



Westview Lakes

Spring 2011

From The President

The first quarter of the year has been very busy in the life of our Association. Unfortunately as with most of us, the Board has had more items to handle than time available to deal with each item adequately. Last year the Board promised a more detailed inspection expectation (where home maintenance is concerned) before home inspections took place for 2011. This item is one that is still being developed. Spring is here and I would ask that each Homeowner take the time to inspect and correct any problems around their home, before the inspection process resumes. There are numerous properties in need of fresh paint, roof and siding cleaning, fence and mailbox repair and maintenance of flower beds and grass.

Each Homeowner was aware that they were buying into an Association which has Rules and Restrictions. Maintaining of property values is the most important reason for an Association is one of the biggest reasons for those who chose being part of an Association. It is the responsibility of each and every Homeowner to maintain their homes.

Many Owners who are renting their property in Westview are in violation of our Rules and Regulations. It clearly states that you are required to submit certain documents to the Association Office for the files. These documents are a signed copy of the lease for a minimum of 12 months and 2 forms that can be found on website, www.westviewlakes.org (FORMS tab). The first of the forms is a completed Contact Information form providing current Owner, Tenant and Property Management contact information. The other form is the Rental Documents Provided Tenant signed by both the Owner and Tenant stating they have provided/received the most current copy of the Westview Lakes HOA Rules & Regulations. Many of our current issues involve tenants that have not been registered and given the proper documents. When letters go out for issues involving rental properties a minimum of 2 and sometimes 3 copies of letters must go out increasing the cost of mailings dramatically. Owners need to be aware, that a failure to notify is office is a violation and any charges assessed because of tenant violations will be charged to their accounts.

Parents please speak to your children about littering in the neighborhood.

Trash is unsightly and eventually ends up in the storm drains. Also remember that sports equipment such as basketball backstops and bicycles must be removed from driveways when not in use.

Lately things have been quiet where break-ins are concerned, but continue to report any unusual activity that you see.

Lets pull together and work to make the Association a place you would be proud to live in and eliminate the need for sending violation letters by following the Rules & Regulations of the Association. If you need a current copy, they are available on the Association website.

Thank you.
Richard Hill
President, Westview Lakes

Current Board of Directors

President

Richard Hill
Kincaid Lane
president@westviewlakes.org

Vice President

Robert Weimer
Triton Way
vicepresident@westviewlakes.org

Secretary / Treasurer

Michael Gibson
Kincaid Lane
treasurer@westviewlakes.org

Director

Kimberly Vias
Westview Drive
director@westviewlakes.org

Director

James Harvie
Dawn Lane
director2@westviewlakes.org

Board Meetings

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

2011

Monday, May 16th
Monday, June 20th

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.**

3rd Quarter Assessments are due July 1st.

Waste Pickup—Non routine waste items

The City of Hampton is accepting the following materials not accepted for normal weekly curbside garbage/recycle pickup, you may drop off for free the following items below.

Drop off for these items are located at the Public Works Operations Complex,

@ 419 North Armistead Ave, Hampton. The following dates and times are listed:

May 21	July 16	September 17	November 19
From 8 am to 12 pm.		Proof of Residency may be required...	

2011 Household Chemical Collections:

Acceptable Materials are those typically found in a home environment, and include products such as the following:

Household Maintenance: Oil or latex paint, Stains, Solvents, Glue, Varnishes and Adhesives.

Automotive: Gasoline and other fuels, Waxes, Oil and gas mixtures, Brake fluid and Engine cleaner.

Lawn & Garden: Insecticides, Weed killers, Pesticides. Fertilizers and Pest Strips.

Household Cleaning: Oven cleaners, Drain cleaners, Floor waxes and cleaners, Metal polishes or jewelry cleaners, Bleach, Degreasers, Septic tank cleaners and toilet cleaners.

Miscellaneous: Charcoal fluids, Dyes, Kerosene, Swimming pool chemicals, Photo finishing chemicals, Rechargeable Batteries and Fluorescent Light Bulbs (including CFL's).

► Unacceptable Materials:

Business or Medical Waste	Radioactive products	Household Trash
Ammunition		Gun Powder
Explosives, compressed gas cylinders	Shock sensitive materials	Large quantities of unknown materials

2011 Computer and Electronics Recycling Events:

CPU's (computers) - all makes and models	Computer Monitors and Laptop Computers	Video Games and Consoles
Keyboards and Mice	Printers, Faxes, Copiers	Scanners
AC Adapters	Cell Phones	Jump Drives
Stereo Equipment	iPods'/MP3 Players	Cameras
Servers	PDA's	Telephones
Portable Radios, DVD Players and VCRs	Miscellaneous Household Electronics (any item that plugs into the wall or uses rechargeable batteries that is smaller than a microwave).	Media such as CDs, VHS tapes, disks etc
	NO TELEVISIONS!	

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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 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 and subscribe to receive updates delivered right to your computer.



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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 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.

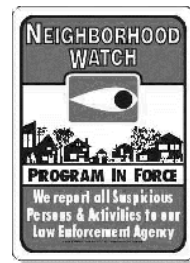
CALL THE ASSOCIATION OFFICE WITH QUESTIONS (757) 637-7270

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

Keeping our
neighborhood
free of
Suspicious
Persons &
Activities
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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 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.



Homeowner Tips - Simple things you can do to protect your home



While most homeowners are under the impression that a seldom used or never used fireplace does not require cleaning or inspections on an annual basis, this is not true. Chaise covers can rust, flashing can leak and eventually this can cause water to seep into the chimney and drip onto the fireplace. Water would then sit on top of the fireplace insert, causing a hole to form and allow water to drip into your home. There is also the possibility of rotten wood and eventually a termite and mold problem. It is to your benefit to have the fireplace inspected annually to catch any water issue that may be developing. Better to spend a small amount of money for preventative maintenance than to spend thousands of dollars to have the entire fireplace replaced. Having your chimney cleaned and inspected annually will give you peace of mind, not only for safety reasons but to know that your home is not being threatened by the elements.



Many homeowners have concrete slabs that are attached to the back of their homes. It is to your benefit to inspect the patios for cracks and repair the cracks before they become a bigger problem. A crack in the patio can lead to water seeping underneath your foundation. This can lead to massive home repairs that could have been prevented with very little effort.



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SHRED IT

Get rid of your confidential materials in your home for free. The Hampton Roads Community Shred-it event will be held in our area on June 18th, 2011 from 9 am to 12 pm.

Residences and private citizens are invited to attend the event for no cost and get up to **3 paper boxes or paper bags*** (no plastic bags please) shredded for free! At any Hampton Roads Community Shred-it Event, you will have the opportunity to hand your confidential documents directly to a Shred-it Representative up in the truck. **Here you will be able to witness our secure shredding process.**

Sherwin-Williams Paint Discount

Did you know that Westview Lakes participates in Sherwin-Williams Neighbor-To-Neighbor program?

What this means to you as an Owner or Resident of our Association, is you will be given a 20% savings on retail purchases on all regular priced merchandise and a 5% savings on all sale priced merchandise. Discount cards are available at the Association Office or via the website.

Discounts can be used when purchasing paint, stain, wallpaper and tools.

Remember an ARB request is required BEFORE any painting or other exterior modification is undertaken. Approval of a routine ARB request can be approved between Board meetings by the ARB Committee so there is no delay in beginning your project.

ARB applications and a list of approved colors can be found on the Association's website.

If you have any questions about ARB requests and requirements, please call (757) 637-7270.

Grounds Committee Update

The Grounds committee has been very busy recently with several projects that we believe most are aware of, especially those in the vicinity around the “lakes” in our community.

If Owners aren't aware our “lakes” are actually storm water retention ponds that facilitate the accumulation of excess water during inclement weather. They are functional and were never built with recreation in mind. The Association has a strict no Fishing, Swimming, Boating policy in place for this reason and to keep the insurance costs down.

Last year the brush and trees around the ponds were cut back to identify areas of erosion taking place around the edges of the ponds. Early this spring a landscaping project to fill eroded areas was approved by the Board of Directors. During interviews with Vendors to bid the work, it was discovered that we had an infestation of muskrats and a beaver making their homes in the banks around our ponds. Vendors for both projects were hired & the critters were removed and the erosion areas have been filled with protective mesh fencing to prevent the return of the muskrats. The areas are easily identified at the moment as they have been hydro seeded.

The next phase of this project is to determine what are the most beneficial plants to strategically place around the ponds in order to deter muskrats and prevent further erosion.

Flooding areas have been identified and actions have been and are continuing to be addressed to alleviate these Owner concerns.

We do have a HUGE problem with people dumping items in the ponds. This is a costly effort to maintain as we must hire someone to come in and remove items to allow the ponds to handle water flow as it is meant to do. Unfortunately not all items can be seen to remove and are settling to the bottom. This causes the water level to increase and subsequently flooding is usually the end result. Eventually if this issue continues, a dredging project will be needed and that will be extremely expensive.

Please help by keeping an eye out on issues with our waterways. If items are seen being thrown in, please try to identify who is person responsible. None of us has the extra money to clean up behind other people.

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 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.

Regular Trash Collection



City Ordinance Section (39.1-25) Refuse, recycle containers, bulk material, yard waste shall be placed on street no earlier than 3 p.m. the day before scheduled collection day and containers removed by 12 a.m. (mid-night) on day of collection.

Recently more and more trash and bulk items are being placed curbside far in advance of the allowable ordinance listed above. Besides making the neighborhood look bad, items left out have a potential to blow during periods of heavy wind thus damaging vehicles & property and with some items going down into storm drains which end up in our drainage system. If you were trying to sell your home, would you want the neighborhood to look to bad that potential buyers? That would be an awful reason for your home not to sell. Residents (both Owners & Tenants) need to abide by the City and Association guidelines. Westview Lakes HOA is going to be working with the City of Hampton's Solid Waste Department to try to resolve these issues.

There is an Association charge of \$50 per occurrence for violations of the trash collection policy. The City of Hampton could charge from \$50-\$100 (incrementally) for each day the violation occurs. For those who do not remove items placed curbside ahead of time or leave them after pickup will be charged accordingly.

Please coordinate projects so your debris is handled correctly. Ask Vendors to remove items and take to the landfill next door. You also have the ability to take items to the landfill yourself during the week.

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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.

VOLUNTEERS NEEDED

The Board of Directors has been diligently working to make the neighborhood a better place to live, but they are only 5 people. The Board is asking for assistance from anyone that can offer up some time to help improve the neighborhood. This offer is not only for the Owners at Westview Lakes but extends to those who are renting as you are part of this community as well.

Some of the ideas being tossed around are:

Flower Bed Committee

Semi annual planting of flowers in the beds around the property.

Westview Lakes Entry Flower Beds

Periodic planting and maintenance of the beds near the front entry signs.

Grounds Committee members

Help out on projects involving the general appearance of the common areas.

Playground Committee

Assist in planning an upgrade of our current playground area.

Common Area Upgrade

Project to investigate the installation of walking trails, benches and other similar items yet to be determined.

Social Committee

Plan a neighborhood social event.

The above items are being considered or getting organized, so jump on board and lend a helping hand. This is a way to assist and not obligate yourself to anything long term.

Additional projects and committees may come up from time to time, so if you have a special skill or an idea to improve the neighborhood, call the Association Manager at (757) 637-7270 or send an email to manager@westviewlakes.org for additional information.



We Need You !!!

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 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.

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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, 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 7th -12th 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



Shock Track Installation on Dawn Lane and Westview Drive

Letters were sent out to Owners of units eligible for the Shock Track system to prevent seagulls from landing on the roof of your home. We have gotten only a handful of responses.

This roof application is worth several thousand dollars and is being offered at no cost to the Owner. HOWEVER, it is a one time offer. Because several homes are connected sharing a single solar powered unit, we must have groups of contiguous units in order to install.

Please sign and return the letters you were sent either YES you want it or NO you do not want it. If you need a copy of your letter, please email manager@westviewlakes.org and I will send you a duplicate for processing. Please call 757-637-7270 if you have any questions.

Owners with Shock Track Installed

If you own a home that has recently 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!!!!

Suspicious Activity

If you see something happening that doesn't seem right or you know should not go on in the neighborhood, please call the police. Don't assume someone else will call.
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.

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.



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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

Advanced Association Management Group
PO Box 12141
Newport News, VA 23612

(757) 637-7270 Tel
(757) 251-7039 Fax

Robin Stortz
Association Manager
manager@westviewlakes.org
website: www.westviewlakes.org

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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