

# WESTGREEN PARK

HOMEOWNERS ASSOCIATION

Quarterly Community Newsletter

March 2014



## THE WESTGREEN WORD

New Management || Getting Involved || Annual Meeting

Five Tips for Lawncare || Swimming Pool Q & A

[www.westgreenparkhoa.com](http://www.westgreenparkhoa.com)

# From Your Board

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Dear Neighbors,

Spring is here! We are looking forward to a busy 2014 in Westgreen Park. Your board continues its commitment to providing our residents with more communication, more activities, and more community improvements. We have plans already in place for a spring Picnic in the Park on opening weekend of the Westgreen Park pool, and we have locked in the vendor for our monthly Dive In Movie Nights at the pool. Come on out for these free community events and get to know your neighbors.

Exciting news! In our pursuit of excellence, the HOA has decided it is time for a change in management. Because Westgreen Park is a unique and diverse community with unique needs, we want more than the standard, cookie-cutter management company. We interviewed several companies this past winter and have chosen to partner with Crest Management, a local company that works with many of our surrounding HOAs. Crest Management has strong local ties and relationships and is willing to help us develop strong relationships with our residents, vendors, and community. We believe that Crest meets our needs as a community, and our decision has been confirmed by its willingness work with our demands to date. We look forward to this exciting change and growing this relationship. Each resident or owner should have received a letter in January with this notice and the contact information for Crest Management – we have included the contact information in this newsletter for your convenience.

Please be aware that our HOA has asked Crest to help make our neighborhood look and be its best. Because curb appeal of your home affects your neighbors, Crest will diligently conduct a minimum of two inspections each month to ensure that deed restrictions are handled in a timely manner. As a result, residents may receive notices or requests for small property improvements, such as weeding flower beds, killing clover in grass, or pruning bushes. We also ask that you check the outside of your home for mildew, broken or loose fence boards and chipped, faded or peeling paint on doors or siding. Crest is simply doing its job to help us raise our property values and maintain and improve our community aesthetics. We appreciate your understanding.

In other news, we have put in place several items that support communication and neighbor relationships:

- » Find useful information in our quarterly newsletter, **The Westgreen Word**.
- » Stay updated as part of our Facebook group, **Westgreen Park HOA**.
- » Join our community mailing list and to view news, meetings, and events on our website, [www.westgreenparkhoa.com](http://www.westgreenparkhoa.com).
- » Attend our monthly board meetings to help plan events and share neighborhood concerns.

Please let us know if we can assist with anything – we will do our best to address your needs.

We hope you have a wonderful spring and can join us at our upcoming community events. Have a beautiful spring in Westgreen Park!

Your Westgreen Park Home Owners Association Board,

Jonathan Vidrine ..... President Tammi Rogers ..... Treasurer

Becky Bangert ..... Vice President Liz Johnson ..... Secretary

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## Annual Meeting for Residents

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Hayes Elementary gym – April 15, 2014

Check-in begins at 6:30 p.m.

Meeting at 7:00 p.m.

We will have several important community announcements and changes to announce as well as a few guest speakers from the Katy Community.

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## New Year, New Management

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Westgreen Park HOA is pleased to welcome Crest Management Company as our new community management group.

Established in 1993, Crest provides individualized management services to over 100 associations in three counties. Its team of 36 managers, accountants, and support staff will coordinate services and provide expert and detailed attention to our neighborhood needs. Crest is part of the elite group of community association management companies that have earned the Accredited Association Management Company (AAMC) designation from the Community Associations Institute.

Your Crest Management team members:

**Karen Janczek, Community Manager**, assists with maintenance items, contractor issues and Board requests. Contact her at 281-945-4632 or Karen.Janczak@crest-management.com.

**Andrea Garcia, Assistant Community Manager**, assists with deed restriction and architectural control matters. Contact her 281-945-4627 or Andreag@crest-management.com.

**Johana Reyna, Community Accountant**, assists with payment and accounting matters. Contact her at 281-945-4646 or Johana.reyna@crest-management.com.

# Mark Your Calendar

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## Picnic In The Park

Westgreen Park playground and pool area

Saturday, May 3, 2014 4 – 6 p.m.

Thanks to all of you who made our last picnic a success! Join us again for food, drinks, games, bounce houses, and prizes. The pool will also be open for the first time this year!

## Dive In Movie Nights

Westgreen Park pool

Saturdays, May 10, June 14, July 12, August 9, and September 13

Join us for another summer season of movies at the pool. Movies start at dusk. Movie titles will be posted on our website and Facebook page closer to the event. Future movies will be on the second Saturday of every month during the pool season.

# Get Involved

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Our community is at its best when our members are involved. Consider donating your time and skills to one of these community committees:

The Beautification Committee keeps an eye out for homes with exemplary yards and decorations.

The Communication Committee assists with announcements of community events and maintenance of the newsletter, Facebook page, and/or the website.

Watch Dogs is a group who keep an eye on the safety of our neighbors, contact the constables to report suspicious activity, and notify Crest Management of deed violations.

To get involved, contact us at [www.westgreenparkhoa.com](http://www.westgreenparkhoa.com) or through our Facebook page.

# Five Tips for Spring Lawn Care

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### **1. Take It Easy on the Soil.**

Wait until your grass is actively growing to start working in your yard. If you get too aggressive with raking, mowing, or aerating (any activity that will open up the turfgrass canopy, exposing it to sunlight), you risk damaging fragile new growth and giving early germinating weeds the jump on your lawn grass.

### **2. Sharpen Your Lawn Mower Blades.**

This is a good time to give your lawnmower and other power tools a tune up. Sharpen your lawn mower blades, change the oil, spark plug, and filters.

### **3. Mow Low to Remove the Dead Tops**

Once your lawn starts to green up, give it a good short cut to remove the dead grass tops. This will give the newly emerging leaves the sunlight they need and get them growing. Take care not to cut it too short – scalping and damaging the crowns of the plants.

### **4. Fertilize.**

Go easy on the fertilizer in the spring. Too much will cause a flush of growth at the expense of the roots. Cool-season grass lawns that were fertilized in the fall will green up early and won't need to be fertilized until late spring. A light spring application – around Memorial Day – will keep them healthy and give them a nice green color boost. The amount of fertilizer that you apply in late spring should be less than 1/2 lb Nitrogen/1000 ft<sup>2</sup>. If you missed your fall fertilizer, make it up with a couple light applications. Wait until the grass is actively growing to apply 1/4 to 1/2 lb nitrogen/1000ft<sup>2</sup>. Make another light application six weeks later. Warm-season grasses benefit from summer fertilizer applications. Wait to fertilize warm-season grasses until 75% of the lawn is green. Fertilizing too early in the spring can cause a flush of growth that can damage the plants if there is a late heavy frost.

### **5. Wait to Water**

It's tempting to start watering in early spring, but there is usually plenty of rain to keep your lawn healthy. Wait to water until the weather gets warm and dry. It's ok to let the grass show signs of drought stress - this will actually cause roots to grow deep searching for water. Waiting until the weather turns hot and dry encourages deep rooting and that will prepare your lawn for the dog days of summer.

## Yard of the Month

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Do you admire a yard in our neighborhood? We want to know! Each month, the HOA selects up to five homes that best represent Westgreen Park. Winning homes should have:

- » well-manicured grass and sidewalks that are weed-free



- » flower beds and shrubs that are mulched and free of weeds
- » yards with nice color and curb appeal

Submit your entries to Crest Management or email the board through our website at [www.WestgreenParkHOA.com](http://www.WestgreenParkHOA.com).

## In the Swim of Things

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**Q:** When will I get my pool tags?

**A:** Residents in good standing with Westgreen Park HOA will receive two pool tags per household in the mail in April. Please contact Crest Management if you do not receive your tags by the end of April. The most common reason for not receiving pool tags is unpaid HOA dues.



**Q:** When is the pool open?

**A:** The hours of operation in 2014 are as follows:

May 3 – June 1: ..... Saturday and Sundays only, 10:00 am – 9:00 pm

June 6 – August 24: ..... Every day, 10:00 am – 9:00 pm

August 30 – Sept 28, 2014: ..... Saturday and Sundays only, 10:00 am – 9:00 pm

**Q:** When is the pool closed?

**A:** The pool is closed every Monday for maintenance of the pool and splash pad. If Monday is an official holiday, the pool will be closed on Tuesday for maintenance.

**Q:** Who can enter the pool area?

**A:** Residents 18 years or older with proper I.D. and proper swim attire are permitted in the pool area. They may bring a guest. Children under the age of 14 must be accompanied by a responsible adult 18 years of age or older. Pets are not allowed on the premises.

**Q:**What do I need to know about the wading pool?

**A:**The wading pool is only for children under 6 years of age. Lifeguards are not responsible for supervision of wading pool.



**Q:**What do I need to know about non-swimmers?

**A:**Non-swimmers must be supervised by an adult at all times. Small flotation devices allowed, by lifeguard discretion.

**Q:** What is not permitted?

**A:**Lifeguards have ultimate authority to enforce policies for the following: No running, rough play, diving, foul or abusive language, loud music, smoking, alcohol or glass bottles, bikes, skateboards, or rollerblades in pool area.

**Q:**Under what circumstances is swimming prohibited?

**A:**There will also be a designated break for the last 10 minutes of every hour in which children must remain out of the pool. In the event of severe weather, the pool will close; it will reopen 30 minutes after the last sighting of lightning or sound of thunder.

## Useful Numbers

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Centerpoint Energy: 713-207-2222

Memorial MUD billing: 832-490-1600

Harris County Animal Control: 281-999-3191

Poison Control Center: 800-764-7661

Harris County Mosquito Control: 713-440-4800

Water/Sewer/Storm issues: 281-463-8703

Harris County Public Health & Environment  
Control: 713-439-6000

WCA Waste Company: 281-368-8397

Health Department Backyard Cleanup:  
713-439-6270

Vacation Watch 281-463-6666

## School Numbers

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Katy ISD Administration: 281-396-6000

Memorial Parkway Junior High: 281-237-5800

Hayes Elementary: 281-237-3200

Taylor High School: 281-237-3100

# Support Your Neighbors

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**Sudma J. Aguilar – RLS Paralegal Firm**

Providing multiservices, notary, wills and pro se legal documents, etc.  
Phone: (281) 241-9099

**Becky Bangert – Realm Real Estate Professionals**

Phone: (281) 217-5111 Cell: (281)598-5731  
Email: beckybangert@aol.com

**John Carew – Simpler Auto**

Online local auto listings in English and Spanish  
[www.SimplerAuto.com](http://www.SimplerAuto.com)

**Carissa Young Carew – Crafty Cat Designs**

Party hats, bows, wreaths, bottle cap necklaces and magnets...  
Phone: (832) 475-8845  
Email: Carissa.carew@craftycatdesigns.com

**Michael Tighe, LMT – A Touch of Wellness Massage Therapy**

Phone: (281) 900-0910

**Jonathan Vidrine – A Plus Home Improvements**

[www.aplushomeimprovements.net](http://www.aplushomeimprovements.net)  
Phone: (281) 701-9900

**Ella Hearrean – Stellar Communications**

Writing | Editing | Proofreading  
Phone: (281) 804-7089  
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**Colette Owens – Mary Kay Independent Beauty Consultant**

[www.marykay.com/cmowens](http://www.marykay.com/cmowens)  
Phone: (832) 264-8188  
Email: Cmowens@marykay.com

Westgreen Park is pleased to be able to provide this advertising service to our residents. If you wish to be included in future newsletters please contact Liz Johnson at [johnlizanne@gmail.com](mailto:johnlizanne@gmail.com) for details.