 777-4299.
- Turtle Grove:** BP: Block Party. (13 people out of 13 houses. 2009 = 20 people. 08 =11p, 07=3p, 06=11p, 05=11p.)
 G2 on Traditions: 1902: Hawke's 3/2/2cp 1,858sf \$170k home for sell by Ashford Sq: Jennifer Frederick, 777-4299.
- WestwoodMain,N:** BP: Bk Party with four other Blocks met at Stafford's house. (= 13 people out of 100 dwellings)
- WestwoodMain,South:** BP: Block Party met with four other Blocks at Stafford's house.
- Wilderness:** BP: Block Party. = 13 people out of 16 houses. 2009 = 9 people. 2008 was with Deer Trail = 21)
 F02: 3209: Romero's house for rent, 219-2116. .
 F16: 3218: Charles & Alice Hall's 3/2/2, 1793sf home for sale by Ashford Sq Reality, 764-7653.