

The Newsletter of the Westwood Estates Community Improvement Association

Website: <http://westwoodestates.org>

Listserv: WestwoodEstates-subscribe@yahoo.com

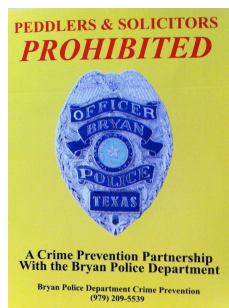
by the Westwood Estates Board of Directors

Westwood Estates; PO Box 2123; Bryan, TX 77806

Neighborhood Night Out in the Park



Westwood Estates Park was the site for this year's Texas National Night Out Block Party. One main location was chosen this year so that Fire and EMS vehicles could be displayed for all to see.



The main purpose of the Block Party is to provide a meeting place for neighbors. When we know who lives by us, then when know when something NOT normal is going on around us. Early detection and reporting of suspicious activity is key to stopping crime and making

our neighborhood safe. By the way, the sticker shown here says "Peddlers and Solicitors Prohibited—A Crime Prevention Partnership with the City of Bryan." Call 209-5539 to get these stickers.

NOTE: the new non-emergency phone number for the Bryan Police Department is 361-3888.

We used this gathering to provide homeowners access to other service providers in addition to Police and Fire.

Invited guests included:

- Bryan Fire Department
- Bryan Police Department Neighborhood Enforcement Team (NET)
- City of Bryan
 - Engineering
 - Solid Waste Services
 - Code Enforcement, and
 - Environmental Services.

Westwood Estates Board members were all in attendance. Mike and Laura Stafford purchased and prepared some excellent picnic and party food, including traditional frito pies in the bag. Mike, could you pass me another one of those hot dogs please?

Neighbors became friends and a good time was had by all!



Deed Restrictions/Bylaws proposed updates — please comment!

Please see and comment on the proposed changes to our very outdated Deed Restrictions and Bylaws! See the story on the website (short address: <http://wp.me/pFIGK-el> or just go to westwoodestates.org and scroll down) for ongoing comment that we ask you to be part of.)

President's Corner

It's been another great year for Westwood Estates!

With the announcement of Wal-Mart constructing a store at the old Texas Hall of Fame location, a new interchange at Villa Maria and FM 2818, a new housing development near Mary Branch School, the expansion of the Health Science Center and construction of the Bio Corridor, our side of town is poised for tremendous growth. As an older sub-division, it is critical we continue to be vigilant in preserving our property values and maintaining our neighborhood. One way we can do this is to stay current on our Deed Restrictions and Bylaws. These 2 documents have not been updated in about 25 years and are somewhat obsolete. Homeowner membership voted at the most recent Annual Meeting to begin the process of updating these documents. Over the past year, changes to these documents have been posted on our web site inviting public comment. The Board has had some very good input and have included those ideas in these documents. The Board will soon produce a draft available for review on-line. After that, the documents will be submitted to ownership for adoption. **The board asks for participation in this process to bring these documents current.**

WECIA has made great strides with the number of past due accounts. At the beginning of the year, we started with 51 accounts which were at least 2 years past due. We are down to a dozen or so folks who refuse to pay what they legally owe. Unfortunately, those accounts total over \$10,000. On behalf of the homeowners, the Board has filed legal paperwork with the Brazos County Clerk's office listing these debts in the official record. The Board will continue to be vigilant in pursuing these accounts. We regret it has come to this but it is the Board's responsibility to collect dues by any means necessary in accordance with the Bylaws.

New website address: westwoodestates.org

In order to make this address easier to remember and share, the Board decided to add westwoodestates.org to the site's previous address. If you've already made bookmarks based on the original address, no problem. Those will continue to work. We just chose an easier name to remember and tell your neighbors.

Fiscal Report:	2004	2005	2006	2007	2008	2009	2010	2011	2012
Beginning Balance	+17,977	+10,533	+11,479	+16,505	+16,876	+19,496	+20,061	+18,713	+19,655
Expenses:	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	thru 9-30
Mowing (Riggins / Stafford)	6,484	4,370	3,800	4,792	4,222	4,292	3,965	3,411	2,080
Bookkeeping (Holland)	1,350	1,300	2,200	3,075	2,750	2,890	4,277	3,591	2,560
Insurance (State Farm)	1,531	1,531	1,531	1,753	1,753	1,753	1,753	1,887	1,887
Utilities (BTU: Water & Elec.) ^b	1,327	1,314	1,388	1,282	1,558	1,604	1,722	1,631	1,498
Park Maintenance & sign lease	550	1,139	889	717	0	80	d 3,080	3,499	
Park Improvement	c 4,877	0	0	0	0	0	0	inc. above	463
Parties (Easter, Block, Halloween)	814	610	788	816	745	632	578	1,027	284
Other (Printing, Postage, Tax)	270	770	74	578	498	391	89	352	633
Total	-17,213	-11,034	-10,670	-13,012	-11,526	-11,642	-15,464	-15,398	-9,406
(b- Increase due to five new lights. c- New landscaping along Westwood. d- Wall, stair, equip, pipe repairs by Garland.)									
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)	9,350	11,465	14,830 / 12,375	13,730	12,110	13,265	16,030	16,664	
Other (Oil Well & Interest)	395	515	866	1,008	416	97	851	310	44
Total	+9,769	+11,980	+15,696	+13,383	+14,146	+12,207	+14,116	+16,340	+16,708
Ending Balance	+10,533	+11,479	+16,505	+16,876	+19,496	+20,061	+18,713	+19,655	+26,957
Dues Owed:	(10,950)	(11,350)	(11,660)	(9,070)	(8,940)	(11,200)	(12,640)	(9,745)	

Annual Meeting: Monday, January 21, 2013, 7pm at Mary Branch Elementary

As always, we need a quorum of 25% of the 193 members (49), or their proxies, to officially hold the meeting. Proxies will be distributed by hand and will also be available for download on the WWE website.

= 96.5 + 1 = 98) have to approve to update the Association's Bylaws and Deed Restrictions. The Board recommends a "Yes" vote.

The following items will be covered:

1. An update on late dues penalties and the largely successful status of the Board's (read: Andy Merritt's) efforts to collect overdue accounts.
2. The vote on updating the Westwood Estates Deed Restrictions and Bylaws. According to our bylaws, a simple majority of residents (193 x .5

3. Elections of new Board members. **Three board members' terms are ending. Please put your name in if you'd like to serve!**
4. Treasurer Walter Kamphoefner will submit the fiscal report.

<p>Board Members Elected: <u>01/16/12</u>: Mark Coppock and James Carter. <u>01/13/11</u>: Walter Kamphoefner, Andy Merritt and Mike Stafford. Email westwoodestates.bryan.tx@gmail.com to contact all Board Members.</p>			
<p>Andy Merritt President 3109 Rolling Glen (D8) 779-3654 Merritt45@SuddenLink.net</p>	<p>James Carter Vice President 3200 Wilderness 779-0675 JamesWCarter@suddenlink.net</p>	<p>Mark Coppock Secretary 3022 Westwood (A24) 574-7595 MarkCoppock@gmail.com</p>	
<p>Walter Kamphoefner Treas. 3209 Deer Trail (E6) 822-4792 WaltKamp@tamu.edu Cell: 820-2825</p>	<p>Mike Stafford Member-at-large 3009 Westwood Main 218-5855 SrfRaceFuel@gmail.com</p>	<p>Terms are for two years. Any Owner may run for Office. Let Board know that you are interested.</p>	

Board meetings usually occur the second Thursday of each month, 7pm at Kamphoefner's house. Anyone may attend. Pass your ideas and concerns on to your Block Captain or Board Members or bring them to any meeting.

<p>Architectural Control Committee (ACC)</p>		<p>Three year terms, staggered.</p>
<p>Position Open.</p>	<p>Mark Coppock, 3/10/11→mid 2013 3022 Westwood (A24) 574-7595 MarkCoppock@gmail.com</p>	<p>Chris Galindo, 3/10/11→mid2014 3107 Rolling Glen (D9) 779-3411 Chris@Gepinc.net</p>

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.

Late Dues, those over one year late. per bookkeeper's Report 10/08/2012

<table border="0"> <tr> <td>Lot#</td> <td>Owner</td> <td>Owes</td> <td>F14</td> <td>Head</td> <td>790</td> <td rowspan="10"> <p>Pay by December 30, 2012 to avoid a \$30 late payment penalty.</p> </td> <td rowspan="10"> <p>The new annual due date starting in 2013 will be June 30.</p> </td> </tr> <tr> <td>B01</td> <td>Cemino</td> <td>670</td> <td>G07</td> <td>Williamson</td> <td>730</td> </tr> <tr> <td>C21</td> <td>Hollas</td> <td>1,370</td> <td>G11</td> <td>Herrmann</td> <td>610</td> </tr> <tr> <td>C42</td> <td>Kruger</td> <td>590</td> <td colspan="2">9 Owners:</td> <td>\$6,720</td> </tr> <tr> <td>C46</td> <td>Kahil</td> <td>360</td> <td colspan="2"></td> <td></td> </tr> <tr> <td>D01</td> <td>Guidry</td> <td>310</td> <td colspan="2">(11/12/11, 23 Owed:</td> <td>\$11,280)</td> </tr> <tr> <td>D17</td> <td>Batten</td> <td>920</td> <td colspan="2">(06/30/10, 27 Owed:</td> <td>\$11,750)</td> </tr> </table>	Lot#	Owner	Owes	F14	Head	790	<p>Pay by December 30, 2012 to avoid a \$30 late payment penalty.</p>	<p>The new annual due date starting in 2013 will be June 30.</p>	B01	Cemino	670	G07	Williamson	730	C21	Hollas	1,370	G11	Herrmann	610	C42	Kruger	590	9 Owners:		\$6,720	C46	Kahil	360				D01	Guidry	310	(11/12/11, 23 Owed:		\$11,280)	D17	Batten	920	(06/30/10, 27 Owed:		\$11,750)
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Fall 2012

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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 James Carter (F7) 779-0675 3200 Wilderness JamesWCarter@SuddenLink.net (F1-16 = 16Homes.) <i>Coppock</i>	Deer Trail & 3207, 3209 & 3211 3209 Deer Trail (E6): Westwood Main Walter Kamphoefner 822-4792 AnjaSchwalen@yahoo.com (E1-7 & D1-3 = 8H's + 2Lots)
Westwood Main, N North of Park sidewalk to creek Mike & Laura Stafford 3009 Westwood Main (C26) SRFRaceFuel@gmail.com 218-5855 (A1-18 & C25-29 = 21H's + 2Lots.) <i>Stafford</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 & 3205 ww Main Andy Merritt 3109 Rolling Glen (D8) Merritt45@SuddenLink.net 779-3654 (D4-21 = 16Homes + 2Lots.) <i>Merritt</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 Ken Hutcherson 3111 Hummingbird (A14-22 & C13-21 = 16H's + 2Lots) <i>Coppock</i>	Dewberry Brad Brelsford 2204 Dewberry (C40) Cell Phone: Brad.Aggie@SuddenLink.net 823-2806 (C30-46 = 17Homes.) <i>Merritt</i>
Fourplexes Position vacant. (H1-11 = 11Lots, 44 Apts.) <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.	240 Newsletters for distribution. [140 + 11x4 + 39 (for Absentee Owners) + 15 (1 extra for each Bd Mem & Bk Capt.) +2 extra]. Do not put in mailboxes.

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

Other Volunteers		
James Carter (F7) <u>Block Parties</u> 3200 Wilderness 779-0675 JamesWCarter@SuddenLink.net National Night Out, 1 st Tues. of Oct. 7pm	Mark Coppock <u>Website</u> 3022 Westwood Main 574-7595 markcoppock@gmail.com Email to request website stories or announcements; or if you'd like to be a contributor	Nancy Coppock <u>Park</u> 3022 Westwood Main 575-7481 nCoppock@gmail.com Email Nancy to reserve Pavilion &/or Fields: nCoppock@gmail.com Calendar at westwoodstates.org/park

Other Services (Hired)		<i>Board Contact</i>
Park Mowing , \$2,780/yr + \$115 per extra cut Mike Stafford (C26) 218-5855 3009 Westwood Main	Bookkeeping ±\$4,000/yr* John Holland, CPA 767-4250 300 Briarcrest Dr, #416 Fax: 776-7158 Bryan, TX 77802-3000 <i>Kamphoefner</i>	Insurance: State Farm \$1,887/yr Utilities: BTU \$1,500/yr Maintenance, Parties, Printing: \$3,000/yr <i>Merritt</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.

Calendar: Board Meetings, 2nd Thursday of each month, 7pm, at 3209 Deer Trail

2013	Other Events:
Annual Meeting: 1-21	Mon. 7:00pm Mary Branch Elementary
Easter Party 4-06	Fri. 5:30pm Park
Block Parties 10-02	Tue. 7:00pm Park
Halloween Party 10-31	Thu. 5:30pm Park