

## ATTENTION ALL HOMEOWNERS AND RENTERS

PLEASE READ THE HOA SEPTEMBER, 2011 NEWS LETTER FOR IMPORTANT INFORMATION THAT MAY CONCERN YOU.

1. NEW STATE LAW CHANGES FOR HOA'S
2. OCTOBER MEETING W/MANAGEMENT FIRM
3. ANNUAL ASSESSMENTS
4. NOVEMBER ELECTIONS FOR OFFICERS
5. IMPORTANT CONTACT INFORMATION
6. TIPS FROM CALLOWAY'S NURSERY
7. ACTIVITY CALENDAR FOR 2011
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### Management Firm Meeting

There will be a resident's meeting in the month of **October** (date and time to be announced). This meeting will be to discuss the possibility of engaging a management firm to enable us to meet the new state laws. A management firm, that has been reviewed by the board, will be in attendance to present vital information and to answer questions.

## IMPACT OF STATE LAW CHANGES FOR HOA'S



This summer the State of Texas passed numerous changes to the HOA laws. These changes affect each of us, individually, and collectively. A comprehensive summary of these changes has been put together for us by one of our residents - Bill Jander, retired Coca-Cola senior executive. You are encouraged to read and study this summary provided as an attachment to this newsletter.

### **Some of the changes that will directly affect our HOA are:**

1. Increased record keeping – detailed minutes, agendas, notifications, announcements, financials, payment applications, etc... the list is very comprehensive.
2. Increased website content and updating requirements. In short, the website becomes the primary communication vehicle for the HOA, and must be completely overhauled.
3. Board meetings must be publicly announced with accommodations for all residents, which precludes holding it in a private residence.

These are but some of the changes that will go into effect January 1, 2012. With this in mind, the board has been diligently seeking options that make sense for us. After careful study and analysis the following two options appear to be the most promising:

- Engage a professional management firm that will handle the increased record keeping, publications, website, collections, payment plans, offsite meetings, and other obligations imposed by the new state laws.
- Elect a new slate of officers who possess the increased time, legal knowledge, procedural and record keeping skills, website skills, and accounting skills required to meet the new legal requirements. This will be no small task, and requires substantial commitment and skills.

Of these, it appears the first option may have many benefits that are worth considering. However, this choice doesn't come free, and will raise our annual assessment from \$165 to an estimated \$225. While this is not pleasurable to anyone, including myself, we should bear in mind that TEW still has one of the lowest HOA annual payments in the metroplex, and perhaps the state. Looked at from another perspective it represents \$5 a month, which is hardly sufficient to buy a gallon of gas.

In order to solicit the opinion and advice on this matter from our residents the board has decided to seek nominations for the open positions, and to enable the residents to express their opinions regarding which option outlined above should be pursued.

## IMPORTANT CONTACT, PHONE NUMBERS & E-MAILS

**ARCHITECTURAL CONTROL COMMITTEE:**  
TimberviewEstatesWest\_acc@yahoo.com

The A.C.C. meets on the 1<sup>st</sup> and 15<sup>th</sup> of each month for requests.

**CODE ENFORCEMENT:** tewcode@gmail.com

**CRIME WATCH:** Scott Peterson, 972-571-5931  
TEW.CrimeWatch@gmail.com

### HOA BOARD MEMBERS

**PRESIDENT:** *Jerry Leeseberg*, 972-922-6643 ,  
president@timberviewestateswest.com

**Vice PRESIDENT 1 of ACC and Code Enforcement:**  
*Alexis Barnfield*,  
vicepresident1@timberviewestateswest.com

**Vice PRESIDENT 2 of Activities and Communication:**  
*Mike Tobin*, 469-835-0540  
vicepresident2@timberviewestateswest.com

**TREASURER:** *Janet Furlow*,  
treasurer@timberviewestateswest.com

**SECRETARY:** *Dennis Rains*,  
secretary@timberviewestateswest.com

Visit your HOA web site: [www.TimberviewEstatesWest.com](http://www.TimberviewEstatesWest.com),

T.E.W. P.O. BOX 270427, FLOWER MOUND, TX 75027

## Election of Officers

Early in the month of **November** we will have a meeting (date and time to be announced) that will be focused on the election of officers. The terms of three officers will expire at the end of 2011. These officers are President, Secretary, VP of Architectural Control and Code Enforcement. Please click on this link for position descriptions:

<http://www.timberviewestateswest.com/TEW%20HOA%20Board%20Volunteer%20Needs%20&%20Duties.pdf>

If you are interested in running for an office, please send me an email ([president@timberviewestateswest.com](mailto:president@timberviewestateswest.com)) stating the office you are interested in plus a short biography (examples are available) about yourself. **Please reply by Friday, October 7.**

Please feel free to contact Jerry at [president@timberviewestateswest.com](mailto:president@timberviewestateswest.com) , or any of the other board members to discuss this, request more information, or offer suggestions. See the Contact Us page at the [www.timberviewestateswest.com](http://www.timberviewestateswest.com) website for email addresses.

## ANNUAL ASSESSMENTS

### **Annual assessments**

On the topic of annual assessments, the new state laws (effective January 1, 2012) will **require** that TEW collections policy be more rigorously enforced, ensuring that all payments are current within **18 months**. We have some residents that this new change will affect, so where possible you should ensure you are current with your payments, or have arranged a payment plan.

## **A.C.C.**

Architectural Control Committee

Just a friendly reminder that you must get **prior** approval before work begins from the A.C.C. for the following:

- Fence Replacement
- Installing patio covers
- Sheds
- Room addition
- Changing exterior paint colors
- Changing roof shingles

**IF IN DOUBT CONTACT THE A.C.C.**

[TimberviewEstatesWest\\_acc@yahoo.com](mailto:TimberviewEstatesWest_acc@yahoo.com)

## Activity Calendar for 2011

1. Fall Garage Sale ~ **Saturday, October 1**
2. Block Party ~ **CANCELLED**
3. Santa Parade ~ **Saturday, December 4**



## Timely Tip for September Gardeners From Calloway's Nursery



Fall is a perfect time to evaluate your landscape and flowerbeds. If you are looking to replace existing plants or thinking of creating new beds, you have found the right time! Nursery stock planted now will have an opportunity for roots to settle in and become established. When Spring arrives, this root system can support and take full advantage of the surge of Spring growth. This is also an excellent time to evaluate your existing beds and remove those

items that struggled with the Summer conditions and replace them with proven winners. Fresh stock is arriving daily so the selection is great!

You might want to think about planting a shade tree this Fall. Things to consider are shade trees planted on the south and west sides of property provide cooling shade that is useful over outdoor living spaces, play areas, driveways, large windows and glass doors. From a design standpoint, front yard trees positioned off each corner of the front of the house balance the overall look. In the back yard, trees sometimes are used for accenting. To make sure there's room for a tree, check for utility lines and that the space can accommodate the tree's mature height and spread.

An ornamental tree for planting in the Fall is the Japanese Maple. Prized for its foliage throughout the growing season, the Japanese Maple also shows its true colors in Fall. The brilliant Fall foliage lights up the garden and the textured bark and contorted branches provide winter interest. Use as an accent tree or in patio containers. The Japanese Maple is a favorite among gardeners everywhere.

Regardless of what you plant in the Fall, remember to water all newly planted items with a root stimulator mix. This will help reduce transplant shock and promote stronger, healthier roots. Also, apply 2 to 3 inches of mulch to conserve moisture, prevent weeds and to maintain a more even soil temperature.

Visit [www.calloways.com](http://www.calloways.com) for more gardening tips, information and to become a member of our Garden Club! Also, stop by any of our garden centers and visit with a Texas Certified Nursery Professional. Success in the garden is made fun and easy at Calloway's Nursery!

## Timely Tip for October Gardeners From Calloway's Nursery



Usher in the Autumn season with creative displays for indoors or out! Pumpkins, gourds and bales of hay all started arriving in our stores in late September. Combine them with pots of mums and other blooming color and a transformation quickly occurs!

Create an eye-catching vignette in your landscape with bales of hay, a scarecrow or two, multiple sizes of pumpkins and pots of garden mums or other seasonal color. Create a pyramid of pumpkins and squash by selecting different colors and stacking them one on top of the other. Simply displaying a "pile" of pumpkins in the same color palette and different sizes will draw ones eye and interest to an area of your landscape.

Color Creations filled with blooming or colorful foliage plants can be used on patios and porches. Freshen up existing containers and nestle an interesting pumpkin or gourd in amongst the plants. You can also fill a favorite container or pot with a mixture of produce for a simple, impressive look!

A pumpkin or squash can easily become a festive flowerpot for Fall. Select a perfect "container", one without any scratches or nicks and one that will sit flat and not roll around. Cut an opening and remove the loose pulp inside. Add potting soil and plant directly into the "container" or leave the plants in their own pots and place them in the "container". Remember that this is only a temporary but unique flowerpot!

Achieving a colorful transformation that will carry your home and landscape through Thanksgiving is just a clinic away! Calloway's will be hosting the following informative clinics during the month of October. Please join us as we celebrate the arrival of Autumn!

**Saturday, Oct. 1st at 10:15 am**-Fall Displays in the Landscape-  
*Create charming vignettes in your Fall landscape. Easy and fun!*

**Saturday, Oct. 8th at 10:15 am**-Autumn Colors in Containers-  
*Bring smiles to the faces of Autumn guests by the clever use of flowers and pumpkins.*

**Saturday, Oct. 29th at 10:15 am**-Spring Bulbs-Fall Planting?  
*Start planning now for those cheerful drifts of early Spring color!*

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