

The Newsletter of the Westwood Estates Community Improvement Association
Website: <http://WestwoodEstates.WordPress.com> **Listserv:** WestwoodEstates-subscribe@yahoogroups.com
 by ClydeGarla@aol.com (Westwood Estates; PO Box 2123; Bryan, TX 77805) Last Newsletter: Oct. 2010

Park Volunteer Days

April, Last two Saturdays, 8am-Noon

Y'all come. The Westwood Board has established the last two Saturdays in April as "Park Volunteer Days." Most Board Members will be there with tools and supplies to do various tasks. The hope is that it will be a fun event, with neighbors working side by side.

Their goal is to avoid having to hire people, which will allow the park to be maintained and maybe even be improved at low cost.

It has been a long standing policy, that if anyone wants something done in the Park and is willing to provide free labor the Association will almost always say "yes" and pay for any materials and any special tools and equipment needed.

However, over the last many years, except for Laura and Mike Stafford, who keep the trash and broken limbs picked up and for a guy who walks along Traditions Dr. now and then picking up trash, there

have been no takers. Hopefully, the Park Volunteer Days will attract more people, so larger jobs can be done.

What follows is a list of work the Board has put together with a guesstimate of what it would cost to hire contractors to do them.

Weeds: Remove from graveled playground area.	\$ 200
Sidewalk: Fix 3'x50' leading from Dewberry.	1000
Paint wall: Seal 4'x60' wood wall (5gal. @ \$200 + labor =).	300
Paint bench: Power wash & seal 18"x200' (15gal).	1000
Vines: Remove from shrubs at Westwood Sign & trim.	200
Dinosaur: Replace stolen dinosaur.	1500
Or, build a wood seesaw on dinosaur spring platform.	300
Sprinkler: Fix it for shrubs around canopy.	1000
Trees: Fix watering system for trees.	300
Sign: Replace "Rules" sign on Park bulletin board.	200
Clear out growth for 3 picnic areas on hill.	300
Tables: Buy and install three picnic tables for above.	800
Trails: Trim 400' nature trail that runs through trees on hill.	<u>400</u>
	\$7200

Easter Party

April 22, 2011, Friday, 5:30pm

It will be at Westwood Community Park
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.

2010 party had 34 = 22 adults + 12 kids.
2009=50+30. 08=40+20. 07=40+20. 06=20+18.

Fiscal Report:

	2003	2004	2005	2006	2007	2008	2009	2010	2011
Beginning Balance	+15,993	+17,977	+10,533	+11,479	+16,505	+16,876	+19,496	+20,061	+18,713
Expenses:	Guess	Actual	Actual	Actual	Actual	Actual	Actual	Actual	Projected
Mowing (Riggins / Birl)	5,400	6,484	4,370	3,800	4,792	4,222	4,292	3,965	4,200
Bookkeeping (Holland)	1,431	1,350	1,300	2,200	3,075	2,750	2,890	4,277	4,000
Insurance (State Farm)	1,296	1,531	1,531	1,531	1,753	1,753	1,753	1,753	1,800
Utilities (BTU: Water & Elec.)	800	b 1,327	1,314	1,388	1,282	1,558	1,604	1,722	1,800
Park Maintenance & sign lease	329	550	1,139	889	717	0	80	d 3,080	1,000
Park Improvement	a 2,681	c 4,877	0	0	0	0	0	0	10,000
Parties (Easter, Block, Halloween)	800	814	610	788	816	745	632	578	800
Other (Printing, Postage, Tax)	<u>500</u>	<u>270</u>	<u>770</u>	<u>74</u>	<u>578</u>	<u>498</u>	<u>391</u>	<u>89</u>	<u>500</u>
Total	-13,237	-17,213	-11,034	-10,670	-13,012	-11,526	-11,642	-15,464	-24,100

(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)	14,820	9,350	11,465	14,830	12,375	13,730	12,110	13,265	13,000
Other (Oil Well & Interest)	<u>401</u>	<u>395</u>	<u>515</u>	<u>866</u>	<u>1,008</u>	<u>416</u>	<u>97</u>	<u>851</u>	<u>400</u>
Total	+15,221	+9,769	+11,980	+15,696	+13,383	+14,146	+12,207	+14,116	+13,400
Ending Balance	+17,977	+10,533	+11,479	+16,505	+16,876	+19,496	+20,061	+18,713	+8,013
Dues Owed:	(9,314)	(10,950)	(11,350)	(11,660)	(9,070)	(8,940)	(11,200)	(12,640)	(12,000)

Annual Meeting happened in January

Thursday 7pm, Jan. 13, 2011

Attended by: 16 people = A24 M&N Coppock =1+1+13 C40 Brad Brelsford =1+8+1 D09 Chris Galindo = 1 F10 Nancy Granovsky = 1
 15 Votes + C06 Larry & Bobby Dupuis=1 D02 Aracely Mejorada = 1 D11-13 Clyde Garland = 3+0+24
 18 Me Proxies + C26 Mike Stafford = 1 D05 Dustin Vaughn = 1 E5-6 Walter Kamphoefner=2+5+1 Guest:
 40 Bd Proxies C32 Paul&Christina Jones=1 D08 Andy Merritt = 1 F10 Nancy Granovsky = 1 F15 Pamela Melton = 0+4

Sixteen attended with 15 votes + 18 Member proxies + 40 Board proxies = 73 Votes. Those who fill out proxies can choose a particular Member to vote for them or the Board to vote for them.

A "Thank You" goes to those who attended, see list above, and for those who collected 58 proxies: Garland (24), Coppock, (16), Belsford (9), Kamphoefner (6) and Melton (4). (Savage's proxy with 24 votes assured quorum.)

Walter Kamphoefner, who was the only person listed on the proxy, was elected to serve another two year term. This left two empty slots on the Board. After much encouragement, Mike Stafford and Andy Merritt agreed to serve and were elected. For a list of officers and their positions, see page three.

1. Fiscal Report on page one was presented.
2. Bookkeeper's \$4k cost for 2010, was an all-time high, due to extra billings for past due accounts.
3. Park lights have burned out.
4. Leins requested for past due accounts.
5. Signs requested for Board Meetings.
6. Park Repairs done: volleyball, plumbing, merry-go-round, stairs, wood wall and paint.

Quorum needed for meeting (193 x 25%) = 49 votes.
 Votes needed for Bylaw changes is majority of 193 = 97 yes votes.
2010, 5 attended with 10 votes plus 57 proxies.
2009=13w13+64. 08=17w16+108. 07=11w15+40.

Other topics at meeting:

Late Dues, those over one year late.

per bookkeeper's Report 12/31/2010

Lot#	Owner	Owes							
A13	Bassham	580	C20	Chapman	320	D01	Guidry	260	23 Owners: \$11,280
A21	Meeker	200	C21	Hollas	p 1,160	D04	Adams	400	(12/31/09, 26 Owed: \$10,090)
A25	Wagner	320	C22	Franklin	580	D14	Swenson	p 855	(12/31/08, 23 Owed: \$8,340)
A27	Love	700	C40	Brelsford	400	D17	Batten	890	Some have paid. Thanks.
B01	Cemino	460	C41	Knoll	755	F14	Head	580	Pay by 3/31 & avoid \$10 fee.
C11	Medina	400	C42	Kruger	380	G07	Williamson	520	Pay by 9/30 to avoid \$30 fee.
C18	Lauther	p 160	C45	Henry	200	G11	Herrmann	400	18 owe \$80 or less: \$1,340
			C46	Kahil	400	H08	King	360	p – made a partial payment.

Recycling service now available.

For more info: 979-8968, www.BvTrashValet.com

Elsie Lewis, on Deer Trail, has been recycling for years. But it was a hassle. She had to bundle each type, provide her own container, load it in her car, etc. She is thrilled to report that there is a recycling company that will do all this for her, which will save her time and money.

It will cost her \$15.95/mo, plus tax, if she is the only one in our area who uses the service. It will cost less, if more people in our area choose to use the service. No need to separate recyclables, just put them in one or more transparent plastic bags for weekly pickups.

Other Topics

Halloween Party

was 10/31/10

Party was Sunday, at Park. There was food for everyone, plus 9 kids won prizes for their costumes. 40 adults and 30kids attended.

Park work:

\$4845

In addition to mowing which cost about \$4k/yr, over the last six months, Westwood Board paid Clyde Garland \$20/hr for doing the following projects:

The Bombers

baseball team will be playing 30 home games this summer at Brazos Valley Bank Ballpark in Bryan. They have special pregame (food, contest, games) and game (covered seating) group rates. If interested, go to our website or contact:

Justin Deutsch at: Justin@bvBombers.com

Volleyball: Installed new post (\$191) and repaired net.	\$ 247
MGR (Merry-go-round): New bearings (\$297) and painted.	492
Wall: New wood, repairs and cable tie backs.	1643
Stairs: Rebuilt with new bottom and top landings.	1286
Miscellaneous (limbs, paint, etc).	242
Paint: Sealed stairs and part of wall.	357
Plumbing: Fixed four leaks.	336
Dirt: Reshaped ground behind Wall to drain water.	<u>242</u>
Total (Labor and Materials):	\$4845

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Board Members Elected: 01/14/10: Mark & Nancy Coppock. 01/13/11: Walter Kamphoefner, A.Merritt & Stafford.
westwoodestates.bryan.tx@gmail.com to contact all Board Members.

Andy Merritt President 3109 Rolling Glen (A24) 779-3654 Merritt45@SuddenLink.net Cell: 676-3953	Nancy Coppock Vice President 3022 Westwood (A24) 575-7481 nCoppock@gmail.com	Mark Coppock Secretary 3022 Westwood (A24) 574-7595 MarkCoppock@gmail.com
Walter Kamphoefner Treas. 3209 Deer Trail (E6) 822-4792 WaltKamp@tamu.edu Cell: 820-2825	Mike Stafford Member-at-Large 3009 Westwood Main 822-0559 SrfRaceFuel@gmail.com Cell: 218-5855	Terms are for two years. Any Owner may run for Office. Let Board know that you are interested.

Board meetings usually occur the second Thursday of each month, 8pm 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.

Architectural Control Committee (ACC)

Three year terms, staggered.

David Riddle , 3/10/11→mid 2012 3204 Wilderness (F9) 574-4914 DavidRiddle@yahoo.com	Mark Coppock , 3/10/11→mid 2013 3022 Westwood (A24) 574-7595 MarkCoppock@gmail.com	Chris Galindo , 3/10/11→mid 2014 3109 Rolling Glen (D9) 779-3411 Chris@Gepino.net
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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 & 1900 Block of Gabbard Rd. VipeRig@aol.com 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 822-4792 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) RaceFuel@gmail.com 822-0559 (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>Stafford</i>	Rolling Glen & 3205 WW Main Andy Merritt Cell: 676-3953 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 (Volunteer needed.) (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 (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.	240 Newletters 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

(Leanne Swenson, Baseball at our Park. 779-3119)

Board Contact: Merritt

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 575-7481 nCoppock@gmail.com Call Nancy to reserve Pavilion &/or Fields.
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Other Services (Hired)

Board Contact

Park Mowing, \$3,850/yr + \$175 per extra cut.
Birl Russell, 779-2836
2902 Westwood (A5)
Bryan, TX 77807
Merritt

Bookkeeping ±\$4,000/yr*
John Holland, CPA 767-4250
300 Briarcrest Dr, #416 Fax: 776-7158
Bryab, TX 77802-3000 *Kamphoefner*

Insurance: State Farm \$1,531/yr
Utilities: BTU \$1,500/yr
Maintenance, Parties, Printing: \$3,000/yr
Merritt

*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.

Crime Watch

Crime Stopper's Report Line: **361-3888**

Thanks to Mike Stafford's efforts several years ago, we are a registered Crime Watch community with 'Crime Watch' signs located throughout our subdivision. For suspicious activity that you want our police to be aware of, call the phone # above. Some activities that have been reported in the past have been slow moving cars (or people) that seem to be canvassing houses, possible gang or drug activity in the Park, and thefts from open garages, cars, yards and back porches. For emergencies that need an immediate response, call 911.

Block Reports:

3/10/2011

General: Gen: Gabbard Road's new name is N. Traditions.
Deer Trail: BkC: Walter Kamphoefner: Nothing to report.
Dewberry: BkC: New Block Captain is Brad Brelsford, replacing Linda Kahil.
Fourplexes: BkC: Block Captain needed to hand out fliers four times a year and have a Block Party.
 H10&11 on Cougar Trail Two: Hardeman has two apartments for lease by Equity 696-4464 and BCR 694-2447.
 H07 on Cougar Trail 3202: Saslow has a fourplex unit for rent, 822-1816.
 H09 on Cougar Trail 3205: King has a fourplex unit for lease by BCR, 694-2447, bcrbs.com.
 EH1,3-4 on Eagle Hill Four: Savage has four apartments for lease by Equity Real Estate Management 696-4464.
Hummingbird,N: B5 3009: City dug up old storm drain pipe from street to creek and installed new one.
 C10 3018: Bobby Lopez house is for sale by Coldwell Bankers United Realtors, 846-8400.
 C11 3020: Gustavo Medina house is for sale by God's County Reality, 281-356-4545.
Hummingbird,S: BkC: Block Captain needed to hand out fliers four times a year and have a Block Party.
 C20 3114 Chapman's 4/2/2, 1,918sf house is for sale for \$160K by ReMax, Janie, 676-6000.
Rolling Glen: BkC: New Block Captain is Andy Merritt, replacing Leanne Swenson.
 D13 3100: Bobcat spotted every week or so.
 D06: 3113: Armstrong sold home to Jody Fitzgerald who is renting it to Joe & Laurie Williams.
 D04: on Westwood Main 3205: Adams 4/2/2, 1714sf rent house with pool was for sale, now it is for rent.
Turtle Grove: BkC: Shelton Riggins: Nothing to report.
 G2 on N. Traditions: 1902: Hawke's sold his house to Angel Martinez.
WestwoodMain,North: BkC: Mike & Laura Stafford: Nothing to report.
WestwoodMain,South: BkC: Nancy Coppock: Nothing to report.
Wilderness: F16 3218: Charles & Alice Hall sold their home to David & Tracy Gillett.

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

	<u>2011</u>	<u>Other Events:</u>	
Annual Meeting	01/13	Thu. 7:00pm	Branch Elementary School. (16 people attended.)
Easter Party	04/22	Fri. 5:30pm	Park. (Last year, we had 22 adults and 12 kids.)
Block Parties:	10/04	Tue. 7:00pm	Block Captain's home or Park. (Last year, we had 66 people.)
Halloween Party:	10/31	Mon. 5:30pm	Park. (Last year, we had 40 adults and 20 kids.)
	<u>2012</u>		
Annual Meeting	01/12	Thu. 7:00pm	Branch Elementary School. (To end by 8pm.)