

Fall 2009

General Meeting

Our yearly general meeting is scheduled for October 26, 2009, 7:00 PM at the Pearland Annex of the Brazoria County Library, 3522 Liberty Drive, across from City Hall. This annual meeting is for you, the homeowner, to get involved with what is happening in your subdivision.

The term for one Board position expires at the end of the year and there is one vacant unexpired term. If you are interested in running for one of these positions, **and we need people to fill these Board positions**, please call the Business Office at (832) 217-8833, so that your name can be placed on the ballot, and if you are planning to run, please make plans to attend the General Meeting.

If you are unable to attend and still wish to cast a vote, please fill out the proxy ballot at the end of this newsletter and assign your proxy to a homeowner that you are certain is in good standing with the Association and who plans to attend the General Meeting. You may, if you so choose, assign your proxy to one of the current Board members to vote on your behalf. Our current Board consists of Ron Heitman, Tom Seiler, James Potenza, and Bob Briggs. Proxies may be mailed in or brought to the meeting on October 26. The Association is not responsible for delays in the postal service.

Other items on the Agenda will be the presentation of the 2010 budget for membership review and approval. This is your Association and it is your dollars that contribute to the upkeep of the subdivision. Please attend, as the board appreciates your input.

Deed Restrictions

Association management personnel drive through the neighborhood regularly to observe and catalog violations of the subdivision's Restrictions & Covenants, otherwise known as your Deed Restrictions. This is not a popular task and is not done to punish homeowners, but it is a necessary one to maintain an acceptable level of appearance

for the subdivision to maintain property values for the owners. Some of the most common violations are:

- Trash and trashcans at the curb before 5:00 PM of the day before service and not retrieved in a timely fashion after service.
- Trashcans and recycle bins stored in view, whether this be in front or on the sides of the house.
- Unapproved changes to the home, which included unapproved color choices, utility sheds, patio covers, and the list goes on. The rule of thumb is any change to the front elevation view or any view visible from the street by a standing person should be checked with the Association before proceeding.
- Storage of boats, campers, and other recreational vehicles for longer than is strictly necessary for trip preparation. Otherwise, they must be stored out of the subdivision.
- Non-repair of such items as rotting wood on the house, broken and/or missing fence slats, or mold/algal growth on the siding.
- Lack of sufficiently regular mowing and edging of the lawn and weeding of plantings and flowerbeds. Mowing once-per-month in this climate is not sufficient by a significant margin.
- Toys—basketball goals left in the street, skateboard and/or bicycle ramps left in the street or otherwise lying about, and large toddler toys left in view when not being used.
- Automobiles—disabled vehicles or vehicles without current registration/inspection stickers stored in the subdivision; more than four vehicles attached to a single residence.

This list is by no means complete, but it does hit the high points. Always remember that the condition of your property reflects on us all, so take of problems as they arise or as you are notified of them, and we'll all benefit from the improvements.

Please visit our website for other articles of interest at www.westwoodvillagehoa.com.

Official Proxy for Westwood Village HOA, Inc.

Give this proxy to a neighbor who will be attending the meeting at 7:00 PM Monday, October 26, 2009, at the Pearland Annex of the Brazoria County Library, 3522 Liberty Drive:

I, _____ of _____
NAME ADDRESS

convey my proxy for the October General Membership meeting

to _____.
NAME

This person may vote on my behalf and with the same effect as if I had voted in person. If I find I can attend this meeting, I may revoke this proxy and vote in person. All fees due the homeowners association must be paid in full in order that this proxy be valid.

SIGNATURE OF HOMEOWNER

VERIFICATION (office use)

Westwood Village HOA, Inc.
PO Box 214
Friendswood, TX 77549

IMPORTANT INFORMATION—PLEASE READ!