



# Westview Lakes

Fall 2011

## **Note From The President**

Greetings! My name is Robert Weimer and I am your President for the Board year until September 2012. I have been a resident of this community since 1993. I bring to this Board strong leadership and communication skills that will keep this neighborhood advised of all the coming and goings regarding your properties and the Property as a whole. I have been serving on this Board since 2010. I would like to take this opportunity to introduce you to your Board of Directors.

Vice President, Charles McEachin, has been a resident since 2001. He brings a strong family background and vital leadership skills to this Board. His skills will help this Board achieve its short term and long term goals. Mr. McEachin is newly elected to the Board.

Secretary and Treasurer, Michael Gibson, has been a resident since 1996. He also brings a strong family background to this Board. Mr. Gibson has a desire to make this community a better place to live. He has been serving on this Board since 2010.

Board of Director, Kim Vias, has been a resident since 2007. She brings a strong background in finance and her expertise in this area will enable this Board to make better judgments in the budget arena.

Board of Director, Christopher Scott, has been a resident of this community since 2003. He brings a desire to communicate with this Board and to the community as a whole. He also has a strong sense of community and the desire to meet the needs of everyone around him.

Each member of this Board has the passion and desire to make this neighborhood a better place to live. I am thankful for these folks and look forward working alongside of them. Please take the time to attend a board meeting to get to know your Board of Directors.

As you are aware, our community endured a tragic event this summer. Through this terrible tragedy we bonded as a Community and showed ourselves as the kind and caring community that we are. I challenge you all to get out and meet those around you. As a community we need to watch out for one another. As neighbors we should be the first ones to notice and question something that just doesn't look right. Let's continue to build up our community bonds.

It is that time of year to ready our property, home and vehicles for the winter. Please remember that bulk garbage is to be set out by your property. Never place garbage or bulk materials on or near storm water drains.

Lastly, the Board of Directors, along with Consultants and Engineering firms have obtained sufficient information to lay the groundwork for a working settlement with the City of Hampton, City Council and the City Manager regarding the future management and rehabilitation of our lakes. A meeting is scheduled for January 4, 2012 to discuss the issues. We will communicate as progress is made.

Thank you.  
**Robert Weimer**

## **Current Board of Directors**

### **President**

*Robert Weimer*  
Triton Way  
president@westviewlakes.org

### **Vice President**

*Charles McEachin*  
Kincaid Lane  
vicepresident@westviewlakes.org

### **Secretary / Treasurer**

*Michael Gibson*  
Kincaid Lane  
treasurer@westviewlakes.org

### **Director**

*Kimberly Vias*  
Westview Drive  
director@westviewlakes.org

### **Director**

*Christopher Scott*  
Kincaid Lane  
director2@westviewlakes.org

## **Board Meetings**

Homeowners Forum 6:30 PM  
Board Meeting 7:00 PM

### **2012**

Monday, January 16th

Thomas Nelson Community  
College—Moore Hall  
College Board Meeting Room  
(757) 637-7270 for directions  
**PLEASE NOTE CHANGE OF VENUE  
FOR MAY AND JUNE**

**Dates are subject  
to change, check  
the website for  
updates.**



***2012 Coupon Books should arrive next week.***

# Westview Lakes Homeowners' Association 2012 Budget

Acct. #	Account Name	Approved 2011 Budget \$120/quarter	Monthly 2012 Budget	Monthly Per Unit 2012 Budget	Proposed 2012 Budget \$130/quarter
<b>REVENUE</b>					
<b>Assessments</b>					
06310	Assessment Income	\$148,800.00	\$13,433.33	\$43.33	\$161,200.00
06315	Delinquent Assoc Fees	(\$3,500.00)	(\$291.67)	(\$0.94)	(\$3,500.00)
	<b>Total Assessments</b>	<b>\$145,300.00</b>	<b>\$13,141.67</b>	<b>\$42.39</b>	<b>\$157,700.00</b>
 <b>Other Revenue</b>					
06340	Late Fee Income	\$6,000.00	\$500.00	\$1.61	\$6,000.00
06380	Owner Admin Fees Reimb (Cert)	\$1,000.00	\$0.00	\$0.00	\$0.00
06360	Misc Owner Income (Violation Chg)	\$0.00	\$83.33	\$0.27	\$1,000.00
06410	Newsletter/Advertising Income	\$1,000.00	\$41.67	\$0.13	\$500.00
06810	Bad Check Charges	\$100.00	\$2.50	\$0.01	\$30.00
06910	Interest Income	\$2,029.00	\$208.33	\$0.67	\$2,500.00
	<b>Total Other Revenue</b>	<b>\$10,129.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$10,030.00</b>
<b>TOTAL REVENUE</b>		<b>\$155,429.00</b>	<b>\$12,952.42</b>	<b>\$41.78</b>	<b>\$167,730.00</b>
 <b>OPERATING EXPENSES</b>					
<b>General &amp; Administrative</b>					
07140	Audit Fees	\$2,000.00	\$216.67	\$0.70	\$2,600.00
07155	Tax Preparation	\$500.00	\$25.00	\$0.08	\$300.00
07160	Legal Fees	\$1,500.00	\$166.67	\$0.54	\$2,000.00
07175	Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00
07260	Postage & Mail	\$1,300.00	\$100.00	\$0.32	\$1,200.00
07300	Dues & Subscriptions	\$0.00	\$35.42	\$0.11	\$425.00
07310	Education & Seminars	\$560.00	\$62.50	\$0.20	\$750.00
07311	Bad Debt Write-offs	\$0.00	\$83.33	\$0.27	\$1,000.00
07320	Office Supplies	\$1,000.00	\$83.33	\$0.27	\$1,000.00
07400	Printing & Reproduction	\$1,000.00	\$83.33	\$0.27	\$1,000.00
07405	Coupon Books	\$700.00	\$50.00	\$0.16	\$600.00
07414	Meeting Room	\$0.00	\$33.33	\$0.11	\$400.00
07880	Community Social	\$0.00	\$53.33	\$0.17	\$640.00
07890	Misc. General & Administrative	\$1,000.00	\$0.00	\$0.00	\$0.00
	<b>General &amp; Administrative</b>	<b>\$9,560.00</b>	<b>\$992.92</b>	<b>\$3.20</b>	<b>\$11,915.00</b>

# Westview Lakes Homeowners' Association 2012 Budget

Acct. #	Account Name	Approved 2011 Budget \$120/quarter	Monthly 2012 Budget	Monthly Per Unit 2012 Budget	Proposed 2012 Budget \$130/quarter
<b>OPERATING EXPENSES (continued)</b>					
<b>Contracted Services</b>					
09600	Other Contracted Services	\$200.00	\$0.00	\$0.00	\$0.00
07010	Management Fees	\$30,950.40	\$2,681.50	\$8.65	\$32,178.00
07011	Additional Mgmt Fees	\$0.00	\$25.00	\$0.08	\$300.00
08590	Grounds/Site Improvements	\$0.00	\$156.50	\$0.50	\$1,878.00
09010	Tree Trim/Removal	\$1,000.00	\$262.50	\$0.85	\$3,150.00
09080	Signs	\$1,000.00	\$83.33	\$0.27	\$1,000.00
09084	Cleaning Common Areas	\$1,000.00	\$0.00	\$0.00	\$0.00
09085	Concrete repair	\$750.00	\$0.00	\$0.00	\$0.00
09120	Asphalt repair	\$1,000.00	\$241.67	\$0.78	\$2,900.00
09610	Lawn Maint. & Landscaping (Contract)	\$39,214.00	\$3,267.83	\$10.54	\$39,214.00
09620	Lake Study	\$0.00	\$125.00	\$0.40	\$1,500.00
09800	Snow Removal	\$2,000.00	\$125.00	\$0.40	\$1,500.00
	<b>Contract Services</b>	<b>\$77,114.40</b>	<b>\$6,968.33</b>	<b>\$22.48</b>	<b>\$83,620.00</b>
<b>Taxes &amp; Insurance</b>					
07280	Insurance	\$2,800.00	\$275.00	\$0.89	\$3,300.00
07430	Federal Income Tax	\$550.00	\$45.83	\$0.15	\$550.00
07440	State & Local Income Tax	\$250.00	\$20.83	\$0.07	\$250.00
07450	Other Taxes & Fees (Storm Water Fees)	\$1,000.00	\$55.83	\$0.18	\$670.00
07451	State Corporation Fee	\$25.00	\$2.08	\$0.01	\$25.00
07452	CIC Renewal Fee	\$0.00	\$16.67	\$0.05	\$200.00
	<b>Total Taxes &amp; Insurance</b>	<b>\$4,625.00</b>	<b>\$416.25</b>	<b>\$1.34</b>	<b>\$4,995.00</b>
<b>Utilities</b>					
08910	Electricity	\$9,000.00	\$875.00	\$2.82	\$10,500.00
	<b>Total Utilities</b>	<b>\$9,000.00</b>	<b>\$875.00</b>	<b>\$2.82</b>	<b>\$10,500.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$100,299.40</b>	<b>\$9,252.50</b>	<b>\$29.85</b>	<b>\$111,030.00</b>
<b>NET OPERATING EXPENSES</b>		<b>\$55,129.60</b>	<b>\$4,725.00</b>	<b>\$15.24</b>	<b>\$56,700.00</b>
<b>Transfer to Reserve</b>					
09910	Operating Reserve	\$3,529.60	\$300.00	\$0.97	\$3,600.00
	Repay reserve loan (2 yr @ \$125)	\$0.00	\$125.00	\$0.40	\$1,500.00
09915	General Replacement Reserve	\$51,600.00	\$4,300.00	\$13.87	\$51,600.00
	<b>Total Transfer to Reserve</b>	<b>\$55,129.60</b>	<b>\$4,725.00</b>	<b>\$15.24</b>	<b>\$56,700.00</b>
<b>NET CASH FLOW</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

*Westview Lakes Homeowners Association, Inc.*

*Budget Assumption for 2012*

This budget for Westview Lakes Homeowners Association is predicated on 310 units. Because reserves and operating expenditures are allocated on a pro-rata basis, these assumptions should be valid and consistent throughout the upcoming year.

**INCOME**

**Revenue:**

Association Fees: (GL 6310) Budget requirements are based on \$130.00 per unit per quarter for a total of \$520.00 per unit per year, with \$10 increase.

Association Fees-Delinquent: (GL 6315) Assumption is based on less than 10% of members delinquent.

**Other Revenue:**

Late Fee Income: (GL 6340) Income from payment of late charges on Association fees of \$30.00 per quarter.

Owner Admin Fees Reimbursement: (GL 6380) Fees on certified mail.

Misc. Owner Income (Violation chg): (GL 6360) – Violation charges from Due Process Hearings.

Newsletter/Adverting Income: (GL 6410) – newsletter income from vendors.

Bad Check Charges: (GL 6810) Income from returned check charges of \$30.00 per check.

Interest Income: (GL 6910) Interest earned on Association funds in operating and reserve bank account, CD's and money market accounts

**EXPENSES**

**General & Administrative Expenses:**

Audit Fees: (GL 7140) Assumption is based on annual audit fees.

Tax Preparation: (GL 7155) Assumption is based on annual tax preparation.

Legal Fees: (GL 7160) Budget assumption is based upon securing legal advice when required and attendance at the annual meeting.

Reserve Study: (GL 7175) Study of common elements required every 5 years to make sure reserve amounts are current.

Postage and Distribution: (GL 7260) Budget assumptions include postage for:

1. Newsletters
2. Annual Meeting Notices
3. Violation Notices
4. Accounts payable
5. General correspondence
6. Late notices
7. Certified fees
8. Special mailings

Dues & Subscriptions: (GL 7300) Budget assumption is for CAI membership

Education & Seminars: (GL 7310) Budget assumption is based on 5 members attending 2012 CA Day and Board Boot Camp and other seminars.

Bad Debt Write-offs: (GL 7311) Budget assumption is based on uncollected collections.

Office Supplies / Stationery: (GL 7320) Envelopes, paper, notebooks, ink and labels.

## *Budget Assumption for 2012 (continued)*

**Outside Printing Expenses:** (GL 7400) Budget assumptions include:

1. Newsletters
2. Annual Meeting Notices & Proxies
3. Special mailings

**Coupon Books:** (GL 7405) Coupon Books.

**Meeting Room:** (GL 7414) TNCC Board Room.

**Community Social:** (GL7880) Social event for Association.

### **Contracted Services:**

**Management Fee:** (GL 7010) Assumption is based on the contracted fee of \$8.65 per unit per month.

**Additional Mgmt Fees:** (GL 7011) Assumption based on required court appearances.

**Grounds/Site Improvements:** (GL 8590) Necessary repairs to playground. maintenance of fence and common ground repair, installation of new watch light.

**Tree Trimming/Removal:** (GL9010) Trimming of large trees in the common area and removal of debris. Landscaping extras for common areas not covered in Landscaping Contract.

**Signs:** (GL 9080) General Signs for the association common areas, street signs

**Cleaning Common Grounds:** (GL 9084) Grounds Committee funds for improvements.

**Parking Lot / Sidewalks:** (GL 9085) Repair work for minor sidewalk maintenance.

**Asphalt Repair:** (GL 9120) Repair work for minor asphalt maintenance.

**Lawn Maintenance & Landscaping:** (GL 9610) Weekly services for mowing, trimming, mulching, fertilization, Seeding, pruning, plantings and clean up of areas as outlined in contract.

**Lake Maintenance:** (9620) Maintain 3 storm water retention ponds.

**Snow Removal :** (GL 9800) Snow removal.

### **Taxes & Insurance:**

**Insurance:** (GL 7280) Comprehensive general liability insurance in the amount of \$1 million, Directors & Officers liability insurance in the amount of \$1 million, Master Causality replacement insurance policy on the common elements, Commercial Umbrella Policy in the amount of \$1 million and workman's compensation.

**Income Taxes:** (GL 7430) & (GL 7440) Budget assumption is based on historical data. State and Federal income taxes.

**Other Taxes & Licenses:** (GL 7450) Storm Water Fees – City of Hampton. Annual Registered Agent Fee.

**Corporate Fees:** (GL7451) Assumption is based on filing required documents with the State Corporation Commission and Real Estate Board.

**CICB / DPOR renewal:** (GL7452) Assumption is based on filing required documents with the Common Interest Community Board / DPOR.

### **Utilities:**

**Electricity:** (GL 8910) Budget assumption includes operation of all streetlights that are located in the community

### **Reserves:**

**Operating Reserves:** (GL 9910) Budgeted amount set aside for repair of common elements less than the minimum amount to be included in the Replacement Reserves and expenses not budgeted for that may come up.

**Replacement Reserves:** (GL 9915) Budgeted amount set aside for repair and/or replacement of items in common areas such as fence replacement, streetlights and street replacement based on the Reserve Study's minimum required funding amount.

## Rental Property Reminder

Owners that rent their property must notify the Association Office in compliance with the Governing Documents. The FORMS link at [www.westviewlakes.org](http://www.westviewlakes.org) will provide you with the Contact Information form to be completed as required by the Association. This form should then be attached to a copy of the lease along with a document signed by the tenant that states they are aware they will be residing in a homeowner's association and have been provided with a copy of the Governing Documents of the Association including the Rules & Regulations .

Residents living in rental properties should contact the Association Office at (757) 637-7270 providing your name and property address so we may personally address newsletters. These records must be kept current as required by our Governing Documents.

Please comply with this request at your earliest convenience. A new Lease, Contact Information Form and Resident Awareness form must be provided each time you get a new tenant. Remember, you are responsible for activities within your rental property so keep your tenants informed of the rules & regulations to prevent additional fees and fines assessed to you.

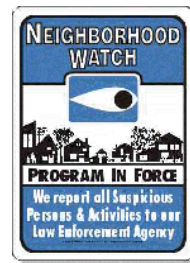
CALL THE ASSOCIATION OFFICE WITH QUESTIONS (757) 637-7270

## Check out *YOUR* Community Website!

Find out the latest information in the neighborhood.  
Do you need information regarding an ARB  
Application? Do you want to pay your Assessments  
online? Do you need a copy of the Rules & Regulations?

Well.... Check out [www.westviewlakes.org](http://www.westviewlakes.org)

Keeping our  
neighborhood  
free of  
Suspicious  
Persons &  
Activities  
benefits  
everyone  
involved. Report these  
activities to Hampton Police  
Department,  
757-727-6111 or 911



## ARB Applications

Owners please be aware that before undertaking **ANY** exterior additions or modifications you **MUST** first complete an ARB Application that can be found on [www.westviewlakes.org](http://www.westviewlakes.org) under "FORMS". You must receive approval from the Board of Directors or Architectural Review Committee **BEFORE** starting any projects. Any forms that are not filled out completely and submitted without all required documents, will be returned to the homeowner which will delay approval.

Failure to receive approval before starting exterior additions or modifications will result in a \$50 charge for each project started without an approved application. Projects without approval can be required to be removed at the Owner's expense.

Remember ARB applications must be received 7 days prior to the monthly Board meeting. Requests are reviewed when received by our Association Manager, and if complete, will be placed in the Board packets that are prepared for the monthly meeting. The weekend before the Board meeting these packets are given to members of the Board to review and visit the property if there are any questions concerning the application. The applications are then formally reviewed by the Board of Directors at the monthly Board meeting which is the 3rd Monday of every month. You should receive a Board of Director's ruling within 3 days of the Board Meeting.

## The Purpose of Community Associations

What is this entity that collects your assessments, mows the lawn and occasionally throws a party? One way to think of our community association is as a service organization that provides three types of services to owners and residents.

1. Community maintenance services, collecting trash, publishing the newsletter, orienting new owners, conducting meetings and sponsoring social activities.
2. Governance services, fulfilling legal obligations, resolving disputes, enforcing community policies, administering design review policies, and recruiting new volunteer leaders.
3. Business services operating and maintaining the common areas, competitively bidding maintenance work, investing reserve funds, developing long-range plans and collecting assessments.

The Board and the Association Manager make every effort to deliver these services fairly and effectively to protect and enhance the value of our homes—and the lenders' interests in our homes. They also strive, through collective participation and mutual decision making, to preserve that intrinsic value called "quality of life" that is at the heart of the community association concept.

### Association Dues

Association dues (Assessments) are due on the first day of the following months:

January

April

July

October

A late fee is charged 30 days after the due date.

Make sure payments are mailed **at least** a week before the late charge end date.

### TENANTS / RENTERS

If you do not receive the Westview Lakes newsletter in your name, we don't have you registered in our office. Please contact the Association Office at (757) 637-7270 or send an email to [manager@westviewlakes.org](mailto:manager@westviewlakes.org) and let us know you reside at Westview and would like to get on the mailing list.

We want to make sure you are aware of the Rules and Regulations of the Association, so there are no issues that cause friction. We also want to extend a hand of welcome so you will feel part of the community.

Owners that know new tenants move in, please make sure your new neighbors are registered and if not, provide them with the phone number and/or email address above.

### For Sale By Owner

**As an Owner in a Homeowner's Association you have a LEGAL OBLIGATION to purchase a Resale Package (Section 55-512 of the VPOA and Section 55-79.97 of the VCA). The Resale/Disclosure Package contains copies of the Westview Lakes Governing Documents; important financial information about the Association and a statement regarding the condition of the property.**

**When an Association Lot or Unit is sold by the Owner without a Resale Package, the Management Company and the Association office are not informed of whom the new Owner is, and the Assessment dues become delinquent possibly causing a referral to our attorney for collections. The new Owner is often not aware an Association exists, nor does he know the rules and regulations and architectural guidelines that govern the Association.**

**Additionally, there may be outstanding violations and/or charges assessed against the Lot or Unit that are absorbed by the new Owner. The new Owner will have to purchase the Resale Package that should have been purchased by the seller.**

**If you are a new Owner and this has happened to you, please contact the closing/settlement agent or your real estate agent for assistance in getting a copy of your settlement (also called HUD-1) statement and provide a copy to the Association Office.**

# BLAST OFF EXTERIORS

Licensed-Insured-Experienced  
**FREE Estimates**



Located in Newport News, Serving The Entire Peninsula



Call Jason  
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Google Voice



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- Roof Cleaning (0-Pressure)
- Gutter Cleaning & Repair
- Exterior Painting & Repair
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- All H.O.A. Violations Welcome



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**\$25 OFF**

**Any Pressure Washing**

BLAST OFF EXTERIORS 349-6078 With coupon only. Not to be combined with any other coupon or discount.

**SUMMER SPECIAL**

**\$25**

**Gutter Cleaning**

*With Purchase Of Roof Wash (\$300 Min.)*

BLAST OFF EXTERIORS 349-6078 With coupon only. Not to be combined with any other coupon or discount.

**\$199**

**Roof Cleaning**

*With Purchase Of Complete House Wash*

BLAST OFF EXTERIORS 349-6078 With coupon only. Not to be combined with any other coupon or discount.

## Neighborhood Watch

There is an immediate need for an ACTIVE Neighborhood Watch Committee. As you are aware, there have been numerous burglaries/break-ins in our neighborhood in the recent months. We as a community must do all we can to protect our homes.

We have published tips provided by the Hampton City Police on protecting your property. A neighborhood watch

Committee has been known to reduce the incidence of burglaries and vandalism and create a safer environment for all.

Participation from as many residents as possible is needed. Send an email

**[neighborhoodwatch@westviewlakes.org](mailto:neighborhoodwatch@westviewlakes.org)** if you are interested in safeguarding our neighborhood, please We plan to set up a meeting with all interested to get a committee in place soon. Your Help is Needed!!!



## City of Hampton's eNEWS

Did you know you can receive the latest information and schedule of events from the City of Hampton via **eNews**? You can also find out the trash collection schedules on a holiday. Just go to [www.hampton.gov/enews/index.html](http://www.hampton.gov/enews/index.html) and subscribe to receive updates delivered right to your computer.



**Disclaimer**... Proceeds from Corporate Sponsored advertisements pay part of the publication cost of our newsletter and we encourage you to support these advertisers. Westview Lakes Homeowner's Association does not assume liability for the ad contents. It is the consumer's responsibility to investigate the validity of the advertisement.

## ADVERTISING HAS CHANGED

We have adjusted our advertising program to still allow a Corporate Sponsor program, but will also have the option to advertise in each of the quarterly newsletters.

Pricing has changed as well and has a less expensive rate for Owners and Owner businesses.

Call the Office at (757) 637-7270 or send an email to [corpsponsor@westviewlakes.org](mailto:corpsponsor@westviewlakes.org) and information concerning this program will be sent to you.

Sizes from Business Card Size to Full Page are available. Pricing varies dependent on size.

## PEST CONTROL SERVICES



- ▲ Free Inspections
- ▲ Established 1944
- ▲ Fly Management
- ▲ Fumigation Specialist
- ▲ Foundation Vents
- ▲ Residential and Commercial

**TERMIDOR**  


*The complete pest control service including termite, bird & moisture control*

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### Immanuel Baptist Church

69 Saunders Road  
Newport News, VA 23601  
(757) 596-2525  
[www.immanuelbaptchurch.org](http://www.immanuelbaptchurch.org)



### Meetings & Services-Sunday

Sunday School	9:30 AM
Morning Worship	11:00 AM
Youth Bible Study	6:00 PM

### Wednesday Activities

Prayer, & Bible Study	6:30 PM
Youth Group	6:30 PM
Mission Friends & RA's	

### Sunday School Classes Offered:

Nursery – Babies to Pre-K  
Kindergarten  
1st & 2nd Grade  
3rd & 4th Grade  
5th & 6th Grade  
Younger Youth  
Older Youth  
College / Career  
Young Couples  
Mid-Career Adults  
Church Membership, Class 101  
Ladies Class  
Men's Class  
Adult Class (2)

### Adult Discipleship

We have many opportunities for you to join a small discipleship group. Get to know others with whom you share common interest and study God's word. College and Careers, New Church Membership, Men and Women's Small Groups available. Please call the church

### M.O.P.S.

MOPs is a nondenominational Christian organization dedicated to nurturing all Moms from their child's conception through the pre-school years. Together we grow as mothers and encourage each other while balancing the expectations thrust upon us. While you are making new friends at MOPS, your children will be making their own friends in the MOPPETS program. For more information visit our website at [www.immanuelbaptchurch.org](http://www.immanuelbaptchurch.org), click on ministries then on MOPs or call 596-2525 for more information.

MOPS meets the 2nd and 4th Thursday or each month at 5:30 PM.

### Youth Group

Our purpose as a youth group is to grow in our relationship with God and to share the life changing message of Jesus Christ with others.

Our group is 7<sup>th</sup> -12<sup>th</sup> grades. We meet on Sunday nights and Wednesday nights for Bible Study, games, and fellowship. There are many activities planned for this summer so come by and check us out!

# Important info Board



## 2012 Assessments Increased

*The Board of Directors has gone through the 2012 Budget to determine what will be needed to run the Association for the next year.*

*As most of you know, there has been no increase in assessments since 2007. For the past 4 years the cost of living has continued to increase and the Board found that there was a need to increase the funds to continue operating at the level needed.*

*The 2012 Assessments will be \$130 per quarter. Coupon books are currently being processed and should be received in December. If you do not receive your coupons by December 27th, please contact the Association Office.*

## Owners with Shock Track Installed

If you own a home that has had the seagull preventative product, Shock Track, installed on your roof...

IT IS YOUR RESPONSIBILITY TO NOTIFY anyone that will be on your roof doing work of the strip on the apex of your roof. This strip produces a minor shock when touched. It is up to the Owner to make the proper notifications. The Association bears no responsibility in the event of an accident due to the Shock Track being touched.

## *“Light’s Out?”*

Please notify your Association Manager if you have a light near your unit which does not work.

Do **NOT** assume your neighbor has reported the outage!!!!

## Stray Animals

Call animal control for traps if you have a feral cat problem or see a stray dog.

727-6111 or 911

## No Fishing, Swimming, or Boating

For Insurance Purposes Owners and Residents are reminded of the above rule. Signs are posted around the lakes prohibiting these activities. This includes Owners, Residents, and Non-Residents.

E-mail  
→ Me ←

PLEASE!!

If you have anything you would like published in the next edition of the newsletter, please email Robin at [manager@westviewlakes.org](mailto:manager@westviewlakes.org).

Waste Management of Virginia takes great pride in being a good neighbor keeping citizens safe and our communities clean.

As the operators of the Bethel Landfill, we are proud to provide exemplary waste disposal and recycling services to our customers in the Westview Lakes community.



*From everyday collection to environmental protection,  
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# *Westview Lakes Homeowners Association*

c/o Advanced Association Management Group, LLC  
PO Box 12141  
Newport News, VA 23612

*This Newsletter is the official publication of Westview Lakes Homeowners Association  
and is an official form of notification for Association matters.*

## MANAGEMENT INFORMATION

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Newport News, VA 23612

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## Signs and Advertisements

According to the Rules & Regulations of Westview Lakes, advertisement signs, contractor or otherwise, are prohibited in Owner yards. Any signs currently residing in a homeowner lawn will be removed without notification.

## Disclosure Packages

If you are selling your home, contact Management to obtain a Disclosure (Resale) Package. The cost for a resale package is \$250.00 for standard delivery within 14 days, (\$300.00 for requested rush orders within 5 business days).

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