

Westchester RAP

August 2009

Westchester Owners Committee Board of Trustees



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Nighborhood Costs Are Rising

By Robin Motley, WOC President

As fellow home owners committed to the well being of our neighborhood, the WOC Board of Trustees is working very hard to diligently manage the costs of keeping up the neighborhood common areas and providing necessary services such as trash and security.

2010 looks to be a particularly challenging year from a budget perspective as our trash contract is coming up for renewal and based on early quotes it alone is likely to raise the costs of the association by at least \$40 - \$50 per household. That is almost 10% of the current annual assessment that is collected from each homeowner. The constable contract, landscape maintenance contract and cost of utilities are also expected to rise.

Under our governing provisions the WOC board is only allowed to raise the annual assessment by the lesser of 5% or the rate of inflation. Either amount will likely prove to be too little to meet the budgetary needs of the association next year. Any greater amount requires approval of 51% of the homeowners.

While we don't have the new contract proposals for our most expensive services such as trash (see questionnaire on page 3) for 2010 we want to make you aware that a vote on a special increase to the annual maintenance fee will likely be needed in the latter part of the year in order to allow for a workable financial budget for next year.



August Yard of the Month

303 Thicket
Pat Curran

W/NFVIII Women's Club



Chairman

Linda Rapp, 281-558-4652
gerapp@aol.com

Treasurer

Allison Easton, 281-597-1252
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Yard of the Month

& Holiday Decorations

Sharon Standefer, 281-752-4433

Art to Lunch

Cynthia Weir, 281-531-6757
Linda Rapp, 281-558-4652

Westchester / Nottingham Forest VIII Women's Club News

Save The Date

We will welcome our neighbors back after the summer with a coffee at the home of Robin Foster.

Friday, September 18, 2009
14734 Kellywood

Drop in anytime between 10 and 11:30 for coffee, catching up and picking up your new directory. Everyone is welcome: new neighbors, we'd love to meet you! If you can bring finger food, please let Robin know at robin_bird_egg@yahoo.com. See you there!

Join The Club - Get A Directory

One of the benefits of joining our neighborhood Women's Club is the great directory. It's not too late to be listed for this year: get your \$15 check (made out to WNFVIII Women's Club) to Allison Easton, 14903 Broadgreen by August 15 and you are in! Allison has a box on the porch for you to drop it off, and membership forms are in the box if you need one. Directories will be available at our first coffee on September 18. If you can't make the coffee, it would be a big help if you would arrange for a friend to pick yours up that day.

Another plus for joining is our e-mail list. If you share your address (which won't be shared with anyone else), you'll get timely reminders of club activities, important neighborhood news and also emergency notices for members and their families in times of crisis: illness, other situations where neighbors could help (eg. fire or flood) or a death in the family. If you become aware of such a situation, with the family's permission please e-mail Robin Foster at robin_bird_egg@yahoo.com. This has always been a place where neighbors help neighbors - we just need your help to keep it working.

Cornelius' Timely Tip for July Gardeners

Bring on the Heat- Summer Color!

During the summer months, re-vitalize your garden beds. Fertilizing, pruning, new mulch and fresh plantings can all bring your flower beds back to life!

Fresh color is still available at Cornelius in larger sizes for an instant impact. Celosia, Vinca (Periwinkle), Lantana and Purslane are all good, reliable summer bloomers. Plant these directly into beds or containers to replace flowers which have reached their prime. Add Calloway's Flower Food, a slow release fertilizer, and you will not have to fertilize for two months. Keep old blooms trimmed off to encourage repeat blooming. Add a new layer of mulch to flower beds and to containers to lessen evaporation and keep the soil cooler. Color abounds even in the heat of summer!

We are hosting several opportunities for design help during the month of August. Saturday, August 8th at our Dairy Ashford store, a small group Design Class will be held. Space is limited but your spot can be held by pre-registering at www.mytexasgarden.com and click on eStore. A one-on-one design consultation will be held on Saturday, August 22nd at our Dairy Ashford store. For more information and to register for one or both, go to www.mytexasgarden.com.

Trash Collection Questionnaire

By John DeFillipo, WOC Trustee

We are getting ready to negotiate a new contract for trash pickup. Over the past few months, I received 3-4 calls regarding recycling and other trash collection suggestions. At this point, I would like to take an informal, non-binding poll on several trash related items. For reference, we currently pay about \$15.50 per month per household, including all fees. We have twice a week pickup on Tuesday and Friday, with once a week heavy trash pickup on Friday.

- 1) Would you be willing to pay an additional \$3-4/month to do recycling. This would require our trash collector to give each home a separate recycle trash bin and you would have to bring that trash bin to the curb once a week.
For _____ Against _____ No Opinion _____
- 2) As we negotiate our new contract, there is a chance that we could save \$3-4/month by going to a Wednesday Saturday pickup schedule. Should we pursue this?
For _____ Against _____ No Opinion _____
- 3) Periodically, someone suggests that we cancel our private trash service and return to the city pickup. Because of some credits that we receive now, we would save about \$9/month (not the complete \$15/month). One issue is that if we do this, we can no longer get any credit if we go back to private service. City trash pickup is typically once a week and you have to bring trash bins to the curb. The appearance of the trash bins at the curb has been the largest obstacle against this.
For _____ Against _____ No Opinion _____

Any other thoughts on our trash collection service?

Please provide your responses via email (preferred) to John at johndef@pobox.com or by returning a completed questionnaire to the ceramic frog on the porch at 14711 Quail Grove. Thanks for your input!

Mom's Club News

Moms group is a great way to meet other people here in our neighborhood with preschool aged children. We are a very casual group that meets for a variety of events and get-togethers through out the year. All are welcome to join. Dads are always welcome too! If you would like to be added to the Moms Group e-mail list please contact Ruth Parks at 281-497-7239 or ruthparks@att.net or Kristin Anthony at Kristin.M.Anthony@abc.com.

Mom's Night Out - Date and location are to be determined. Watch Big Tent for details or contact either Kristin or Ruth.

Playgroup August 17 10 am - 12:00 pm - This playgroup is for children 0 - 2 years old and their mothers. For more information please contact Maida Long at 281-416-4660 or by email at maida_long@hotmail.com or as always check out Big Tent for the latest details.

We are excited to be growing fast and adding new members and we are always anxious to have more mom's join us for our great activities. Our group is very open and friendly and it is a great way to get to know the other mom's and kids in the neighborhood. Please come on out and join us. You won't regret it!

Pellet Gun Attacks

Please let me know if you notice youngsters using pellet guns in the neighborhood. In the past month, Westchester has had 2 incidents of car windows being broken and another incident in which the back of SUV was dented. In one case, the car was parked on the street overnight. The other two vehicles were parked in driveways with one of the incidents occurring in the afternoon. --Carroll Satterfield (281-493-3136)

Neighbors We Will Miss

Wayne Baxmann died June 7. He was a long time resident of Westchester and a long time member of the Ruppies and the Citizen Patrol.

Russ Lewis, husband of our long Women's Club member Myra Lewis, passed away Saturday, July 4 after an extended hospital stay. He was a great husband, dad and friend who will be sorely missed.

Reminders

Heavy Trash Pickup is every Friday — Please move your heavy trash items to the curb on Thursday evening or Friday morning.

The next meeting of the WOC Board will be held on Tuesday July 21 at 7:00 pm at a location to be determined.

Call a board member to find us.

All homeowners are encouraged to attend.

Helpful Numbers

Constable – 281-463-6666

Republic Waste – 281-446-2030

Cypress Creek Pest Control – 281-469-2679

RAP feedback and ideas for improvement are welcome. Written submissions are due by the 20th of each month. Send to Joe Barber by e-mail at jb@CodeZQR.com.

