



Westchester Owners Committee

Annual HOA Update

2023 WOC Board





2023 WOC Board Members

- President – Syed Zaidi
- VP/Pool – Justin Girard
- Treasurer – Andrea Stevens
- Secretary – Daith Collins
- Security – John Henderson
- Legal – Jason Warren
- Maintenance – Jordon Giarratano
- Trash & Pest Services – Sean McBeth
- RAP Editor & Website – Adam Hampton



Community Relations

- WOC Facebook page updates for neighborhood communication
 - WOC group is up to 233 members
- Westchester website (www.westchesterhouston.org) updated with relevant vendors, forms, etc.
- Memorial Day BBQ Cookoff
- Labor Day Pool Party
- Community Blood Drive
- Neighbors Night Out
- Christmas Decorating Contest
- Memorial SN Meeting Updates



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Welcome to Westchester Houston


Est. 1968
November 2023 Newsletter

2024 WOC ANNUAL MEETING

The WOC Annual meeting is Tuesday January 16, 2024. Start time is 7:00 pm, sign-in starts 6:45 pm. All of our homeowners are encouraged to attend.

Be sure to attend. Vote for the 2024 Board, get neighborhood updates and visit with your neighbors.

Location:
Nottingham Elementary School in the Cafeteria
570 Nottingham Oaks Trail
Sign in starts at 6:45 pm. Meeting starts at 7:00 pm
See you there



Treasurer/Legal Update

- Operated at budget for the 2023 year, even when challenged with increased issues in pool operations (i.e. equipment, pool management changes)
- Tax repayment discovery of approximately \$43,000
 - Currently refund is in progress with the State and hoping to be credited to the HOA reserve in 2024



Swimming Pool/Tennis Court

- Replaster of swimming pool
- Improvement of WiFi coverage area from lifeguard stand to pavilion (no cost)
- Addition of a mounted TV under the pavilion cover (no cost)
- Addition of picnic tables added for family seating (no cost)
- Addition of bike rack at the pool to keep bikes organized at entrance (no cost)
- Addition of shaded benches on tennis courts (no cost)
- New windscreens installed around tennis courts
- Addition of Brivo smart locks on pool and tennis court gate entrances to increase security and not have to issue physical keys to members





Maintenance

- Seasonal flowers and landscaping added to all entrances to the neighborhood
- Sprinkler systems damaged by the city were chased down for months and finally repaired by the city
- Repairs of fencing down Dairy Ashford



Westchester RAP & Website

- Monthly RAP issued for the neighborhood to keep up with updates
- Introduced “Meet Your Neighbor” segment into the RAP to highlight a family in the neighborhood monthly and are looking to increase participation
- Increased our advertisement revenue from last year
- WOC website updated with monthly minutes from HOA Board meetings, neighborhood vendors, etc.



Security/Patrol

- We have stayed in close contact with our Constable during times of heightened crime in the neighborhood
- WOC has modified hours of Constable coverage and monitoring to better align with problematic time frames, based on monthly reports received from the Constable's office, and reports from neighbors



What's next?

- Pool Facilities Remodel Project
- ACC Guidelines revisitation
- ACC Chair update
- Upgrading the overall WiFi in the pool area – we're paying too much for too little
- Looking within to see what other improvements are achievable within our budget and time constraints



Pool Facilities Remodel Committee



Formed July 13, 2023



Pool Facilities Remodel Committee

- Committee Members

Jordon Giarratano	832-641-9496	jordon.giarratano@gmail.com
Dath Collins	832-771-2364	dath00@yahoo.com
Michael Williams	832-452-7590	mikewilliams147@outlook.com
Ruth Parks	281-753-3564	ruthparks@att.net
Meg McGuire	713-542-3441	megmaguire05@yahoo.com
Kelly Nolan	832-754-2212	kellyriep15@gmail.com
John Henderson	318-840-6419	jhend22@gmail.com
Justin Girard	409-658-9994	justin6359@msn.com

Project Information

Site Information
 Westchester Club Upgrade
 14705 Chadbourne Dr., Houston, Texas

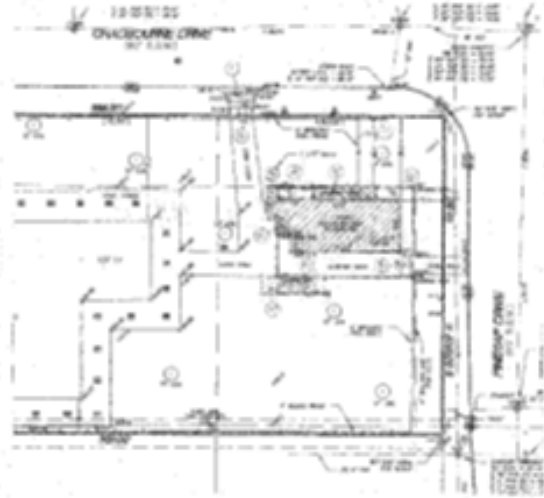
Legal Description
 LOTS 14, 15, 16, 17 and 18, Block 10 Westchester Estates 2, 1st 1/4, Pg. 103
 H.A.S. 112, Harris County, Texas

Codes
 2012 IRC Residential
 2012 International Building Code (IBC)
 2012 International Plumbing Code (IPC)
 2012 International Mechanical Code (IMC)
 2012 International Fire Code (IFC)
 2012 International Energy Code (IEC)
 2012 International Existing Building Code (IEBC)
 2012 International Accessibility Standards

Occupancy A-2
 Existing Construction Type II Non-Supported

Scope of Work

Westchester Club is upgrading with existing Club House
 The existing Club House is to be upgraded with new restrooms, storage and
 changing areas, Pool Equipment Room, Storage Room and Office with ramp
 around front on State 1000
 The existing Club House has an addition on the existing pool area that
 over the gate for the use of the building for changed
 Scope of the existing pool has been removed with steel fence to increase
 safety
 The existing Restrooms are outdated and need to be upgraded for ADA
 requirements. Restrooms upgrade to include new tile floor with tile substrate, Recess
 entry with tile
 Scope of existing Office
 The Westchester Club has requested that the room with full bath be retained
 at the end of the building for office use.
 The Applicant will be responsible to provide pool area fence to provide ADA
 requirements
 Remove existing Office and Office with full bath. The applicant
 to provide full bath and full bath with full bath. Existing Office
 with
 Existing Pool area, pool will be protected at all times.
 Existing Concrete Pool to include ADA a rising curbside, new tile floor and
 existing column enclosure. Existing fence will be replaced with existing
 gatehouse
 Remove existing underground plumbing and electric. Provide new underground
 plumbing for new Office and full bath
 Remove existing concrete Storage and Ramp as required by City of Houston
 with concrete
 Replace existing through roof door hardware to provide ADA access
 Replace existing through roof door to provide wheelchair access. Provide
 access gate with existing hardware
 New utility lines to include new or existing for additional Pool area Trash
 Storage. Provide access gate with existing hardware
 Replace existing concrete sidewalk on front elevation to have ADA ramp for
 access to front of new Clubhouse and Outside Shower



Site Plan
 Scale = 1"=20'-0"

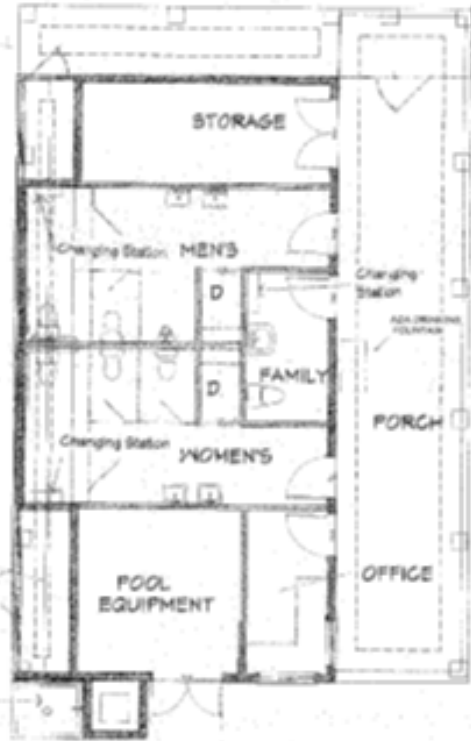
Site Plan Legend

1. New ADA Ramp at Entrance.
2. Remove Existing Through Roof Gate hardware to provide ADA access.
3. New outside Storage
4. New wood fence with gate for Outside Storage.
5. Existing Restrooms to provide ADA requirements.
6. New wood fence with gate for Trash Cans.
7. Retained through roof fence match existing for pool area.
8. Existing Gate and Through Roof Fence to remain.
9. Existing Club House to remain.
10. Existing Concrete Pools to remain.
11. New Concrete Ramp

2'-0" Gate for Trash Cans

OUTSIDE STORAGE

OUTSIDE SHOWER



Floor Plan
 Scale 1/4" = 1'-0"

Schematic Design

Westchester Club Upgrade

14705 Chadbourne Dr., Houston, Texas 77074

A-1

Date:

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Floor Plan

Scale 1/8" = 1'-0"

Thank you ALL for your support and assistance in helping us keep this neighborhood thriving and being somewhere we're proud to call home and raise our kids!

