



# WESTMONT Community Newsletter

Fourth Quarter 2013

## 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](http://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

## Holiday Mail for Heros



For the 2013 holiday season the Red Cross and Pitney Bowes are sponsoring a "Holiday Mail For Heros" program to distribute holiday cards to service members, a program that encompasses not just troops who are recovering in military hospitals but also service members stationed throughout the U.S. and abroad, as well as veterans and their families.

The cards should be addressed to:

Holiday Mail for Heros  
PO Box 5456  
Capitol Heights, MD  
20791-5456

All cards must be postmarked no later than Friday, 6 December 2013. Cards postmarked after that will be returned to the sender. This deadline ensures enough time to sort and distribute cards before the holidays.

For more information on this service, visit [www.redcross.org/support/get-involved/holiday-mail-for-heroes](http://www.redcross.org/support/get-involved/holiday-mail-for-heroes)

## Westmont Board Meeting

Date: **Monday, November 18**

Address:  
1858 East Keller Pkwy  
Suite C  
Fort Worth, Texas 76248

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



## Westmont Homeowner Dues

Homeowners should send dues payments to this address:

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

## WestmontHOA.com

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





# Opening eyes. Inspiring minds. Creating smiles.

At The Children's Courtyard® child care centers, we know that a solid educational foundation begins with teachers. That's why ours are highly trained, motivated and responsive professionals dedicated to laying the groundwork for your child's future academic and social success.

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600 Mid-cities Blvd, Hurst • 817-656-7170

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7515 Smithfield Road, North Richland Hills • 817-498-4072

ChildrensCourtyard.com

**Mention this ad for a special offer  
for your neighborhood!\***



\*See school for details. Programs vary by school. The Children's Courtyard, Inc. is an equal opportunity provider and employer. © 2013 The Children's Courtyard, Inc.

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Brow Color \$295 Including 2 Follow-up Visits

Lip Color \$395

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## GCISD FINANCE EARNS 2ND CONSECUTIVE GOLD AWARD



2<sup>nd</sup> Second Year Award

Texas Comptroller  
 Leadership Circle  
 Gold Member

For the second consecutive year, the GCISD Financial Services department received recognition for its high level of transparency, earning a 2013 Gold Leadership Circle Award from the Texas Comptroller's Office.

The district earned this award by scoring 18 of 20 possible points on the program's ratings criteria. The Texas Comptroller's Leadership Circle program recognizes local governments across the state that strive to meet high financial transparency through online resources. Recipients of this award demonstrate transparency by providing citizens with a clear, consistent picture of spending and sharing information in a user-friendly format.

The gold insignia has been added to the Texas Transparency website.

**HOW TO ADVERTISE IN THIS PUBLICATION**  
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**www. impactpro.biz** or  
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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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**HOURS**  
 Mon - Thu 11am - 12am  
 Fri - Sat 11am - 2am  
 Sun 12pm - 10pm

**CONTACT US!**  
 f/PICKLESBBQ  
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# How to Avoid Thanksgiving Stress

Are you getting stressed just thinking about the Holiday season approaching? There are quite a few reasons why Thanksgiving may give us the jitters. From the stress caused by having to plan a 3-course meal for 20+ people to being questioned again by your aunt when you will start having kids or why you've gained 10 lbs. Fortunately, there are a lot of things you can do to reduce this kind of holiday stress.

## Plan as much ahead of time as you can

From getting an early head count to planning the menu well in advance, you'll feel much better knowing that you have at least one part of the day under control.

Lists are your best bet to avoid getting stressed out. Keep a master list of everything you need to do, along with smaller daily to-do lists and of course grocery lists. And then of course there's the "Honey Do" list, which brings us to...

## Ask For Help

Get your family to help clean and get ready for the big day. They can run errands for you, help set the table, decorate and cook along side with you.

Ask every guest to bring a single dish. With everyone chipping in it will quickly add up. Ask those family members and friends who are "culinary challenged", to bring some chips, drinks, or even napkins and paper plates. And, get them to help clean up afterwards.

No one expects you to handle everything on your own. If you try and feel frazzled, they'll feel uncomfortable and won't enjoy the day as much.

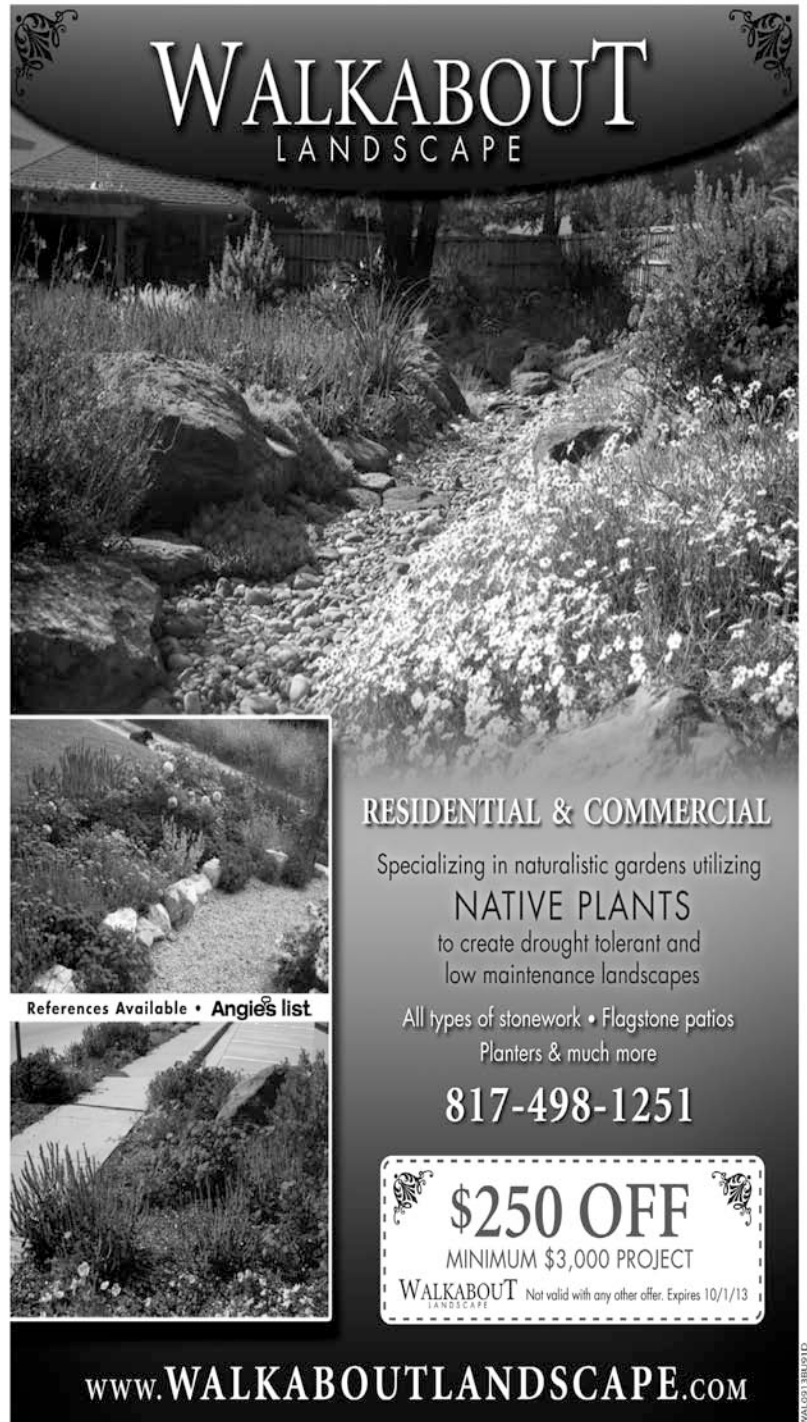
Are you worried about getting drilled about the same questions?

Practice in advance how you'll answer those questions. If you know you'll get questions about weight gain or your husband's lost job, prepare yourself in advance with answers.

Practice your answers to some of the questions you'll be getting. If you can repeat the answers

out loud enough before the event, you'll feel more confident answering them when the time comes.

If you still feel uneasy about the event, tackle it with a friend or hang out with a likeminded family member. Or have a secret signal with your husband for "help" so he knows to come rescue you.



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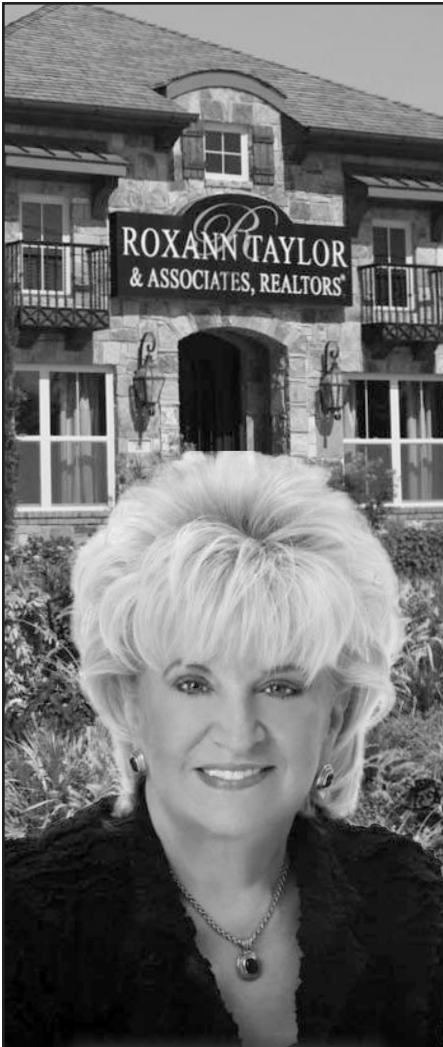
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References Available • Angie's list

[www.WALKABOUTLANDSCAPE.COM](http://www.WALKABOUTLANDSCAPE.COM)

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# The Only Name You *Need* To Know In Real Estate IN OUR NEIGHBORHOOD

## Featured Property



610 Terrace Lane  
 \$625,000



Scan QR Code to see ALL Featured Properties

Let's talk about getting  
 top \$\$ for your property!



### Available Remington Park Residential Real Estate

200 Capriole Court	\$709,900
400 Country Place	\$634,500
610 Terrace Lane	\$625,000
6300 Remington Parkway	\$580,000
6321 Derby Drive	\$569,900

### Sales Year-to-Date

308 Van Oaks Drive	614 Terrace Lane
508 Remington Court	303 Morningstar Court
200 Polo Trail	203 Gallant Court
6407 Champion Way	6008 Chestnut Bend
615 Terrace Lane	

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

As reported by NTREIS as of 9/10/2013

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