



## February 2022 Newsletter

You are cordially invited to attend the Wellington at Preston Meadows Annual Meeting to be held at the Carpenter Recreation Center; 6701 Coit Road; Plano, Texas in the Meeting Room on the second floor (take a left after taking the stairs or elevator to Meeting Room) on Thursday, March 3rd at 5:15 p.m.

***PLEASE return your Proxy form to Spectrum whether or not you plan to attend the meeting so we know in advance whether we have a quorum to actually hold the meeting and avoid the additional expense of re-scheduling a meeting due to lack of participation.*** You can retrieve your Proxy at the meeting should you wish to vote in person. Refreshments will be provided.

To explain in simple terms, the Amendment to the Bylaws to be voted on at the annual meeting is simply to delete the need to create a Nominating Committee to select potential Board members. So there is no change to the prior Board member nomination process, just cleaning up the language in our Bylaws. Anyone on the Board can re-run for another term and of course anyone in the community can be nominated in advance of the annual meeting or at the annual meeting; two positions are open this time only because one Board member, Ann Briggs-Cutaia, had to resign to remain on the Architectural Control Committee, due to a change in Texas law. Rob MacLean was appointed to take her place until he could be voted on by the entire community; David Willenborg's term is up and he is re-running.

### **Homeowner Dues**

Thank you to all who have remitted their 2022 Annual Dues. Although it's not a pleasant topic, interest is required and an appropriate recourse for those who do not remit the mandatory Association dues to cover our costs and fund reserves for future improvements. If dues are not paid timely, legal fees are added on as well. The amount owed can greatly increase from the original \$375 amount owed very quickly. We work hard to keep costs down and spend our collective funds wisely. If you have questions about your account or are delinquent, please contact Spectrum immediately (see below for contact info)!

### **Carriage Rides**

Sorry that carriage rides weren't available in December 2021. No formal setup could be coordinated with the vendor although Jasmine and Patrick McCormick made multiple attempts. The Board has supported going forward with this in the upcoming year(s) if possible.

### **Beautification**

**It's getting to be that time of year again to trim bushes, keep up on weeds in beds, apply weed control and generally give our yards a facelift.** Remember the alleyways are your responsibility to maintain. Let's all do our part of keep our neighborhood looking great and maintain property values! Please trim bushes, maintain edging around beds, weed plant beds and collect leaves at curbs and in the alleys. Remember several recommended vendors are listed on the [www.wpmhoa.org](http://www.wpmhoa.org) website under Resources & Info for various services.

Some of our landscaping suffered from the 2021 winter freeze which we plan to replace in Spring 2022. Brick and mortar work was done at both Colonnade entrances and bids are in process for repairing/painting wrought iron around the perimeter. Low-hanging trees have been trimmed in several places as well. We meet monthly with landscape company to keep on top of related issues.

## **HOA Guidelines for exterior home improvements**

Please see the recently-adopted and requested guidelines posted on both the [www.spectrumam.com](http://www.spectrumam.com) portal for our HOA and our HOA website [www.wpmhoa.org](http://www.wpmhoa.org).

### **Spring Checklist for Landscaping:**

**Pre-emergent – should be applied before the first signs of green to your lawns to assist in killing weeds. This should be done no later than mid-February to late March.**

Mowing – early spring scalping will enhance the turf grass during its transition. The stronger the turf grass, the less you will have weeds. Remember, a lower and more frequent mowing schedule in the spring will encourage the lawn to form a dense turf much more quickly. Add sod to bare areas of yard once soil is roughed up so roots grow to prevent erosion and for appearance. Although the City has water restrictions in place, hand-watering is allowed and encouraged. Fertilization – an application of fertilizer to the lawn as it breaks dormancy and starts to green up should be done in late March, early April. Deep root fertilization for trees – provides nutrients to the trees as there are not enough nutrients in the soil as some trees will require.

**Irrigation – Provide the correct amount of supplemental watering to your lawn during the spring transition period. Do not allow the lawn to become too dry. Approximately 1-inch of supplemental irrigation to the lawn per week during this transition should be adequate (should adequate rainfall not occur).**

### **Good Neighbor Reminders:**

\*Please consider parking as many of your vehicles as possible either in your garage or driveway. Keeping our narrow neighborhood streets clear enables emergency vehicles better maneuverability (especially on cul-de-sacs), won't interfere with mail delivery, keeps the roads clear so children are easily spotted and significantly improves the appearance of our neighborhood. Also please note City of Plano parking code requires parking parallel with sidewalks in cul-de-sacs.

\* Please drive cautiously in the alleyways as we have had close calls as a result of people driving too fast; especially when homeowners back out of their driveways.

\* Remember fire code requires that your house number should be easily identifiable both from the front and alleyways.

\* Please be respectful of common area and neighbor's properties by cleaning up after your dog.

\* City of Plano garbage containers can be a hazard in alleyways when your neighbors are trying to back out of their driveways, identity thieves love to rummage through them and they are not very attractive. Wherever possible, please keep them out of alleys. It's understood this isn't always possible....just a suggestion. Also, please do not fill garbage cans so full that the wind could blow the contents around littering the neighborhood. It would be greatly appreciated if bulk trash items could only be put out for collection no sooner than the Sunday before the monthly pick-up date.

\* Remember trimming lawns, shrubbery and trees; weeding, picking up leaves (not blowing them into neighbor's yard) and general exterior maintenance truly helps keep our neighborhood a desirable place to live and helps maintain our property values. Having empty, unmaintained planters in the front yard; neglected border stones and edging; out-of-season temporary yard art; clutter on front porches; newspapers and phone books lying in the front yard; etc. negatively impact a home's curb appeal.

So appreciate all the homes who decorated for the holidays. The winners were 6816 St. Lawrence, 4668 Baldwin and 4657 Baldwin!

**We sincerely hope to see you at the annual meeting to be held March 3, 2022.** Your Board of Directors: Kristina Davies, David Willenborg, Rob MacLean

**Spectrum Association Management contact info for any Homeowner Association issues or questions: [contact@spectrumam.com](mailto:contact@spectrumam.com).**