



WESTMONT Community Newsletter

First Quarter 2014

How to Reach Your Management Company

**Property Management
Solutions**

**Contact Your
Property Manager at:**

Manager@
propertyMGTSolutions.biz
(817) 337-1221

or visit:

www.propertyMGTSolutions.biz

1858 East Keller Parkway
Suite C
Keller, Texas 76248

Important Phone Numbers

Police (Non-Emergency):
(817) 743-4522

Code Enforcement:
(817) 503-1268

Westmont Annual Meeting

Date: **Tuesday, February 11**
Start Time: **7 p.m.**
Sign in: **6:30 p.m.**

Address:
**Colleyville Center
5301 Riverwalk Drive
Colleyville, TX 76034**

Everyone Welcome!
We encourage you to come get
involved with your community.

Sign up Today! Become a Member of The Board of Directors!

Help keep your community
beautiful and running
smoothly. Make your voice
heard by serving on the board
of directors for Westmont
HOA. YOU can help make the
neighborhood be the best it
can be!

Board of Directors Nomination Form

If you are interested in running
for the Board, Please include a
short biography regarding your
experience and goals for the
community and provide any
comments (50 words or less):

Please be sure to include:

Name:

Address:

Telephone Number:

Email Address:

This form must be returned
to Property Management
Solutions no later than
January 24, 2014 at:

Fax: (972) 591-5625

Email:

Manager@
propertymgt solutions.biz

Or by mail to:

1858 E. Keller Parkway
Suite C
Keller, Texas 76248

HOA Website

www.WestmontHOA.com

Please utilize our HOA website to
find Westmont events, community
and area events, meeting minutes,
contact information
and much more.



Un-decking the halls

Whether you're one of those people who has the tree to the curb by December 27 or one who's just barely de-tinsel'd by Valentine's Day, tearing down after Christmas is usually a real chore...especially if you have to do it all by yourself. Fortunately, with a very, very tiny bit of planning, you can enlist your family and make packing away your Christmas decorations a fun annual tradition. Here are a few of our favorite ideas for un-decking the halls together.

Get your Scrooge on

This is the time of year when everyone gets a little too quiet when "Jingle Bell Rock" comes on the radio. Christmas is over: Let. It. Go. Make a playlist of decidedly un-Christmas music, or put on a movie that has absolutely nothing to do with Christmas.

Serve anything but eggnog

Keep food simple for your un-decking evening. Order a pizza or make hot chocolate and microwave s'mores. You can even go healthy (no time like the present) with a tray of fruits and veggies.

Divide and conquer

Assign one person to take down ornaments, another to collect hooks, another to remove lights and another to place ornaments in their boxes—you're going for the opposite of an assembly line here. Little kids can add an element of madness to the magic, so be sure to assign them age-appropriate tasks if they're going to be a part of the process.

Tuck away memories

Make it a habit to tuck in a few little reminders of this year's Christmas along with your ornaments: a pretty bow someone gave you, your annual holiday letter and family photo, a meaningful Christmas card you received, even an album of your kids' Christmas art. This will spark memories and contribute to the sentimental mood when you open your storage box next year.

Include holiday cheer for next year

You and your family can also pack away small things to surprise yourselves next year. Buy a few new ornaments or a fresh packet of tinsel now that they're on sale. Slip in a note to yourselves, a mix CD, or even a recipe you didn't have time to try this year. You can also let the kids add something that they will look forward to—as long as it isn't perishable.

Tip: Find a blank book with plenty of space for writing and keeping mementos and store it with your ornaments. Each year, when you unpack your decorations, place it on your coffee table so that visitors can contribute thoughts, photos, drawings—whatever. Soon it will be a holiday treasure.



Stop That Barking!

Dogs left alone all day get bored and restless, and many find relief in barking. Some respond noisily to any and all activity. But, nothing is as annoying as incessant barking—even for dog lovers. If your dog is a yapper or a yowler, please consider some of these bark-abatement ideas to keep the noise down in your area. Your neighbors will thank you!



- Training. Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages. Training not only helps your dog, you'll be surprised how much it helps you, too. You may get some insight into why your dog barks so much, or what it is trying to communicate.
- Citronella collars. A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.
- Confinement. Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.
- Reduce stimulus. Close drapes to help muffle street noise, or leave a radio on to mask it. Disconnect telephones and doorbells before leaving your home if they upset your dog or make it bark.
- Companionship. Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place or a day-care facility once or twice a week.

We love dogs—we really do. That's why the association is committed to enforcing the county leash law on association property. According to the U.S. Humane Society, an unleashed dog has an average life span of less than four years? Allowing your dog to run free threatens your dog's health and welfare and the happiness it brings to you. We also love our community. That's another reason the association is committed to enforcing the county leash law—so all residents may enjoy our community. We trust we can count on you for voluntary compliance with the leash law. We don't like to call animal control, but we won't have any choice if your dog is running free.

Ten Reasons to Volunteer for the Community

- Protect your self-interests. Protect your property values and maintain the quality of life in your community.
- Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
- Be sociable. Meet your neighbors, make friends, and exchange opinions.
- Give back. Repay a little of what's been done for you.
- Advance your career. Build your personal resume by including your community volunteer service.
- Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
- Get educated. Learn how it's done—we'll train you.
- Express yourself. Help with creative projects like community beautification.
- Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
- Try some altruism. Improve society by helping others.

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Old Denton Heritage Church of Christ Heritage Trace Pkwy Beach St
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Committee Interest Form

_____ : Yes! I want to join a committee!

My Name: _____

My Address: _____

My Community: _____

My Phone Number(s): _____ (work)

_____ (home)

My E-mail Address: _____

Please check those committees you are interested in:

_____ Social Committee (initiates and organizes social events for the community; holiday parties, community barbecues, card clubs, etc.)

_____ Communications / Welcome Committee (works closely with other committees, welcomes new neighbors, works on input for website posting, and helps with the community newsletter)

_____ Landscape Committee ("eyes" of the community, implements a "yard of the month" program and advises Property Management Solutions, LLC of any landscaping needs, i.e., broken sprinkler heads, entry lights not working, etc.)

Please submit your form to any of the following avenues:

E-mail Address

manager@propertymgtolutions.biz

Fax Number

(972) 591-5625

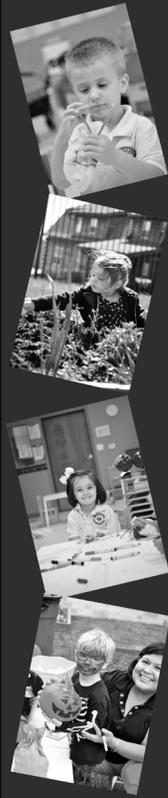
Mailing Address

Property Management Solutions, LLC
1858 East Keller Parkway
Suite C
Keller, TX 76248

Phone Number

(817) 337-1221

Westmont Community Newsletter



**NOW ENROLLING
2014
ACADEMIC YEAR**

**Pinnacle
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Reach for the Stars**

**1685 KELLER PARKWAY
KELLER, TX, 76248**

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STAR NAILZ

8415 Davis Blvd #303 N. Richland Hills, TX 76182
(Corner of Davis Blvd & N. Tarrant Pkwy. Next to Ross)

817-485-3733 682-234-5179

BUSINESS HOURS
Mon-Fri: 9:30-7:30
Saturday 9:00-7:00
Sunday 10:00-6:00

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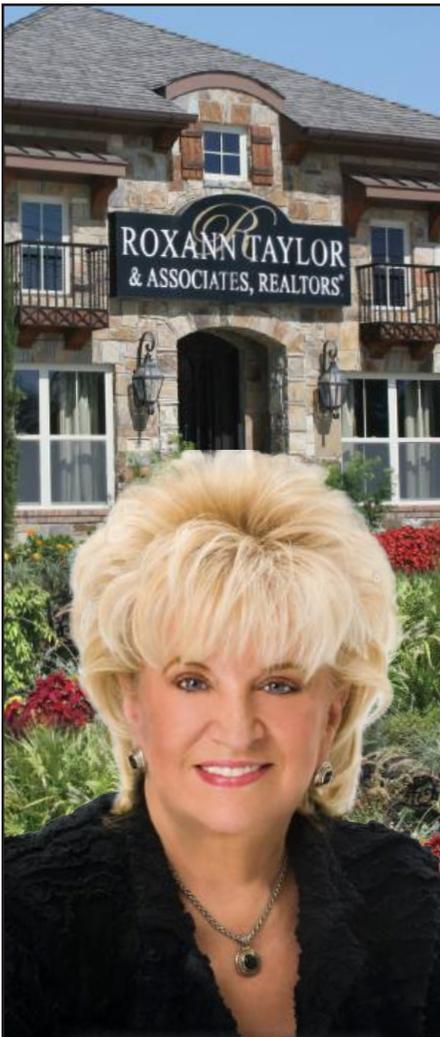
Whether you want a delicious lunch with the family or a fun night out with the girls, Pickles BBQ & Icehouse is your new place to crave. Our grill fires up at 11am and we bring it all day and night!

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Watagua, Texas 76148 Sun 12pm - 10pm
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Available Residential Real Estate in Westmont and Surrounding Areas

Westmont

213 Colden Court	\$1,498,000	6812 Whittier Lane	\$739,000
6712 Westmont Drive	\$1,350,000	224 Old Grove Road	\$729,995

Old Grove, Remington Park, Rosewood Villas, & Whittier Heights

6201 Equestrian Court	\$1,200,000	205 Oaklawn Drive	\$529,900
6100 Mustang Trail	\$899,900	6416 Bordeaux Park	\$469,850
		6420 Bordeaux Park	\$444,900

Westmont Sales 2013

6711 Hillier Court
105 Bartram Lane
203 Colden Cour

*Call me to find out how the value
of your home compares.*

As reported by NTREIS as of 01/10/2014

This is not intended to solicit property currently listed for sale by another broker.

From the ACC

Purpose:

The Homeowners Association of Westmont is charged to protect and enhance the property values of all homeowners of Westmont and is dedicated to help keep Westmont a neighborhood with an environment and appearance that the homeowners desire.

A major element contributing to successfully achieving these objectives is to maintain a desirable set of building/construction requirements that are set forth in the covenants of the Westmont Homeowners Association. The purpose of the architectural control committee is to ensure that new construction and/or modifications to existing buildings comply with these applicable covenants.

The purpose of these guidelines is to provide information for the Architectural Control Committee (ACC) that will help to render an equal and consistent review of all improvements submitted to the committee.

Additionally, in order to facilitate a clear understanding among all parties involved, these guidelines shall also be included with the information checklist that is provided to the applicant upon initial contact with the ACC. By signature on the appropriate form, the applicant indicates he/she has read these guidelines and thereby understands what information the ACC will require for review and why.

The ACC strongly recommends the owner and/or builder review the Deed Restrictions that can be found online prior to submitting the ACC applications.

No alteration in Westmont may be erected or altered until plans have been approved by the ACC. In the case of a color change, new roof, new deck or fence, etc, ACC approval is required in all cases.

Property Modification Approval Request Form for Existing and New Modifications

1. ABOUT THE RESIDENT(S)

Name(s)			
Address	Phase:	Lot:	Block:
Community Name			
E-Mail			
Phone(s)		Best time to call	

2. ABOUT THE PROJECT

Proposed start date	Proposed completion date
Describe the nature of the project (attach pages as necessary)	
Location (attach sketch/drawing)	
Dimensions	Distance from fences and easements
Colors	What impact will this have on your neighbors, if any?
Materials	
Builder	Other (specify)
<input type="checkbox"/> Project already started	<input type="checkbox"/> Project already completed

3. ABOUT THE REQUIREMENTS

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have read the appropriate Deed Restrictions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have obtained a building permit (attach copy) Copies of applicable permits must be provided to the committee; until received, applications requiring permits will carry a condition requiring the submission of permits.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project will require fence removal (if yes, inform Association Manager)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Completed project will be visible from the street

Include a plan view or plat drawing to scale, and any other supporting documents that explicitly project location. Include multiple perspectives if helpful. Specify distance from fences, easements, other structures and neighboring properties. Also include blueprints and rendering, pictures, or drawing of the finished product. Specify any that apply: Construction and finish materials, including color, siding, stain or paint colors (include name brand, color number and color chips), masonry type (i.e. brick, stone, etc.) drainage plan, plant sizes and types, electrical or plumbing, wood type. Include rendering or picture (designating colors and materials) of finished projects. Specify impact on neighbors both during construction and after completion.

As each of us bought our property, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping the community a highly desirable place to live. ACC (Architectural Control Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The ACC tries to assure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

Signature of Property Owner

Date