



November 2019 Newsletter

Notice the new logo! We plan to use this logo on all newsletters and mailings from the HOA Board of Directors. You'll see it matches the logo on our HOA website: www.wpmhoa.org

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.

Dates/Times: Dec. 19 at 6pm and 7pm, Dec. 20 at 5:30pm, Dec. 21 at 5pm and Dec. 22 at 5pm

Dates and times are first come – first served, and they go fast, so sign up early! Cost is \$12 for Wellington residents and \$17 for non-residents accompanying them.

For more information or to sign up, contact Jasmine or Patrick McCormick at 972-491-2029, or email us at WPMCarriageRide@yahoo.com

Holiday Decorating Contest

Judging by our SBB Community Manager and one of our BOD members will take place the week of December 9th. There will be first, second and third place gift cards awarded (\$75, \$50 and \$25) from Lowe's.

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. The website was updated recently and it is the best way for all homeowners to receive important emails and look up HOA information.

National Night Out

Thank you to everyone who participated in the National Night Out festivities October 1st. It was another huge success. A special thank you to Chris Pedison of Mid America Mortgage, coordinator and co-sponsor of this event; Landscape Professionals, our HOA landscaper; Tonia Felczer of Top Dog Real Estate, and other homeowners who helped before, during and after the event!!

Archgate Montessori

We wanted to share a brief update on our neighbors, Archgate Montessori. The proposed zoning change was approved by the Plano City Council to add up to 50 school age children to their program; however, this SUP expires May 31, 2020, which means only day care programs could continue after that unless further approval is given by the Plano City Council. There was previously and will continue to be opportunity for any one from our neighborhood to give input for or against the SUP allowing programs for school age children (maximum capacity for day care and school age is approximately 700; current enrollment is limited to just over 300). The HOA attorney has advised the HOA Board to remain neutral on this situation as some homeowners are in favor of Archgate Montessori SUP changes and others are opposed. As an aside, the current construction should be finished in December 2019. If anyone has an opinion one way or the other on the SUP or other issues related to Archgate construction, we suggest you reach out to City Councilmen Shelby Williams (shelbywilliams@plano.gov) and/or Anthony Ricciardelli (aricciardelli@plano.gov).

2020 Annual Dues

Your 2019 mandatory annual dues will increase to \$360. Timely payment of your dues no later than January 31, 2020 is truly, sincerely appreciated! After January 31, 2020, unpaid balances are late.

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. 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 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 and this includes leaf pick-up.**

* 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 bins versus along aside.**

* 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.

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 143 violations; of those, 72 have been closed. Eight 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 improperly installed at a neighbor's property, that 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 the wrought iron repaired and re-painted. We still haven't heard anything more regarding a signal to be installed at the Ohio/Tennyson intersection. Several pallets of Palestine Zoysia were planted around the common area addressing the base spots. The Legacy/Colonnade entrance was totally re-planted and the Baldwin/Ohio area was re-landscaped with rock and winter creeper. The St. Lawrence entrance also had winter creeper added. The HOA applied for and received just under \$10K in grant money from the City of Plano for this work. 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. 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 5, 2020 so be looking for those details in the future. Your Board of Directors: Kristina Davies, David Willenborg, Ann Briggs-Cutaia

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