

## The Newsletter of the Westwood Estates Community Improvement Association

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

Listserv: [WestwoodEstates-subscribe@yahoo.com](mailto:WestwoodEstates-subscribe@yahoo.com)

by the Westwood Estates Board of Directors

Westwood Estates; PO Box 2123; Bryan, TX 77805

## **Park Volunteer Day May 19, 8am to noon**



*a few of the many folks there last year*

It's our park! Join Board members and their families as we focus on trimming and cleaning our park. The plan is for a fun meeting, like last year, with neighbors working side by side.

With a **goal of maintaining the park at the least expense to members**, the Board plans to join other volunteers to cut brush and trim some trees. This

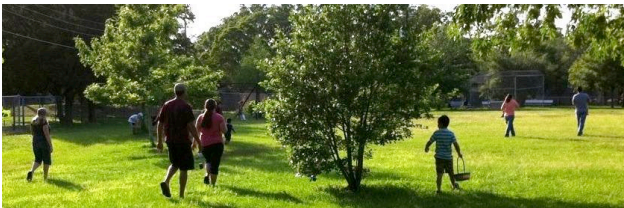
year's will be on the wooded section behind the playground area.

It's our park! Join us in this shared effort to keep Westwood Estates a special place to call home. And thanks to the nearly 40 volunteers who worked last year!



*after: looking great*

## **Easter in the Park Report**



**This year's Easter in the park was a success.** ~80 people attended and we had one of the greatest numbers of kids ever to attend this event. Kids enjoyed hunting for 200 eggs and prizes. Families enjoyed excellent grilled sausage links, hot dogs, and tuna sandwiches. It was wonderful to see so many young families attend!



**We recommend a hearty thank you to Mike and Laura Stafford**, who volunteer each year to spend the time to organize and do the work associated with making Easter in the Park a success. Another excellent neighborhood event!

## **Discussion on updating Deed Restrictions/Bylaws coming soon**

With the coming of the Health Science Center and the Biomedical Corridor, a new overpass at Villa Maria and 2818 and possible new retail coming as well, our neighborhood has the potential to see substantial increase in the value of our homes.

Not staying current on our paperwork can and almost certainly will cost each of us by reducing or limiting our property values. The vote at the Annual Meeting allows us to proceed with discussions. **Please watch for upcoming articles soon.**

## President's Corner

Annual Association dues are only \$80. Dues are collected to pay for such things as utilities, maintenance and insurance on our neighborhood park, HOA improvements, area of responsibility maintenance, special events at the park, block parties, newsletter printing, etc. Failure to pay dues unfairly shifts the burden to other homeowners who pay dues. Many homeowners with accounts in good standing have expressed an interest concerning overdue accounts.

The Board has reached out to property owners with delinquent accounts over the past 8 months. We originally had 51 past due accounts. At present, 37 owners have brought their accounts into good standing. We unfortunately have a few owners who have chosen not to pay dues...some past due accounts are significant.

**The Board is taking legal action against these folks on behalf of the Association. A claim of Lien will be filed on their property.** A lien may make it impossible to transfer the legal ownership of the subject property to another party. We regret it has come to this point but it is the Board's responsibility to collect dues by any means necessary in accordance with the Bylaws.

## The Brazos Valley Bombers

The BV Bombers will be playing 30 home games this summer and we are in the process of checking on getting listed for a Westwood Estates Special Events night. In the past, they've offered special programs (food, seating, announcement, etc.) for groups like ourselves. If you think you may be interested in attending, and if we're able to schedule a Westwood Estates Night at the Ballpark, please let us know by emailing the Board at [WestwoodEstates.Bryan.TX@gmail.com](mailto:WestwoodEstates.Bryan.TX@gmail.com).

## Mowing Agreement

In order to ensure we continue to be responsible with the Association's funds, each year the Board seeks bids for lawn care services for the Park. If you, or someone you know of, would like to bid on this for the coming year, please contact the Board by email at [westwoodestates.bryan.tx@gmail.com](mailto:westwoodestates.bryan.tx@gmail.com).

## 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
<b>Expenses:</b>	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Actual	thru 4-30
Mowing (Riggins / Birl)	6,484	4,370	3,800	4,792	4,222	4,292	3,965	3,411	976
Bookkeeping (Holland)	1,350	1,300	2,200	3,075	2,750	2,890	4,277	3,591	1,915
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.) <sup>b</sup>	1,327	1,314	1,388	1,282	1,558	1,604	1,722	1,631	
Park Maintenance & sign lease	550	1,139	889	717	0	80	<sup>d</sup> 3,080	3,499	
Park Improvement	<sup>c</sup> 4,877	0	0	0	0	0	0	<sup>inc. above</sup>	
Parties (Easter, Block, Halloween)	814	610	788	816	745	632	578	1,027	284
Other (Printing, Postage, Tax)	<u>270</u>	<u>770</u>	<u>74</u>	<u>578</u>	<u>498</u>	<u>391</u>	<u>89</u>	<u>352</u>	
<b>Total</b>	<b>-17,213</b>	<b>-11,034</b>	<b>-10,670</b>	<b>-13,012</b>	<b>-11,526</b>	<b>-11,642</b>	<b>-15,464</b>	<b>-15,398</b>	

(a- \$2,681 for 25 trees. 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	12,572
Other (Oil Well & Interest)	<u>395</u>	<u>515</u>	<u>866</u>	<u>1,008</u>	<u>416</u>	<u>97</u>	<u>851</u>	<u>310</u>	<u>35</u>
<b>Total</b>	<b>+9,769</b>	<b>+11,980</b>	<b>+15,696</b>	<b>+13,383</b>	<b>+14,146</b>	<b>+12,207</b>	<b>+14,116</b>	<b>+16,340</b>	<b>+12,607</b>
Ending Balance	<b>+10,533</b>	<b>+11,479</b>	<b>+16,505</b>	<b>+16,876</b>	<b>+19,496</b>	<b>+20,061</b>	<b>+18,713</b>	<b>+19,655</b>	<b>+26,277</b>
Dues Owed:	(10,950)	(11,350)	(11,660)	(9,070)	(8,940)	(11,200)	(12,640)	(9,745)	

**Annual Meeting: Was Monday, January 16, 2012, 7pm at Mary Branch Elementary**

Twenty-one (21) members attended (representing 27 votes) along with 66 proxies representing 99 votes. **The total count of votes present, in person or by proxy, is 126.**

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

1. Late dues penalties and the status of the Board's efforts to collect overdue accounts.
2. The need to update the Westwood Estates Deed Restrictions and Bylaws. According to our bylaws, a simple majority of residents (193 x .5 = 96.5 + 1 = 98) have to approve starting the process of updating the Association's Bylaws

and Deed Restrictions. This process, once initiated, may take 3-6 months to complete and will incorporate public comment. A Special Vote will be held later to approve changes. The Board recommended a "Yes" vote.

**This passed:**  
 Votes YES: **106**  
 Votes NO: **20**

3. Elections of new Board members. **Mark Coppock and James Carter were elected to serve 2-year terms.**
4. Treasurer Walter Kamphoefner submitted the fiscal report.

<p><b>Board Members</b> Elected: <u>01/16/12</u>: Mark Coppock and James Carter. <u>01/13/11</u>: Walter Kamphoefner, Andy Merritt and Mike Stafford.                  Email <a href="mailto:westwoodestates.bryan.tx@gmail.com">westwoodestates.bryan.tx@gmail.com</a> to contact all Board Members.</p>		
<p><b>Andy Merritt</b> President                  3109 Rolling Glen (D8) 779-3654                  Merritt45@SuddenLink.net</p>	<p><b>James Carter</b> Vice President                  3200 Wilderness 779-0675                  JemesWCarter@suddenlink.net</p>	<p><b>Mark Coppock</b> Secretary                  3022 Westwood (A24) 574-7595                  MarkCoppock@gmail.com</p>
<p><b>Walter Kamphoefner</b> Treas.                  3209 Deer Trail (E6) 822-4792                  WaltKamp@tamu.edu Cell: 820-2825</p>	<p><b>Mike Stafford</b> Member-at-large                  3009 Westwood Main 822-0559                  SrfRaceFuel@gmail.com Cell: 218-5855</p>	<p><b>Terms are for two years.</b>                  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><b>Architectural Control Committee (ACC)</b> Three year terms, staggered.</p>		
<p><b>David Riddle</b>, 3/10/11→mid 2012                  3204 Wilderness (F9) 574-4914                  DavidRiddle@yahoo.com</p>	<p><b>Mark Coppock</b>, 3/10/11→mid 2013                  3022 Westwood (A24) 574-7595                  MarkCoppock@gmail.com</p>	<p><b>Chris Galindo</b>, 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.

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<b>Block Captains</b> (Volunteers)		<i>Board Contact</i>
<p><b>Turtle Grove &amp; 1900 Block of Gabbard Rd.</b>                      VipeRig@aol.com                      Shelton Riggins (G8) 779-2836                      3203 Turtle Grove Cell:255-9296                      (G1-10 = 13Homes.) <i>Coppock</i></p>	<p><b>Wilderness</b>                      James Carter (F7) 779-0675                      3200 Wilderness                      JamesWCarter@SuddenLink.net                      (F1-16 = 16Homes.) <i>Coppock</i></p>	<p><b>Deer Trail &amp; 3207, 3209 &amp; 3211</b>                      3209 Deer Trail (E6): <b>Westwood Main</b>                      Walter Kamphoefner 822-4792                      AnjaSchwalen@yahoo.com                      (E1-7 &amp; D1-3 = 8H's + 2Lots)</p>
<p><b>Westwood Main, N</b>                      North of Park sidewalk to creek                      Mike &amp; Laura Stafford                      3009 Westwood Main (C26)                      SRFRaceFuel@gmail.com 822-0559                      (A1-18 &amp; C25-29 = 21H's + 2Lots.) <i>Stafford</i></p>	<p><b>Westwood Main, S</b>                      South of Park sidewalk to Hummingbird                      Nancy Coppock                      3022 Westwood Main (A24)                      nCoppock@gmail.com 575-7481                      (A19-27 &amp; C22-23 = 11Homes.) <i>Coppock</i></p>	<p><b>Rolling Glen &amp; 3205 ww Main</b>                      Andy Merritt                      3109 Rolling Glen (D8)                      Merritt45@SuddenLink.net 779-3654                      (D4-21 = 16Homes + 2Lots.) <i>Merritt</i></p>
<p><b>Hummingbird, N -3000 block</b>                      Elaine &amp; Lance Platt                      3021 Hummingbird (B11)                      Lance@WeldenPlatt.com 822-2827                      (A1-13 &amp; C1-12 =, 24H's + 1Lot) <i>Coppock</i></p>	<p><b>Hummingbird, S -3100 block</b>                      Ken Hutcherson                      3111 Hummingbird                      (A14-22 &amp; C13-21 = 16H's + 2Lots) <i>Coppock</i></p>	<p><b>Dewberry</b>                      Brad Brelsford                      2204 Dewberry (C40) Cell Phone:                      Brad.Aggie@SuddenLink.net 823-2806                      (C30-46 = 17Homes.) <i>Merritt</i></p>
<p><b>Fourplexes</b>                      Tate Ramirez 903 348-5763                      3207 Eagle Hill                      (H1-11 = 11Lots, 44 Apts.) <i>Kamphoefner</i></p>	<p><b>193 Votes</b> = 140 Houses + 11 4Plexes                      + 9 Vacant Lots, not including park, C24.                      (193 = 140 + 11x4 + 9). Quorum(25%) = 49                      25 absentee owners.</p>	<p><b>240 Newletters</b> for distribution.                      [140 + 11x4 + 39 (for Absentee Owners) +                      15 (1 extra for each Bd Mem &amp; Bk Capt.)                      +2 extra]. <b>Do not put in mailboxes.</b></p>

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

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

<b>Other Services</b> (Hired)		<i>Board Contact</i>
<p><b>Park Mowing</b>, \$3,850/yr + \$175 per                      extra cut                      Shelton Riggins (G8) 779-2836                      3203 Turtle Grove, Bryan, TX                      77807 <i>Merritt</i></p>	<p><b>Bookkeeping</b> ±\$4,000/yr*                      John Holland, CPA 767-4250                      300 Briarcrest Dr, #416 Fax: 776-7158                      Bryan, TX 77802-3000 <i>Kamphoefner</i></p>	<p><b>Insurance:</b> State Farm \$1,531/yr  <b>Utilities:</b> BTU \$1,500/yr                      Maintenance, Parties, Printing: \$3,000/yr  <i>Merritt</i></p>

\*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

	<u>2012</u>	<u>Other Events:</u>	
<b>Block Parties:</b>	10/04	Tue. 7:00pm	This year, all parties will be at the Park.
<b>Halloween Party:</b>	10/31	Wed. 5:30pm	Park.
<b>Annual Meeting:</b>	1-21-13	Mon. 7:00pm	Mary Branch Elementary.