



## Notes by Diego Torres – President

Well, it is official. The pool roof bids were received from the contractors and the Board has chosen the one submitted by Huff Construction for \$27,495. The contractor agreed to delay the start of construction until 1 to 2 weeks after Labor Day, allowing the residents to enjoy the pool for the rest of the Summer.

**Marsha Davis** has volunteered to chair the Pool Committee and has organized a “Pool Security” team to prevent the use of the pool by unauthorized persons and to monitor the pool water and equipment malfunctions.

We have been getting numerous complaints regarding unkempt yards, and weeding and trimming. We request the residents to maintain their properties in accordance with our rules. Any violators will be issued a warning followed by a fine if the noncompliance is not remedied.

You will be receiving a financial document in the newsletter detailing the proposed options to help fund the Pool Roof project.

Village of Westlakes  
Board Meeting  
3<sup>rd</sup> Tue. / Martes,  
**July 16, 2013**  
**Aug. 20, 2013**  
7:00 P.M.  
Clubhouse

Please read, choose the option you favor and submit, per the instructions.

There have been complaints of non-residents walking their pets and not cleaning up after them. I ask you to point that out to them when you see this occurring.

Other security breaches are persons seen walking between the homes at 41<sup>st</sup> Street and Whitewing area and proceeding into Bell’s cornfield. The other is the unauthorized use of the pool after hours. I request that if you see this type of activity to call the POLICE.

In closing, on behalf of the Board we wish you a happy 4<sup>th</sup> and may God Bless America.

## Message from the VWL Board

We would like your opinion on financing the pool roof. Please contact a board member with the option you would prefer. Email, mail, or personally contact a board member

**Option 1.** One time assessment of \$155.00.

**Option 2.** Use Owner’s equity and have a possible greater than 5% increase in association fees at end of year.

At the Board meeting June 25, the Board approved the low bid for the pool roof of \$27,495. Over the past 30 days we received back payment from two delinquent homeowners for approximately \$4,000. After applying those amounts of approximately \$4,000 to the cost of the pool roof, we still need to fund \$23,495. We may receive some additional insurance proceeds, but likely won’t know how much, if any, we will receive until we provide the insurance company with a signed construction contract. The

insurance contract allows for replacement cost. However, we need to provide a way to fund the roof assuming we get nothing more, until notified differently.

**Option 1: Fund the project cost of \$23,495 with a one time \$155 per lot assessment. Payment can either be in full, 12 equal monthly payments of \$13.00, or in 4 equal quarterly installments of \$38.90 beginning the first month after the special assessment is approved. Any insurance proceeds realized from the rebuild of the pool roof shall go toward reducing the assessment across the board.**

Reduce grounds budget by \$5,000 and increase pool maintenance and repairs by \$5,000 to cover expected costs through year end.

**Logic for Option 1:** a) This is a capital improvement, not an ongoing expense, and owners’ equity is an accumulation of unspent homeowner dues over the last 5

*Message from Board continued p. 2, col.1*



**Message from Board** *continued from p. 1*

years. b) Some residents supporting redoing the pool roof were not residents during the entire period of time the savings in dues were collected and accordingly have not contributed fully to the accumulation of owners' equity. c) We have ongoing maintenance items such as the pool lining and cool deck repair that will need to use the equity funds or will require a dues increase in excess of 5% to address. d) Pool maintenance and repair line item is already overspent for the year.

**Option 2: In the event option 1 is not adopted or fails to receive the necessary votes to pass the membership, transfer \$17,000 from owners' equity to other income and reduce the current budget by the line item amounts listed below. Increase pool maintenance and repairs line item by \$33,800 which includes the \$5,000 mentioned in option 1 to cover the deficit in pool maintenance. Any insurance proceeds realized from the rebuild of the pool roof shall go first to reducing the owners' equity transfer.**

**Proposed budget reductions**

No directory this year	- \$800
Clubhouse — Reduce clubhouse air conditioning repairs	- \$1,000
Reduce clubhouse electric	- \$2,000
Clubhouse cleaning expense line item is currently over budget target and only \$75 is left for activities for the year; can't overspend those items rest of year.	\$0
Grounds	
Reduce chemicals for golf course	- \$3,000
Reduce landscaping	- \$2,000
Eliminate part time help	- \$2,000
Reduce water	- \$2,000
Pool — <b>Increase</b> maintenance and repairs budget by	+ \$33,800

**Logic for Option 2:** We are currently overspent on pool maintenance and repairs by \$1,400 including chairs and have nothing for maintenance the remainder of the year. We spent \$4,300 on maintenance plus \$400 for chairs in 5 months. We probably should

**WHAT'S GOING ON?**


for July/August 2013

**Que Pasa?**

at the Village of Westlakes

**VILLAGE OF WESTLAKES  
BOARD MEETING**  
**Tuesday, July 16 – 7:00 P.M.**  
**Tuesday, August 20 – 7:00 P.M.**

- Golf League play resumes in October. Summer Golfers usually start at 9:00 A.M.**
- Pool - Water Aerobics:** Tue/Wed 4:00 P.M. Fri. 10:00 A.M.
- Ladies Lunch:** 2<sup>nd</sup> Mon., monthly, Meet at 11:30 A.M. at the restaurant.
- Line Dancing:** Wed., 1:00 P.M.
- 4th of July:** Thu., 6:00 P.M
- Dog Days - Sat. Aug. 24**
- Social/Cocktails:** Thu., 5:00 P.M.

**Ladies Lunch** 

July 8, 2013 at 11:30 A.M.  
 Blue Onion, 925 Dove, McAllen  
 Aug; 11, 2013 at 11:30 A.M. TBA

Call **Carol Lund** at 683-9522  
 by Sunday night for reservations.

budget a minimum of \$5,000 additional for remainder of year plus pool roof.

Total available \$12,800 from budget transfers suggested above, less \$5,000 for pool maintenance leaves \$7,800 plus \$17,000 from owners' equity, for a total of \$24,800 to go into pool roof replacement. This does not take into account any costs above the bid for engineer supervision, but allows \$1,300 for that possibility.

- Please contact a board member with the option you would prefer. Email, mail, or personally contact a board member**
- 1. One time assessment of \$155.00.**
  - 2. Use Owner's equity and have a possible greater than 5% increase in association fees at end of year.**



### Pool Committee Report

by Marsha Davis, Chair

The new Pool Committee has just been formed with the following members:

- Marsha Davis**, Chair
- Bill Duck, Betty Johnson,**
- Norma Rodriguez, Joann Ryerson**



The Pool Committee will be checking the status of the people using the pool. If you cannot prove you live here or have more than the allotted number of guests, you will be asked to leave. The high cost of taking care of the pool is making this surveillance necessary. The gate will be locked with a padlock at 9:00 P.M. every night.

We are hoping that all the residents will take care of the area when they are at the pool. **Please comply with our posted rules: no food, coolers, smoking, running and jumping or loud noises. Any personal items left at the pool will be saved for two days and then disposed of.**

Please help maintain the pool area for all of us to enjoy. If you have any concerns or comments, please contact any pool committee member.

#### NEW POOL HOURS

The new Pool hours are 8:00 A.M. to 9:00 P.M. We now have a padlock which will be locked at 9:00 P.M. and opened in the morning at 7:00 A.M.

The first night we implemented this procedure and later in the night, someone jumped over the fence where the cans are stored, used the pool facilities and when they were through, jumped back out. We do have motion lights that we will turn on after locking the pool, and they stay on for about 20 minutes. If after 10:00 P.M. anybody who lives near the pool or is driving by sees the lights on, we urge you to call the police.

Thanks for your help!

#### HOUSE FOR SALE:

At 4116 Carnation Court, across from Clubhouse! 2/2, and virtually new large capacity. Frig/Freezer. **Cyndy Kurcz** @ 686-1260 and leave message or at 4112 Carnation Ct.



### Village Of Westlakes 4<sup>th</sup> of July

Join us to celebrate our nations birthday

When: 4<sup>th</sup> of July

Time: 6:00 P.M.

Where: Clubhouse

What to bring: a dish to share, your favorite beverage, and your own meat to grill.

Tea and water will be furnished.

Bienvenidos

## WELCOME

NEW NEIGHBORS

Village of Westlakes  
 DIRECTORY and  
 RULES & REGULATIONS  
 A Home With Good Connections  
 2012

- Jesse W. Sloss III (Rusty)** lot 25L  
4120 Carnation Court  
956-867-2201  
rsloss425@yahoo.com
- Jay Schwichtenberg** (Non-Resident Owner) lot 44L  
4120 Carnation Circle  
956-222-8076 682-4701 (w)  
jayrgv@gmail.com
- Manrique Palacios Jr.** lot 47L  
4102 Camellia Court  
578-1991  
manrique@hotmail.com
- Clement Prunty** lot 30L  
4102 Carnation Court  
N.A.  
hiswill4ever@gmail.com
- Richard & Ann Montalvo** lot 72  
4117 Whitewing Avenue  
534-7734  
mntl9a@aol.com

#### Water Aerobics

New hours for June - July - August  
Tue. and Wed. 4:00 P.M. Fri. 10:00 A.M.  
Reminder: nobody is allowed in the pool during the 45 minute water aerobics class!  
**Aeróbicos en el agua**

Nuevos horarios para junio - julio - agosto  
Martes y miércoles 4:00 P.M.  
Viernes de 10:00 A.M.

Nadie le está permitido en la piscina durante los 45 minutos de aeróbicos en el agua!

**Drug Houses in “good” neighborhoods**

reviewed by Chief Victor Rodriguez, McAllen P.D.

**The Village of Westlakes has had four identified “drug houses” in the last 18 years – one homeowner and three rentals.** A Cimarron Country Club resident recently became concerned about safety at Cimarron after police found two houses full of drugs in her neighborhood. Drug dealers like “nice” neighborhoods that say, *“It can’t happen here.”* No neighborhood is left untouched.

This era of foreclosures and short sales created stress for homeowners, but it was convenient for traffickers. Many owners were anxious to lease their property for anybody who would pay and some leasing agents were also willing to take advantage of the bad real estate market. Drug traffickers were able to move into “nice” neighborhoods.

**Most drug stash houses are rental homes. Stash house caretakers prefer homes with attached garages.**

**DRUG STASH HOUSE DANGER SIGNS**

- Different types of vehicles, especially vans and pickup trucks, enter and exit the garage at different hours of the day or night (often night time or early morning).
- Vehicles will often have different license plates, including Arizona, California, Texas, New Mexico, Mexico, or paper “buyer” or “dealer” tags.
- You may not see anyone at the stash house for several days or weeks, and then there will be a lot of activity at the house.
- There may be an accumulation of advertisement material on the front door. Stash house occupants do not usually put their trash out for regular collection, but instead, prefer to dump it at another location themselves.
- Yard is often unkempt, although sometimes they send someone to clean it up to avoid attention.
- Occupants tend to keep to themselves and they will not be visible on a daily basis.
- Stash Count Houses (used for Currency) will normally be well kept and have a

“lived-in” appearance and usually vehicles in the driveway. Residential stash houses are hard to identify. Surveillance and information from informants is critical in identifying residential stash houses.

- Frequent and unusual traffic patterns such as: Stop - Enter - Leave.
- Traffic frequently stops and a resident comes out and talks briefly with occupants of car
- Graffiti on structures in the area.

**PREVENTION**

Prevention is the best way to stop drug houses! You can reduce the chance that a drug house moves into your neighborhood. Know your neighbors. Start a Neighborhood Watch or build a cooperative effort with other neighbors. Meet and know your Community Police Officers.

**What should you do if there is a drug house in your neighborhood?**

- Log all activity connected to the suspected drug house.
- Talk to your area Community Police Officer and give the information from your House Watch log to them.
- Speak with the non-resident property owner about problems that the tenants are causing for the neighbors. If you are having problems, the property owner is probably having problems too.
- Be vigilant if you rent or sell your property.



Chief Rodriguez advises that we should emphasize the US Department of Homeland Security campaign and message: **“See Something Say Something.”**

The idea here is if a resident **“see[s] something”** that in their view is suspicious, **“say something”** to your local police department. Every resident represents a set of eyes. Those eyes work for the general public (our VWL) good only when they **“say something.”**

**Keep the Village of Westlakes a safe neighborhood.**