

Westwind Townhomes



HOMEOWNERS ASSOCIATION NEWSLETTER

A Newsletter for all Owners and Residents of Westwind Townhomes Association ♦ Winter 2011
Management by Creative Management Company, *Jeff Douglas, PCAM*
8323 Southwest Freeway #330, Houston, Texas 77074 ♦ Tel. 713.772-4420 ♦ Fax 713.772-8655

Volume XIV Issue 32

<http://westwindth.org>

Board Matters

By **FRANK RINGO**

President, Westwind Townhomes Association

Happy New Year to all... 2011 should be a very good year for Westwind residents.

The first announcement at the December Annual Meeting was the results of the vote on a paint scheme. The winning scheme is crème with black doors.

The financial state of our Association is in excellent condition. We have \$955,000+ in our Reserves. This will allow us to do the paint project at a cost of about \$250,000 with no problem. It also allows us to keep our maintenance fees at the current level. We have not raised the fees in the last four consecutive years. We will also address ongoing concrete repairs, landscaping, cedar buildings, and other improvements as needed.

Back to the painting ... we still have some decisions to make on the cedar buildings; stain, trim, doors, etc. We are not forgetting you.

We held an election of Board members. **John Nelson** was re-elected and **Charles "Chuck" Chico** was elected to fill a vacant seat on the Board. We welcome Chuck and look forward to working with him.

A special **'Thank You'** goes to those residents that allowed us to paint the fronts of your homes, for the paint project. It was most helpful.

After talking to the paint contractor, they are ready and willing to move forward. Weather will play a large role in starting and progress. They cannot paint unless it is 50 degrees or higher, if it is very windy, if rain is forecast, etc. Humidity also plays a role. If it is very humid they will stop painting early in the afternoon to give the paint time to "cure".

Look for information in your mail from D & C Contractors for details and they will post

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Inside This Issue

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Board Members

Frank Ringo

Janet Moring

John Nelson

Jim Cook

Chuck Chico

Items of Interest



BOARD MATTERS *Continued*

signs on the buildings before starting. We will start with Building 1 and continue in numerical order.

Board agendas and meeting minutes will be posted on our website:

<http://westwindth.org>. The minutes will be a month behind as they are not official until approved by the Board. The January meeting minutes will not be posted until after they are approved in February, and the February meeting minutes will not be posted until approved in March, etc.

The Board meets at 7 p.m., the 4th Wednesday of the month at our Clubhouse located at 2915 Meadowgrass Lane. Homeowners are welcome.

ABOUT OUR NEW BOARD MEMBER

Charles Chico is a 62 year old retired Lieutenant Colonel from the U.S. Army with over 23 years of service. He is originally from Shreveport, LA, has lived in Houston since 1996, becoming a homeowner in WWTH in 1997. Chuck has newly retired from MD Anderson as a Senior Administrative Assistant. He says he has a second career as a ballroom dance instructor in the evening.



There is a final paint scheme – signed and sealed. It is light beige on the siding, with a crème trim and you may choose from three colors for your doors.

The door colors are: a) same as the creme trim, b) a medium brown, and c) black.

For your convenience, you can see the three door colors displayed on a bulletin board. The bulletin board is located next to the maintenance garage door at 2915 Meadow Grass, next to Building 7.

D&C Paint Contractors will begin painting on Building 1, as soon as weather permits.

RUMORS?

Yes as always, there are rumors; some are interesting, some are funny, some not-so-much, some are hurtful, some are patently false, some stir-up people and stir-up fear. We have been controversial at times about paint colors. More rumors than usual have been flying about in the last three months or so. That is over.

Over the last several years, your Association's Board with Creative Management Company has made major improvements upon our property. Overall, the community has been satisfied and, our finances are in excellent shape.

PLEASE, LET US NOT ALLOW 'RUMORS' DIVIDE OUR COMMUNITY.

THIS & THAT

Word has it that Sam's Club is coming to our Target's shopping center. Apparently, they will be next to the Dollar Tree. We'll see.

We now have four constables circulating throughout our greater neighborhood. That's really a good thing! Thank you to the M.U.D. and the shopping center.

Please leash your dogs, please carry a pickup bag, and PLEASE use it so there will not be a smelly trail.

Adolfo and maintenance crew are working hard to get the repairs to the 'brown' buildings done ahead of the painters.

The best place to park car is in your garage! If you park your car on the street, remove your valuables from sight and be sure to lock your car. Breaking into cars is the common crime in our community.

DO NOT CUT HOLES IN YOUR ROOF! Any repairs that are related to the hole in your roof are responsible and at your expense.

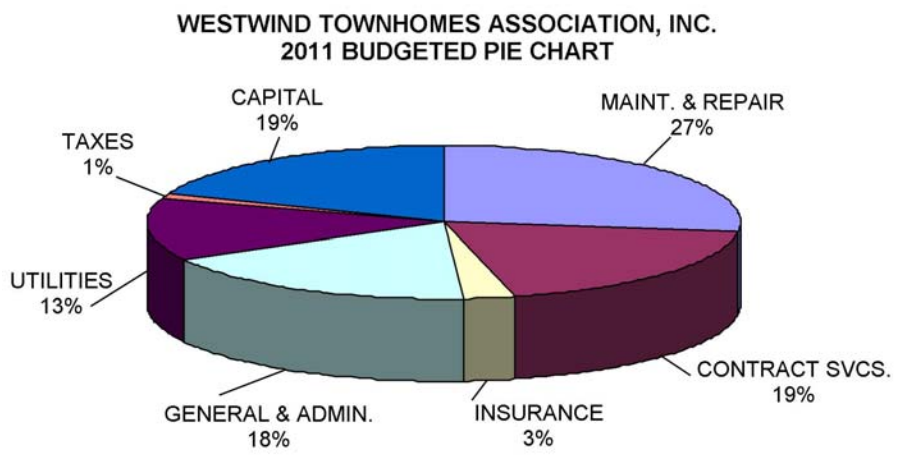
No matter how you feel, get up, dress up, and show up!



Your Association Fees At Work

The following pie chart shows how your monthly fees are budgeted in 2011.

Maintenance & Repair	\$55.62
Capital (Reserves)	\$39.14
Contract Services	\$39.14
General & Administrative	\$37.08
Utilities	\$26.78
Insurance	\$06.18
Taxes	\$02.06
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Total	\$206.00



Maintenance & Repair is the largest expenditure this year. It pays for labor, and supplies. Our maintenance crew continues replacing/repairing damaged wood/Hardi-plank before the crew paints the buildings.

Capital (Reserves) are used to pay for painting the Hardi-plank buildings this year, additional cement replacement, and other items as needed.

Contract Services include mosquito control, exterminating (termites), landscaping, trash contracts, alarms, and roll off trash service – all good things.

General & Administration includes legal expenses, office supplies, payment to Recreation Association, management fees, the newsletter and usual miscellaneous costs. **Utilities** include water and sewer, electricity for outdoor lighting, the shop, the clubhouse, etc.

Insurance - it protects us.

Taxes - it's a have to.

Westwind Townhomes Association, Inc. 2011 BUDGET

Maintenance & Repairs	\$224,192.00
Capital (Reserves)	\$157,765.00
Contract Services	\$157,765.00
General & Administrative	\$149,462.00
Utilities	\$107,944.00
Insurance Expenses	\$ 24,910.00
Taxes	\$ 8,302.00
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Total	\$830,340.00

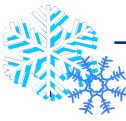
EXTERIOR CHANGES

If you are considering an exterior change, you need to obtain an Architectural Control Request Form. ANY and ALL exterior changes requires this form signed by Creative Management and the Association Board prior to making the change.

All changes must be in conformance with the Association Rules and Regulations and the Standardized Guidelines. If you do not have these pamphlets, please request Creative to mail them to you, or go onto our website: [http:// westwindth.org](http://westwindth.org) to see pictures in the Guidelines and read the Rules and Regulations. You can also print an Architectural Control Request or fill it out online and submit to Creative.

Failure to obtain such approval could require removal of changes and/or restore to original condition, at your expense.

Westwind Townhomes



c/o Creative Management Co.
8323 S.W. Freeway #330
Houston, Texas 77074-1692

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EMERGENCY NUMBERS

Constable: Emergency Law Enforcement
281.463-6666 (faster response than 911)
Non-emergency.....281.492-3600

Fire & Medical Emergencies.....911

Crisis Hotline.....1.800.764-7664

Poison Control.....713.654-1701

OTHER INFORMATION & NUMBERS

Creative Management Company - 713.772-4420
Sharon Crutcher, ext. 132 - **Information**
Kelly, ext. 105 & **Judy**, ext.137 - **Maintenance**

Towing - 713-995-9540 - anyone can call!
Or call Sharon and she will call them.

Post Office - Ashford West, 12655 Whittington Dr.
Contact for new or lost mailbox key
281-920-9337 or 1-800-275-8777

Lawn & Grounds - Mark Rode
Texas Lawn Works - 281.240-4579



Trashporters (Mary) - 713.733-1600
Trash pickup days (between 7 am & 7 pm)
Tuesday, Thursday & Saturday
Heavy trash day is Thursday

Water Concerns -
Creative Management - 713.772-4420
West Harris County M.U.D.6
Municipal District Services - 281-290-6500

Newsletter - Erni Ringo - 281.759-9492
Website: [http:// westwindth.org](http://westwindth.org)

WWTH Association Board of Directors meets monthly
on the 4th Wednesday, at 7:00 pm.
Homeowners are welcome at the Board meetings.

Recreation Board of Directors meets as needed.
Call Creative Management for date and times.

All meetings are held at 2915 Meadowgrass Lane.

This newsletter is dedicated to improving communication between the Association's Board, Homeowners, and the Management company.

REAL ESTATE SALES

10-22-2010 through 1-31-2011

Westwind Townhomes



Sq Ft.	Sales Price	List Price	Closed Date	Year Built	BR/Bths	SP/SF	DOM
1216	\$ 52,000	\$ 59,900	01/03/2011	1983	2/1 ^{1/2}	\$ 42.86	199
2050	\$ 66,200	\$ 70,000	01/14/2011	1980	3/2 ^{1/2}	\$ 32.29	39
1519	\$ 92,900	\$ 92,900	01/28/2011	2002	3/2 ^{1/2}	\$ 61.28	29
1980	\$ 93,086	\$ 99,900	11/19/2010	2002	3/2 ^{1/2}	\$ 47.01	151

Current Active Listings.....	08
Option Pending.....	00
Pending Sales.....	01
Listings Sold.....	04
Expired.....	19
Withdrawn.....	01
Terminated.....	11
Average Days on Market.....	105
Average Price per Sq. Ft.....	\$45.86
Average Adjusted Price per Sq. Ft.	\$45.00 (after seller contribution)
Active Leases.....	02
Leased Townhomes.....	04

****NOTE:** We are still struggling with sales in Westwind Townhomes. However, note that condition and location plays a huge part in getting the best price possible and a quicker sale. Only one of the sold townhomes sold at a decent price per square foot.

Information provided by:

The Williams~Hayes Team
Linda Williams, 713-582-5595(cell)
Prudential Gary Greene, Realtors

Email: LINDA@WilliamsHayesTeam.com
Website: www.WilliamsHayesTeam.com

Get outside every day. Miracles are waiting everywhere.