

THE WELLINGTON WORD

FEBRUARY 2017

ANNUAL MEETING WELLINGTON AT PRESTON MEADOWS MARCH 2ND

You are cordially invited to attend the Wellington at Preston Meadows Annual Meeting to be held at Christ Church, 4550 Legacy Drive, Room 200, Plano, Texas 75024 on Thursday, March 2nd at 7:00 p.m. **PLEASE return your Proxy form to SBB whether or not you plan to attend the meeting.** Come learn what's up with Wellington HOA and bring any helpful neighbor hints and/or recommended vendors to share with fellow homeowners. Refreshments will be provided.

Homeowner Dues

Thank you to all who have remitted their 2017 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 \$330 amount owed very quickly. We work hard to keep costs down and spend our collective funds wisely. Without these funds, our Association cannot survive and the results could impact our property values...**If you have questions about your account or are delinquent, please contact SBB Management immediately!** Their contact information is at the end of this Newsletter.

Neighborhood Garage Sale – Coordinator needed

If anyone is interested in coordinating the annual neighborhood garage sale, please contact either Debbie Macziewski or Raj Doobraj at SBB (contact info below). The Association will pay for the advertising and each home participating in the neighborhood Garage Sale will be given a copy of a map of the entire Association to give out to customers to direct them to other homes participating in the garage sale in our subdivision.

Please register or verify your personal email at www.wpmhoa.org

If you have not already done so, please register your personal email by going onto the www.wpmhoa.org website. SBB Management processes the registrations and it generally takes a couple of days for you to receive a response. They verify that no unauthorized users gain access to the protected portion of the website. It is easier, less costly and more timely to communicate with the neighborhood via email. Also, if you've registered, PLEASE verify the email address(es) shown on our website is correct.

Carriage Rides

Thank you again to Jasmine McCormick for coordinating the carriage rides in December. She's done such a great job for yearrrrs now...it's much appreciated!

Neighborhood Crime Watch

Dongxiao, one of our WHOA neighbors, re-established neighborhood crime watch in Wellington! If you're interested in being a Block Captain, please contact her at jdxzhu@gmail.com.

Beautification

It's getting to be that time of year again to trim bushes, 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! Remember several recommended vendors are listed on the www.wpmhoa.org website under Resources & Info for various services.

We've hired a new landscape company and are encouraged that things are looking up. We plan to install more sod in bare areas this spring and generally work to improve the common area on an ongoing basis. All the common area trees were trimmed last fall.

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.

Regular Leaf Pick-up – a reminder that leaves can cause damage to plants and grass if not cleaned up.

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 with the traffic flow and 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.

* 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, which has just been changed to the Wednesday of the gold week shown on City of Plano website.

* 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.

* All contractor signs should be removed within a week. Please remove all signs immediately after garage sale.

* 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.

* 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.

Your Board of Directors: Kristina Davies, Renee Cotton, Ken Bergly

NEW SBB Management contact for any Homeowner Association issues or questions:

Debbie Macziewski, Community Manager: d.macziewski@sbbmanagement.com or 972.960.2800, ext. 394
Raj Doobraj, Assistant, r.doobraj@sbbmanagement.com or 972.960.2800, ext. 338