

## YEAR IN REVIEW

This was a great year for the HOA, as we accomplished great things and prepared to continue our accomplishments into 2016. The following are a few of the accomplishments:

- Upgrades to the pool pumps and filtration systems
- Overhaul of the facility access systems, including the issuance of new, improved key cards.
- Installation of surveillance and monitoring equipment, as well as upgrades of the telecommunications systems around the pool facilities.
- Upgrade of the grounds with new landscaping initiatives.
- Leading initiative to curtail leasing throughout the HOA.
- Increasing collection activities and funding has led to the largest budget in the history of the HOA.
- Preparing for the coming renovations to the pool house facilities in 2016, including architectural review, impact studies, and other feasibility studies.



Merry  
Christmas

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*SEASON'S GREETINGS FROM THE  
WESTCHESTER LAKES HOA!*

During this holiday season let us take time to reflect on the past year, and enjoy the presence of the season with our family and friends! The HOA Board wishes all of our families the warmest tidings during this holiday season!



## A Special Thanks

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We regretfully announce that Errol Wyatt has decided not to run for re-election for President of the Board of Directors of the Westchester Lakes Homeowners' Association. Errol has faithfully executed the duties and responsibilities of the position for over 5 years, and has become a staple of our community.

Among his accomplishments, Errol has overseen the successful operation of the Board in improving our grounds, maintaining and upgrading our pool facilities, and maintaining the community. Errol has also led the charge in upgrading the pool house, and has agreed to continue his efforts to the renovation of our pool house facility and grounds. Errol will continue to serve as Interim President until a new President is elected.

On behalf of the community and our neighbors, we would like to thank Errol for all of his hard work, and wish him well on all of his future endeavors!

Thank you Errol for all you have done!

-HOA Board

# Annual Meeting

At this year's annual meeting several topics for discussion were raised, as well as a review of the year for the HOA, and the approval of the 2016 Operating Budget. The following is a breakdown of what was discussed during the meeting:

- HOA ASSESSMENTS ARE INCREASED FROM \$378 to \$387 for the 2016 FY
- New leasing rules are due to come out before January 2016
- HOA operating budget has seen an increase of approximately 120% since FY 2011, while expenditure levels have been maintained during that time
- The HOA will carry out a full external audit, using an independent auditing firm, in 2016. The full audit report will be sent to Homeowners
- Pool updates and renovation planning will continue into the 2016 FY
- WLHOA Lake HOA members addressed concerns that the Lake HOA is non-responsive, and they raised concerns of inaction on part of the Lake HOA.

# Leasing Update

The Board has formalized the procedures for leasing properties in our community. The full version of the rules and procedure will be sent out to all HOA members shortly. Here is a quick summary of the rules:

- Homeowners who would like to lease their homes, must now send a formal application into the Board at least 45 days before their proposed lease takes effect.
- The Board will consider Homeowners who have had death or illness in the family that requires time away from residence, are on military deployment, or have duly and fairly listed their homes for sale and have made attempts to sell, for at least two (2) years, and have not been able to. **For 2016, the Board will also consider all Homeowners who have either gotten approval for renting from the Board in the past, or those Homeowners who responded to the notices and sent in their leases by the August 25, 2015 deadline.**
- Approvals will be given on a first come, first served basis, and the absolute limit to rentals is set at 17 homes per year.
- All lessees must adhere to the Declaration of Covenants, Conditions and Restrictions of the WLHOA

More detailed information on the procedures will be sent to all HOA members As well as placed on the website, shortly.





## A FEW NOTES



As residents of Westchester Lakes, we all need to be mindful of our neighbors and respect the Community Covenants and Restrictions (CC&Rs). A few things to remember:

- Please curb your pets when walking them throughout the community. Please be mindful and respectful of our neighbor's properties, and clean up after our dogs!!
- Please visit the Westchester Lakes website (under the "documents" section) to access a copy of the Declaration of Covenants, Conditions and Restrictions for the Westchester Lakes HOA! It is important that all Homeowners familiarize themselves with this document and the rules for maintaining their properties.

## THE HOA NEEDS BOARD AND COMMITTEE MEMBERS

The Board has a lot planned for 2016 and needs help in accomplishing these goals! The following positions and committees are in need of members:

- HOA Board Member (The Board has final authority for the execution of all HOA functions)
- Social Committee (Responsible for the planning and operating of social activities and events for the entire community; sample of events include the Pool Opening BBQ, Neighborhood Yard Sale, and Neighborhood Networking Night)
- Modifications Committee (Responsible for the upkeep of the neighborhood, including communications with homeowners and other responsible parties in keeping with the Declaration of Covenants, Conditions and Restrictions.)
- Architectural Control Committee (Responsible for maintenance of building and structural modifications throughout the neighborhood. This includes new home construction, home renovations and demolitions, and common area construction/renovations.)
- Safety Committee (Responsible for rules and regulations regarding the safety of homes in the community, including the response to threats and other security concerns as they may arise.)
- Welcoming Committee (Responsible for welcoming new homeowners to the neighborhood. There are an average of 2-3 new homeowners every month, and the Board would like to get some volunteers to stop by their homes and welcome them into the neighborhood.)
- Communications Chair (Responsible for newsletter design and distribution).
- Website Moderator (Responsible for website maintenance and updates.)

Email us at [info@westchesterlakes.net](mailto:info@westchesterlakes.net) to join!



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## LAKE HOA MEMBERS COMMITTEE

The WLHOA Board is seeking members for a new LAKE HOA COMMITTEE that is tasked with interacting with the WL Lake HOA in maintaining the lakes, and addressing the concerns of the Lake HOA members.

Please contact us at [info@westchesterlakes.net](mailto:info@westchesterlakes.net) if you would like to join!

First meeting will be held in January 2016!!

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### IMPORTANT NOTE FROM THE TREASURER

Starting with the 2016 HOA Assessment Billing Period, new polices have been put in place to ensure the timely collection and processing of payments for all members. The following is the timeline for Assessment payment:

- January 15-20, 2016: Notice of Assessments Mailed to Homeowners
- March 15, 2016: Deadline for making HOA Assessment Payments
- March 16, 2016 - May 15, 2016: Assessment Payments are Assessed 10% Late Fee
- May 16, 2016: HOA Collection and Administrative Fees Assessed for Entire Balance.
- June 30, 2016: Outstanding Accounts are Sent to HOA Attorney for Immediate Legal Action

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**PLEASE NOTE THAT HOA DUES FOR 2016 ARE NOW \$387.00**

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\*THE HOA WILL ONLY ACCEPT CHECKS AND CREDIT/DEBIT CARDS (via PayPal) for payment; Cash and Money Orders will no longer be accepted!

\*Please be sure to retain proof of payment for your records. We urge you to use tracking methods if payment is sent by USPS. Please note that the HOA cannot accept FedEx or UPS deliveries that require signature confirmation!

\*Starting in 2016, the HOA will only accept illness/death or financial hardship as grounds for payment arrangements.

**Please note that failure to receive your invoice or lost payments are not grounds for payment arrangements or nonpayment. If you believe your payment has been lost, please provide us with proof of payment to rectify any issues!**

Kirk Dobson  
Treasurer