



# WESTMONT Community Newsletter

Third Quarter 2013

## How to Reach Your Management Company

### Property Management Solutions

#### Property Manager

**Veronica Zerpa**

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

## A Letter From The President

Dear Neighbors,

Can't believe 2013 is half gone; how time flies.

We hope everyone is happy with progress we are making in Westmont. The common areas are looking good, the entrances have been redone, the trees are under control-all is good in Westmont.

We are excited to have 4 new homes started or in the planning stages. Bud Sellers is responsible for 3 of those and the Texas Rangers charity home is the forth. We welcome these additions to Westmont and hope for many more in the coming months.

We have begun the process of enforcing the CCRs and architectural guidelines. We hope you find this reasonable in our effort to keep Westmont looking great. Please let us know your concerns if you get a letter regarding your property. (I even got one).

Our property manager is doing a good job and we hope you find it easier to interact with us going forward. As always, we appreciate your input and welcome anyone interested at our monthly board meetings.

Have a great summer. Jim Swanson



## Need your mailbox repainted?

# Call Felix Garcia!

## (682) 999-4451

Mailbox Painted for **\$210**



## WestmontHOA.com

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



# Most Common Westmont Violations Reported

Property Management Solutions strives to maintain the property value of the homes in the community of Westmont by enforcing rules and regulations within the deed restrictions. Below are the ten most common violations reported.

Mailbox Maintenance	2
Trash Debris/Dumping	3
Maintenance of Improvements	3
Ground Cover (Mulch)	2
General Maintenance	10
Satellite Dish	2
Vehicles Parked on the Street	2
Recreational Equipment	2
Lot Maintenance (Lawn Care)	2
Basketball Goals on the street	1

## Important Information



### Pay Dues in Advance

Homeowners in Westmont have the option to pay their annual dues in one installment instead of the usual two. If this interest you, please contact Property Management Solutions at (817) 337-1221. Payments may be made online at WestmontHOA.com or mailed to:

Property Management Solutions  
1858 East Keller Parkway, Suite C  
Keller, Texas 76248

### No Vender Yard Signs Allowed

If you are having work done on your home, such as, pool installation or roof repair, signs from the company are not permitted to be placed in your front lawn.

### Trees, House Paint & Maintenance

House painting along with home modifications, additions, or improvements, as well as tree removal and/or replacement, must be approved by the Westmont Architectural Control Committee. A property modification approval request form can be found on page 4 of this newsletter.

### Mulching

The Westmont HOA requires that all mulch must be dark in color. Mulch should be wide, not deep, and pulled back several inches so that the base of the trunk and the root crown are exposed.

### Westmont Community Newsletter

# 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](mailto: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

## HOW TO ADVERTISE IN THIS PUBLICATION

Please visit

[www. impactpro.biz](http://www.impactpro.biz) or  
call us at (817) 337-7333

# STAGE 1 water restrictions in effect as of June 3, 2013

The Tarrant Regional Water District (TRWD), which supplies water to the Trinity River Authority (TRA)—Colleyville's water provider, instituted Stage 1 water restrictions on Monday, June 3.

With the district's overall system capacity hovering at 75 percent and the persistence of drought conditions in North Texas, the decision will allow the district and its wholesale customers to conserve water until conditions improve, according to TRWD. The primary focus of TRWD's Stage 1 action is to significantly reduce outdoor watering, which can account for as much as 50 percent or more of the daily residential water used during the summer.

Stage 1 restrictions include:

Limiting outdoor watering with sprinklers or irrigation systems to twice per week

- Prohibiting hosing off paved areas like driveways and sidewalks, or buildings and windows
- Restricting draining and re-filling swimming pools
- Limiting private vehicle washing to the use of a bucket or a hose with a turnoff valve

While most cities regulate the two-day-per-week watering restrictions by address, in Colleyville, twice-per-week watering is done in geographical zones depicted in the map shown below.

The respective zones and allowed watering days are as follows:

**Zone A:** Tuesday/Friday

North of Colleyville Boulevard and west of Pleasant Run Road

**Zone B:** Wednesday/Saturday

North of Glade Road and east of Pleasant Run Road

**Zone C:** Thursday/Sunday

South of Glade Road and east of Colleyville Boulevard

Outdoor watering with sprinklers or irrigation systems is prohibited on Mondays to comply with city and TRWD drought plans. The restriction on outdoor watering from 10:00 a.m. until 6:00 p.m. remains in effect on a year-round basis, even on allowed watering days.

In compliance with the city's drought contingency plan for Stage 1 restrictions, the splashpad at McPherson Park will be closed as long as drought restrictions are in place.

Colleyville's water conservation and drought contingency plan provides penalties for violations of these restrictions. A first violation will result in a written warning; subsequent violations will result in a written citation. Fines for violations of the water restrictions cannot exceed \$2,000 per incident.

## Why Scoop the Poop?

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not just dog owners.
3. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
4. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.
5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.



# 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