

THE WELLINGTON WORD

NOVEMBER 2017

Annual Deerfield Holiday Lights Carriage Rides

It is Plano's version of a Winter Wonderland ... Riding in a horse-drawn carriage through the streets of Deerfield to see the beautiful holiday lights. Although we do not have the dates, times and cost for this event in December just yet, we will send out an email blast as soon as the details are available. If your email is not already registered to receive these emails blasts from the HOA, please see the details below.



Holiday Decorating Contest

Let SBB know (contact info below) if you're interested in participating in our first exterior holiday home decoration contest, the judging by our SBB Community Manager and one of our BOD members will take place the week of December 11. There will be first, second and third place gift cards awarded (\$75, \$50 and \$25) from Lowe's. So we hope many of you get in the spirit of the holidays. Remember all decorations should be removed by first part of January.

Please register your personal email at www.wpmhoa.org

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 timelier to communicate with the neighborhood via email. We plan to update our website in 2018!

National Night Out a huge success!

Thank you to everyone who participated in the National Night Out festivities October 6th. We estimate almost 180 people participated in all the fun activities! A special thank you to Chris Pedison of First Choice Loan Services, volunteer homeowner, coordinator and co-sponsor of this event; Landscape Professionals, our HOA landscaper; Tonia Felczer of Top Dog Real Estate, and homeowner; and Ken and June Bergly for facilitating the registration.



2017 Annual Dues

Your 2017 mandatory annual dues will increase to \$345. Timely payment of your dues no later than January 31, 2017 is truly, sincerely appreciated!

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. Also, please remember you are responsible to maintaining the alleyways behind your property.
- * Please do NOT put out bulk trash items sooner than the Sunday before the monthly pick-up date, which during the gold week shown on City of Plano website.
- * 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 fire code requires that your house number should be easily identifiable both from the front and alleyways.
- * Please be respectful of common area and neighbors' properties by cleaning up after your dog.
- * All contractor signs should be removed within a week. Please remove all signs immediately after garage sale.
- * Remember edging lawns, trimming shrubbery and trees, weeding plant beds, 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.

As a result of our recently implemented enforcement policy, 94 violations were processed and of those 38 have been closed. Three properties have been fined to date. Thank you sooo much to everyone who has remedied any violation sent to them!! Also please note that just because you see something in a neighbor's yard, how their fence was installed, etc. doesn't mean it was approved.

Beautification

Remember if you're planning some exterior beautification projects, please remember you need to submit a Home Improvement form found on-line at www.wpmhoa.org or contact SBB Management. Just a reminder that fences should be installed with the finished side of fencing out in all public areas (poles inside). Also swings should be installed in backyards versus on the trees in the front yard and flags should be installed per flag policy found on the website.

We recently had all wrought iron fencing raised, repaired and re-painted along with all the "Wellington" signs. We continue to work with the City to get the damaged common area sod and irrigation repaired after their recent sidewalk work. We understand a signal will be installed at the Ohio/Tennyson interaction at some point.

Good news! We were awarded a \$10K grant toward our proposed common area improvements which include upgrading landscape and lighting in several areas. We are holding off on these improvements until the City repairs the damaged areas and installs the traffic signal.

Six yard of the month awards were given out again this year between April and September; SBB Management handles that and often says the choices are so difficult. What a nice problem to have!!

Our next annual meeting will be held March 1, 2018 so be looking for those details in the future.

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

SBB Management contact for any Homeowner Association issues or questions:
Debbie Macziewski, Community Manager: d.macziewski@sbbmanagement.com or 972.960.2800, ext. 394
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