



## November 2022 Newsletter

### **National Night Out**

We so appreciate everyone who showed up for the National Night Out October 11. It was a wonderful evening and a very special thanks to neighbors Ann and Joe Cutaia of The Caplin Cotillions who coordinated and co-sponsored this event and to Tonia Felczer of Top Dog Real Estate & Management for their contributions to this event!!

### **Annual Deerfield Holiday Lights Carriage Rides**

We truly tried to re-instate carriage rides this year but the dates and reservation process just wouldn't come together. We'll try again next year.

### **Holiday Decorating Contest**

Judging by our BOD members will take place mid-December. There will be first, second and third place gift cards awarded (\$75, \$50 and \$25) from Lowe's as we've done for past few years. We're sure everyone enjoyed the festive, cheery decorations last year and look forward to this year!

### **Mandatory Annual Dues**

Most homeowners have paid their 2022 annual dues so a huge thank you for this!! If you have not and are incurring interest fees and legal charges, please contact Spectrum. **Our mandatory annual HOA dues will increase from \$375 to \$390 for 2023**; this increase is needed largely due to hiring a new landscape company, annual management fee increase, increased insurance premiums and utility costs. The Board works diligently to keep costs down and still contribute to our Reserve, which is used for capital projects. **Annual dues must be received by Spectrum by January 31st of each year to avoid any fees.**

Currently three homes are delinquent and have not paid their dues. This is actually a very good percentage considering there are 406 homes in our community but we do have several homes who have not paid their violation fines.

### **Beautification**

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 homeowner recommended vendors are listed on the [www.wpmhoa.org](http://www.wpmhoa.org) website under About Us/Community Resources/Recommended Contractors for various services.

Just a reminder that our fine policy includes a \$25 fine for exterior projects begun without pre-approval so look for the Property Improvement Form at <https://spectrumam.com/homeowners/property-improvement/submit-request/> to have your project pre-approved. Exterior projects not in compliance with governing documents are subject to an escalating \$25, \$50 and \$100 fine, which continues until the issue is rectified; extensions are periodically granted if you contact Spectrum before the fine is incurred.

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

Please see HOA Guidelines for exterior home improvements 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).

### **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 or are working in their yards.

\* 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.

Please don't put out bulk trash items for collection no sooner than the Sunday before the monthly pick-up date.

\* Remember to

- trim and EDGE lawns
- trim shrubbery and trees
- remove weeds in plant beds and around trees
- pick up leaves and yard debris in alleyways and in street gutters (not blowing them into neighbor's yard); those along exterior alleys benefit from common area trees and we realize their leaves accumulate in your alleyways but please do your part to remove those leaves too
- remove empty, unmaintained planters in the front yard
- keep front porch clear of debris, bicycles, etc.
- address neglected border stones and edging; out-of-season and excessive yard art; clutter on front porches; newspapers lying in the front yard; etc.
- general exterior maintenance truly helps keep our neighborhood a desirable place to live and helps maintain our property values.

Remember just because you see something done around the neighborhood doesn't mean it has been approved, such as fences along the channel with poles fencing out are not in compliance. When a home is sold anything not in compliance is shared by Spectrum to the new buyer.

A heartfelt "thank you" to all homeowners who continue to maintain their yards, home exteriors, fences, etc. It is so pleasant to drive or walk our neighborhood and see so many who do take the time and effort to keep up their property!!!

**We sincerely hope to see you at the annual meeting to be held March 2023.**

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).**