



## February 2023 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 Art Room on the first floor (take a right when you enter the main doors) on Thursday, March 2nd at 7:00 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 and representatives from our landscape company will be present with some helpful hints and information.

Kristina Davies' position is up for a vote and she has chosen to run again.

### **Homeowner Dues**

Thank you to all who have remitted their 2023 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 \$390 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)!

### **Spectrum Management website registration**

If you haven't already registered on the [www.spectrumam.com](http://www.spectrumam.com) website, please do so as Spectrum and your Board of Directors use those emails to periodically communicate with our community, saving postage! For those who have registered, thank you!!

### **Carriage Rides**

Sorry that carriage rides weren't available in December 2022. 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 to keep our neighborhood looking great and maintain property values! Please trim bushes, maintain edging around beds, weed plant beds and collect leaves and nuts 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 2022 Christmas week freeze which we plan to replace in Spring 2023 if they don't recover. We're hoping fertilizer will help some of our bare spots rebound as well. We meet monthly with landscape company to keep on top of related issues.

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

Please see the 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. The containers are not visibly attractive and identity thieves love to rummage through them. 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.

We so appreciate all the homes who decorated for the holidays but just a reminder that lights and decorations should be removed by now. The winners were 4681 Wales, 4616 Putnam and 4689 Baldwin.

**We sincerely hope to see you at the annual meeting to be held March 2, 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).**