



Westchester
RAP

November 2022

Letter from the Board

Along with managing standard WOC business, your current WOC Board has worked diligently to assess, renovate and repair the owned assets at our Westchester Pool and Tennis Club. Completed activities are available as attachments to our Meeting Minutes on the website.

We held 2 Special Meetings, one on June 5 and the other on October 16, to discuss this work with homeowners. Additionally, we held several special walk-throughs for interested parties.

After receiving and reviewing plans for a modified remodel, which came to approximately \$450,000, the Board decided to continue along the path of repairs and upgrades at a much lower cost to the neighborhood. As the Board is charged with the upkeep of our WOC assets, we continued to repair/replace items, as required, to keep these assets in good repair. This year the Board authorized approximately \$38,000 in essential repairs and maintenance.

Generally, our reserve funds are \$100,000 at the end of a calendar year. We need to ensure that this reserve is funded for anticipated and emergency expenses to maintain our assets. The following two special assessments will help ensure adequate funding of maintenance projects while maintaining the Reserve.

Special Assessment 1.

To be ready for the 2023 Swim Season and in consideration of Pool user comments, we would like to proceed with pool resurfacing and other associated repairs at this time. Resurfacing is now due, having last been done in 2002. With the major tennis court resurfacing in 2015, and lighting projects in 2019 & 2020, there isn't enough money for this Pool repair. At an anticipated cost of \$135,000, we are asking for a one-time payment of \$375 per lot. This covers the project and ensure our pool remains in top condition.

Note the project will start at the beginning of 2023. This is a one-time assessment to be collected in January 2023, at the same time as the 2023 Maintenance Fee.

Special Assessment 2.

There are other projects for the Club Building and Pavilion which should be completed in the next 2-3 years. With an Assessment in the 3rd quarter of 2023, these projects can be started in the fall of 2023 and not inhibit swim season 2024. These anticipated projects include:

- Wood fence replacement
- The addition of a root barrier at the Club Building
- New electrical, paint and trim at the Pavilion.
- New exterior siding, doors, windows, and paint at the building.

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Bloom Where You are Planted

Yard of the Month and Gardening Tips

If you want to move azaleas, camellias, or other shrubs to a different location, November and December are the best months to do that. You may need to remove some of the top growth to compensate for the shrub's loss of roots. (In the case of azaleas and camellias this will affect their next bloom season but they will recover in the following year.) A root stimulator can be applied. Keep the transplanted shrubs moist in the coming weeks and months until they are reestablished.

Be prepared November through April for quick freezes. Watering in-ground plants before a freeze is beneficial (but never water during the freeze). Having a good layer of mulch helps preserve the warmth in the soil. Plan to cover plants that you know are freeze tender to trap radiant heat from the ground and to help protect them from cold winds.

Apply a broadleaf weedkiller spray containing 2,4-D to eliminate dandelions, clover, henbit, etc. if desired.

As chrysanthemums and other perennials finish blooming, cut the flower stalks to the ground to permit all the strength to be used in root growth.

Plant pansies, violas, snapdragons, alyssum, dianthus/pinks, petunias, calendulas, stock, lobelia, and ornamental cabbage and Kale, etc. for winter color. For areas with shade try alyssum, petunias, cyclamen, English daisies, Sweet William/wild blue phlox, forget-me-nots, and violas.

2022 Westchester Owners Committee Trustees

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**September WOC Meeting - Tues 11/15
Saint John Vianney Room C-11**

Marcel & Kaye Karolys 14726 Kellywood Ln





Holiday Home Tour 2022

Join us for an adult-only evening of community, touring 6 beautiful homes in Westchester and Nottingham Forest 8.

Tickets are on sale now at WNF8TMomsClub.com. A portion of each ticket sale will be donated to charity.

Presented by the Mom's Club and Westchester Women's Club

Saturday, December 17
7pm-10pm

Mom's Club Members: \$20
Non-Members: \$25

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Neighbor News

Getting Spooky Halloween Event

This year's Halloween event was a great success! Thank you to all the families who came out and shared tasty treats for everyone to enjoy.

A big thank you goes to the hosts of the event, Westchester resident Alex Brock, Cassie Hackstedt and Ashlee Menchaca on behalf of the Westchester NF8 Thornwood Mom's Club.



Take a Book, Leave a Book!

Thanks to the efforts of Girl Scout Troop 18995, Westchester is fortunate to have a lending library on the northeast corner of our Pool and Tennis Club.

This gives everyone, child and adult, an opportunity to exchange hard-cover and paperback books at no charge – just LEAVE a book when you TAKE a book.

Half of the library will have books for children.

The library will be kept clean and orderly but PLEASE no junk and use good taste when leaving a book.



In Our Schools

Nottingham Elementary

The inaugural Brunch, Booze and Blitzen adult-only holiday party is Saturday, December 10. Purchase tickets online at NottinghamPTA.org

The next spirit night is Tuesday, November 29 at Fajita Pete's.

Spring Forest Middle School

Bobcat Playhouse presents FallintoTheater
Friday, November 11th @ 6:30pm
Saturday, November 12th @ 2:30pm & 6:30pm
All advance tickets are \$3
At the door, \$3 for students and \$5 for adults

SFMS 7th and 8th grade boy singers will have a concert with all SBISD middle and high school Tenor-Bass Choirs on Saturday, November 12th at 3:00PM at Tallowood Baptist Church.

Stratford High School

In 2017, Memorial High School (MHS) and Stratford High School (SHS) Student Council officers used their Collaborative Spirit to host a food drive during the week leading up to their rivalry football game. In that first year, they collectively gathered 6,000 food items.

Now in its sixth year, MHS and SHS students set the bar even higher by bringing in 398,000 items each.

The donations were distributed to food pantries across Houston including Mission Yahweh Women's Shelter, East Spring Branch Food Pantry, Spring Woods High School's "Woods Goods" Backpack Program, and Memorial Drive Presbyterian Church's Fuente Food Pantry, among others.

Stock your fridge and deck the halls for the holidays! Go to StratfordBand.com to order wreaths, garlands and tamales for the holidays!



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Letter from the Board continued

The cumulative cost for these projects is estimated to be \$110,000 (\$300.00 per Lot.)

In a typical year, it takes about \$80,000-\$90,000 to run the pool. This includes maintenance, supplies, equipment, lifeguards, water and electricity. As those who own pools themselves know, the price of pool chemicals has sharply risen in the last year.

2023 pool user fees next year will be at the same rates they were in 2019. Westchester resident early bird will be \$295 and after June 1 it will be \$350. Pool users who live outside of Westchester (such as Nottigham Forest 8 and the Westchester Villas) will remain early bird for \$375 and after June 1 their rate will be \$425.

We implore you to please vote yes on both assessments to fund the necessary maintenance items while keeping a healthy reserve fund.

Contact any board member for more information.



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Upcoming Neighborhood Events

Monthly HOA Meeting

The next HOA meeting will be Tuesday, November 15 at 6pm at Saint John Vianney in **Room C-11**.

Voting on the special assessments will be Thursday, November 17 from 6pm-7:30pm at the pool pavilion.



Sunset With Santa

DEC 18TH ON THE BAYOU AT GREENPARK
MR AND MRS CLAU WILL VISIT US FROM 3:00-5:00
HOLIDAY MOVIE AT SUNSET, THE GRINCH
SNOW, POPCORN, COOKIES, AND HOT COCOA



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