



**A TexasWildscapes
Community**

VILLAGE OF WESTLAKES HOMEOWNERS ASSOCIATION

Charles Hvass

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Dear New Resident:

Welcome to the Village of Westlakes. Please read this letter all the way through so you are familiar with your new neighborhood. The Village of Westlakes is a Homeowners Association (HOA), and our governing documents, rules, committees, and other information can be found at: <http://www.villageofwestlakes.com>.

We also have bulletin boards by the front door and inside the clubhouse. If you are looking for information, try the website first. If you will make sure we have your email information, we will add you to our Village of Westlakes communications emails. Contact Marsha Davis-VWLcommunication@aol.com.

If you are an owner, or are a tenant to whom the owner has given privileges, you have the right to enjoy our many facilities.

The *pool and hot tub* are open **9 am to 9 pm**. (Check the sign by the pool), They are heated during the winter months by request. You will need a key, which you should have obtained from the previous owner or you can purchase one for \$5 from a pool committee member. You may take up to **5** guests with you to the pool, but must be present while they are there. No glassware in the pool area.

We have a 9-hole par 3 course for golfers. You will need a **yellow bag tag (\$5)** from the golf committee. Non-resident guests pay \$2.00, per round, and must be on the course with you.

The *clubhouse* is open from **7 am to 11 pm**, except when rented or in use by a VWL group. (There is a calendar in the lobby of rentals.) (So you know, there is an alarm system that will go off before 7am and after 11 pm). Join us for Happy Hour Thursdays at 5:30. Bring your own beverage, and some food to share. We have a monthly coffee the first Monday of the month from 9:30 to 11:00 a.m. There is also a monthly Ladies Lunch the second Monday of each month. See the sign-up sheet on the front bulletin board inside the clubhouse.

All minors under age 18 must be accompanied by an adult member/renter at the clubhouse, the swimming pool, and on the golf course. The member/renter is responsible for designating the responsible adult if member/renter is not present on the golf course.

Garbage and recycling is picked up on Wednesdays, the calendar is on the City of McAllen website. Please have your garbage and recycling cans curbside Tuesday evening or Wednesday morning. Pick up times vary. The cans **must be put away** the evening of the day of pick up, or placed behind an approved screen. Do not leave your garbage can out—this is regulated by the City of McAllen as well as VWL. We like to keep our neighborhood looking neat. If the collectors spill the trash, please pick it up and call the city.

Your garage must be accessible to park at least one vehicle. Please park in the garage, or in the driveway. If you park on the street, you must leave one side open for emergency and service vehicles. No parking on the yard!

The speed limit is 30 mph within the Village. Walkers should walk facing traffic (the nearest curb should be closest to your left shoulder as you face traffic). Drivers—take care, we have a lot of walkers. Walkers—take care-- wear reflective or bright clothing at night, and carry a flashlight.

Pets are welcome, if you pick up after them. Dogs must be on a leash. Please, no pets on the golf course, or loud or persistent barking. Take your dog in or use a bark collar if necessary. Please pick up after your dog when you walk it. Please pick up your yard, also, or the mowing crew will not mow it.

Our Board of Directors meets the second Tuesday of each month except December at the clubhouse at 7 pm. The annual meeting is in December. You are invited to attend. Your HOA assessment is \$136 per month, and you should have received the payment information at your real estate closing.

We have standing committees, and the list of these can be found on our website. Finally, we have many social activities throughout the year, and hope you will participate. We would like to get to know you, and believe you will find your neighbors to be people you would like to know.

As a homeowner in the Village of Westlakes your monthly dues cover maintaining all the common areas such as the Golf course, Clubhouse and pool and also cover certain regularly scheduled maintenance services to your lot.

Services provided to residential lots by the VWL grounds keeping crew (The grounds crew is a separate contractor):

Mow grass weekly March through October, weather permitting. Mow every other week unless grass is in need of mowing due to rapid growing conditions (may require weekly mowing as necessary) November through February.

Trim grass around trees, sidewalks, driveways, road, and flowerbeds, etc., weather permitting.

Blow away debris after mowing grass, weather permitting. Ensure that the debris is blown back into the grassy area of the yard.

Pickup and remove any fallen branches and palm fronds if they interfere with the mower.

Post a residential lot mowing schedule at the Clubhouse. Mowing, trimming and blowing shall be done in accordance with that schedule, weather permitting.

Services not provided to the residential lot:

The grounds crew is not required to mow or trim any lawn with hoses or other items left out on the lawn;

If dog feces is present your lawn will not be mowed;

If your fence is locked preventing entrance or the gate is too narrow to allow mower access, or low hanging tree branches prevent the use of the riding mower, those areas will not be mowed.

The grounds crew is not required to trim around trees which have branches too low to accommodate a riding mower.

The grounds crew will not remove lawn debris left in front of your lot or leaves and nuts left in the street. That is the homeowner's responsibility to arrange for removal or call the City for street sweeping.

The grounds crew will provide the owner with a list of any area not mowed or trimmed because of the above listed reasons.

The contractor will personally tour the property, including private residences, monthly to ensure that all tasks are completed, and will provide a report to the VWL president. Discrepancies communicated to them will be corrected within twenty-four (24) hours if it involves private lots.

We have a brush pile for residents and their contractors on 41st. You should escort any contractor using it to the location, and follow the directions on the signs. The code can be obtained for the lock from the Grounds Committee if you are going after hours. Any loose brush must be in paper, not plastic, bags.

The Short List- (You can post this in your house for easy reference):

- Pick up after your pet, no pets on golf course
- No loud noises after 10 pm.
- Trash/Recycling receptacles **MUST** be put away no later than the night of collection
- You must accompany your guests on the golf course, to the clubhouse, and at the pool. Minors must also be accompanied
- Take care of pedestrians-pedestrians, please take care
- Your garage must be usable as a garage
- Park on one side of the street—keep a lane open for emergency vehicles

Welcome to the Village of Westlakes

Chuck Hvass
President
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