



September 2020 Newsletter

We hope that everyone is staying safe and well during this challenging time. The Wellington Board wanted to keep you updated on what's been going on behind the scenes. The Board has been keeping up to date with SBB Management through emails and phone conferencing. If you have any concerns or questions please reach out to our community manager, d.macziewski@sbbmanagement.com or 972-960-2800 ext. 394.

Please register your personal email at www.wpmhoa.org

Please register/update any your personal email changes by going onto the www.wpmhoa.org website. SBB Management processes the registrations; 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 share key, timely information periodically about upcoming events via emails; currently only about half of our 408 homes have registered their emails on our website!

National Night Out

Thank you to everyone who participated in the National Night Out festivities October 1st. It was another huge success. Due to the current COVID-19 restrictions, we will not hold this event this year, but we ask that all homeowners show their support by turning on their front porch lights the evening of Tuesday, October 6th.

Annual Deerfield Holiday Lights Carriage Rides

We'll see if this event will work this year so look for an email about this closer to year end.

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 couple of years.

Mandatory Annual Dues

Most homeowners have paid their 2020 annual dues so a huge thank you for this!! If you have not and are incurring interest fees and legal charges, please contact Debbie. If you are having difficulty due to Covid-19, the HOA is prepared to assist you with options that you may discuss in confidence with the Community Manager, Debbie Macziewski. As we do every year, SBB Management will be sending out the 2021 budget and 2021 dues statements toward year end. Annual dues must be received by SBB Management by January 31st of each year to avoid any fees. Currently six homes are delinquent and have not paid their dues. This is actually a very good percentage considering there are over 400 homes in our community.

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 the City of Plano parking code requires parking with the traffic flow and parking parallel with sidewalks in cul-de-sacs. The City of Plano will ticket those vehicles that are parked with the opposite flow or traffic and too near mailboxes and fire hydrants.

** **Please drive cautiously in our streets and alleyways.** We have had several close calls as a result of people driving too fast, especially when homeowners back out of their driveways. We understand that many of the issues on Colonnade are not our homeowners, but others using the street for a cut-through.*

**Also, please remember you are responsible to maintaining the alleyways behind your property and this includes leaf pick-up.*

** These are the most common issues noticed in our neighborhood that need attention by many homeowners:*

Not edging lawns along sidewalks and around planting beds

Stone and brick edging around planting areas may be falling-down or coming apart

Not trimming shrubbery and trees

Not weeding plant beds

Bare spots in lawn

Lack of sufficient landscaping or basically bare planting beds

Not picking up leaves/debris

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/crookedly installed 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. **Addressing these issues makes a huge impact on your home's curb appeal!! Your neighbors will thank you as they look at your home probably more than you do as they drive by!!**

** 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 and **please put trash into trash bids versus along aside. Bulky waste pickup is once per month and eligible items should not be placed in the alley sooner than 24 hours ahead of time; see details about eligible bulky waste items and schedule at <https://www.plano.gov/3453/Bulky-Waste-Collection-Information>.***

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

City street, alley, lights and overgrown yard issues may be submitted via <https://www.plano.gov/2006/Fix-It-Plano>, as well as through the Fix It Plano app, text message, and phone: 469.77FIXIT or 469.773.4948.

As result of our enforcement policy, year to date, SBB Management has processed 84 violations; of those, 22 have been closed. 4 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 installed at a neighbor's property does not mean that it is proper or had approval. Please understand that if you see a violation within the community, do not assume that they have not been contacted. SBB is unable to share violation information with fellow homeowners due to confidentiality. In addition, if you report a violation that SBB may have missed, the information is kept confidential as well since this is SBB's policy.

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 where fences face streets and channel (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. The objective is to keep our properties looking well kept, cared for and maintained to keep our neighborhood a pleasant place to live, walk the streets and enjoy a good return on our investments when it comes time to sell.

The HOA applied for its third annual grant from the City of Plano to make additional improvements to the common area. For your information emerald zoysia (similar to Bermuda) and palisades zoysia (closer to St Augustine) are proven sod for shady areas. It is a bit more expensive but homes in Wellington have used it with great results. Yard of the month awards were given out again this year between April and September; David Willenborg, one of our HOA BOD members, handles that and enjoys walking around looking for nicely landscaped and cared for yards! 😊

Our annual meetings are held the first Thursday in March each year, so be looking for those details in the future.

Your Board of Directors: Kristina Davies, David Willenborg, Ann Briggs-Cutaia.

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