

Windsor Park Estates Newsletter

February 2022

website: www.windsorparkestates.org

email: windsorparkhoa@gmail.com

From the President ~

Wishing everyone a Happy New Year and welcome to all our new neighbors! Our neighborhood has become alive with lots of children. I ask everyone to drive slow and stop at the stop signs.

As many of you are aware, our HOA Board is solely run by resident volunteers. This has kept our dues low compared to other neighborhoods. **I personally invite you to our Annual HOA Meeting on April 12th, 7pm at Pattison Elementary.** Come meet your neighbors and be part of what's happening in your neighborhood! Three seats will be voted on (VP/Architectural, Secretary, and Landscape positions) and so three board members will be elected at the meeting. We are always looking for new volunteers for open board positions or for other purposes. If you have interest in volunteering, let us know. Please call or send an email.

Always know that I am reachable if you ever have an HOA question.

We will always be neighbors first,
Mike Hughes
713-854-2385
windsorparkhoa.president@gmail.com

From the Treasurer ~

In 2021 our income was slightly over budget at \$91,985, of which \$90,000 was from dues (120 homes at \$750/year), \$1,877 was from transfer fees, \$97 was from late fees, and \$11 was from interest. Our 2021 expenses were \$104,128, under budget by \$12,464, with under-runs across various categories. Due to the below budget expenses we closed 2021 with reserves at \$68,176, still well above our reserve objective of \$50,000.

For 2022 we have held the annual dues at \$750 for the 9th consecutive year. We project 2022 income at \$91,100 and expenses at \$108,169 (including \$20,000 for landscaping improvements), which would result in year end 2022 reserves close to the \$50,000 objective.

Our dues were last raised in 2013 to restore the depleted reserves to acceptable levels. The higher dues, combined with very limited investment in landscaping maintenance/improvements during 2014-2018, resulted in our reserve levels peaking at \$90,000 at year end 2018. For 2019 – 2022 we have been using the excess reserves for a modest program of landscaping improvements.

After many years, we are beginning to see inflation returning. Our largest budget category is for base landscaping maintenance (mowing/tree trimming/seasonal flowers), where we are now in the last year of a 4 year fixed cost contract. We expect some increase for the next contract starting in 2023. The combination of base cost increases and the depletion of our reserve balance during 2022 means that we will have to end the program of landscaping improvements after 2022 or consider a modest increase in the dues for 2023+, or a combination of both, which will be a topic for the annual meeting.

From the Architectural Committee ~

Our neighborhood is truly a lovely place to live, however there are always things we can all do to help Windsor Park Estates maintain its beauty and charm.

Making any exterior changes to your home and landscape? Reminder that any type of improvement or change to your home, MUST be approved by the HOA before moving forward. We are seeing an increase of improvements being made throughout our neighborhood so please be sure to follow the proper procedures and have each item approved per our Bylaws and Deed Restrictions before starting your project. Exterior home improvements, such as replacing a roof, replacing fencing, exterior remodeling, landscaping, outdoor lighting (no rope lighting), any exterior painting (even to paint the same color!), pool and/or a patio cover, basketball goal, play sets, just to mention a few, are changes that MUST be approved by the Architectural Control Committee of the HomeOwners Association Board BEFORE ANY TYPE OF BUILDING/CHANGE TAKES PLACE. We try very hard to give approval ASAP, however, this approval process may take up to 30 days, so plan ahead. To print the Form to apply for approval, go to www.windsorparkestates.org Under the Neighborhood Tab, go to Forms.

Let's keep our Oak Trees beautiful! Our beautifully lined streets are one of the many draws to our neighborhood! Manicuring and keeping your trees groomed adds value to your home and beauty to the neighborhood! If your trees need to be pruned to allow the sun to shine, now is a good time to have it done while the trees are in a dormant stage. Please remember to have your trees pruned well over the street as to allow large trucks and school buses to travel down the streets without breaking limbs and doing damage to your trees.

Have your trees grown over and/or under the street lights? It is important to have them trimmed well away from the light. This will keep our street shining bright through the night!

If you are having a hard time getting grass to grow under your Sidewalk/Curb street trees and want to try something different, how about a Jasmine ground cover! Grass or Jasmine only. Again, this must be approved by the HOA before planting.

Sidewalk and Brick Wall Maintenance - Maintenance of the sidewalks and the brick walls are the responsibility of the individual homeowners, with the exception of the sidewalks by the park (which are maintained by WPEHOA), and the sidewalks along Greenwind Chase and Baker Rd (which are maintained by Green Trails MUD). With the maturing of our oak trees, the sidewalks especially have become a growing liability problem due to the tripping hazard caused where individual sections have been lifted by an inch or more relative to the adjacent section.

We will be doing a thorough annual inspection (with quarterly follow-up inspections) of needed sidewalk and brick wall repairs, and we will notify each owner, as appropriate, and follow up to assure compliance. If you plan to sell your home, be aware that we prepare a mandatory "Resale Certificate" to the Title Company involved well in advance of the close, which among many other purposes, communicates to the buyer and their agent any open HOA compliance issues so the buyer does not unknowingly assume liability for needed repairs.

So we ask every homeowner to please check your sidewalk and have any tripping hazard repaired to avoid receiving a letter from the HOA. The HOA Guidelines state that "Sidewalks are the responsibility of the homeowner to maintain in an attractive and safe manner. A sidewalk that becomes a tripping hazard, for any reason, needs to be repaired immediately".

Thank you for being attentive to this matter!

Spring is just around the corner! And mildew has set in! If the siding on your house is showing signs of mildew, please have it cleaned.

If the freeze has damaged your landscaping, please consider a refresh for this Spring. Have all dead trees and shrubs removed. There are many dead palm trees throughout the neighborhood which could be a hazard if they were to fall to the ground.

Part of maintaining your yard is cleaning the dirt/silt/growth out of the street's gutter in front of your house. Please ask your landscape crew to clean out your gutter! Improving the curb appeal of your home can only help its value and the look of the neighborhood!

Street Parking - As a courtesy to your neighbor, to help keep our streets safe, and to maintain our neighborhood charm, we ask that there be no continual or overnight parking in the streets. We realize that there will always be an exception to the rule, but we ask that you be mindful of this request.

Keep your email address updated with the HOA! The HOA asks that if your email address changes or if we do not have your contact information, please send any new information to windsorparkhoa@gmail.com. The HOA will never share this information as it is only used to stay in contact with you in case of emergency or updates throughout the year.

MARK YOUR CALENDAR
Windsor Park Estates HOA Annual Meeting
April 12th at 7pm at Pattison Elementary

Windsor Park Estates HOA Board Members

<i>President</i> Mike Hughes 713-854-2385 windsorparkhoa.president@gmail.com	<i>Vice-President/Architectural</i> Lisa Ziegler 713-305-9405 windsorparkhoa.architectural@gmail.com	<i>Treasurer</i> Bob Pyle 281-579-6100 windsorparkhoa.treasurer@gmail.com	<i>Secretary</i> Mary Beth Frazee 281-578-5698 windsorparkhoa@gmail.com	<i>Landscape</i> Cathy Miller 832-287-9719 windsorparkhoa.landscape@gmail.com
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