



# Westview Lakes

Winter 2010

## ***From The President***

Over the past few months there has been an increase in burglaries in the neighborhood. The break-ins have been at different times during the day and evening, but access through a back or side door has been consistent.

It is important that you become familiar with your neighbors so people are more aware of when someone may or may not be at home and when to call the police when suspicious activity is observed. It is also important to revive our Neighborhood Watch program to get the residents on board. We need volunteers to participate and make this work. See the Neighborhood Watch article inside the newsletter for additional information.

The Board of Directors and Management worked diligently to produce a 2011 Budget that would not increase assessments. A new budget has been approved with assessment payments remaining at \$120 per quarter payable on the 1st of January, April, July and October. Because of the delay in the budget, the order for coupon books was also delayed. Books have been mailed and should arrive by the end of this week. Coupon books can not be forwarded, so if you have an incorrect address on file, the book will be returned to the Association Office. You will need to contact the Manager to have the coupons sent to your correct address.

A baseline inspection was attempted this year since management companies in the past had overlooked items that had caused the association as a whole to deteriorate. The magnitude of such an inspection was underestimated, with some decisions in question and pushing the deadlines for the last third of the homes against the change of weather. For the moment, the 2010 inspection has ended. It is not feasible to continue with the types of maintenance items that were requested of owners. This does not mean that the items will be forgotten. The homes that received their inspection letters in October will be the first inspected in April, 2011. So to get a head start, it would be advantageous to complete the leftover items before the next inspection begins. Using lessons learned during this inspection, details of the 2011 inspection will be publicized in the Spring newsletter expected to be published in March, 2011.

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, January 10th

Tuesday, February 22<sup>nd</sup>

Monday, March 21<sup>st</sup>

Northampton Public Library

936 Big Bethel Road

Hampton, VA 23666

(757) 637-7270 for directions



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

***1st Quarter Assessments are due January 1st.***

## Break-ins in Westview Lakes - URGENT (PLEASE READ)

As everyone might be aware, the neighborhood has had a rash of Burglaries in the last two months. The board is aware and has taken the initial steps in getting the Neighborhood Watch Program active. This program will require the help of all our property owners in protecting this community. The Hampton Police department has alerted the Board that our community has been labeled as a hot spot for the city and the city has established a plain clothes burglary unit within the neighborhood.

On December 15<sup>th</sup>, 2010 Robert Weimer attended the city of Hampton's Annual Neighborhood Watch Town Meeting, sponsored by the Hampton Police Department. Here are some of the highlights that were discussed:

They have ramped up their social network to get more of the city's citizens involved in reporting crimes, they discussed the utilization of Citizens Observer, Facebook Fan page, Youtube and Twitter. The utilization of Citizens Observer website allows you to receive police alerts based on your zip code input. The site address is: [www.citizenobserver.com](http://www.citizenobserver.com). There is an initial sign up page, with very minimal information required on your part. The utilization of the Facebook Fan page does not require being a member of Facebook, but allows the city to capture a broader population in the city. In this Website you will find a Wall with numerous links that can help you in finding out what is happening with regards to the city and the Police department. The site address is: [www.facebook.com/HamptonVAPolice](http://www.facebook.com/HamptonVAPolice).

They discussed the crime trends that Hampton has gone through the last 8-10 years. Overall Hampton is above average when solving cases when comparing other Hampton Roads cities. Additionally, Hampton is well above the National averages regarding closing out crime investigations.

They discussed ways to protect your property and person, some ideas are as follows:

- 1) When leaving your home for more than a couple days, they recommend signing up for the Keep Check Program. This program will enable the police to send a patrol car to your residence and check on your property, you must call the non-emergency number at 727-6111 to sign up or you can contact CPL Gallishaw at 727-6640 for more information.
- 2) Get with the Post Office to ensure they temporarily stop delivering your mail while you are away, or have a neighbor you trust to handle this.
- 3) Have your Newspaper put on hold while you are away, or have your neighbor that you trust handle this as well.
- 4) When you are leaving work or have your car parked in a dark and secluded area (Mall), use your panic button to make noise until you get to your car. This will hopefully scare away anyone who is attempting to cause harm to you or the vehicle. Ensure you look inside to ensure that no one is inside or has broken into your car.

### Other examples of protecting your property are:

Do not keep your lights on 24/7, this will only tell the possible crook you're not home.

Suggested to leave 1 light on upstairs and 1 light on downstairs when home.

Put lights on timers.

Check your windows to ensure they are locked, are your deadbolts in good working order.

Do not hide keys! Use a coded lock box if necessary.

When you come home for the day, remove all valuables from your car, IE: GPS, Laptop, money in the open and any other valuables that will entice someone to steal it.

If you like your vehicle, Do not start your car up to warm it up and leave unlocked

Do Not leave your running while you step into let's say 7-11. You are only inviting the thief to steal your car.

Watch how you store your trash, especially Christmas morning. Those nice flat screen TV boxes, the X-Box or other high value items you bought will only tell the thief what is on your home for the taking.

Crush all boxes, store in correct trash/recycle bins.

Do not allow trash to overflow and/or set aside for bulk pick-up. This is only an invitation for the thief.

Be PROACTIVE in policing your neighborhood. If your neighbor is robbed, it might as have well been you too. You could be next!!!

**Call 911 if you see anything that is suspicious.**

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

## 2011 Coupon Books



Coupon Books for the 2011 Assessments have been delayed as the Board tried to produce a budget that would not increase assessments

The coupon books are expected to be delivered by the first week of January. Online payments can be made via [www.SmartStreet.com](http://www.SmartStreet.com).

## 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.

## 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.

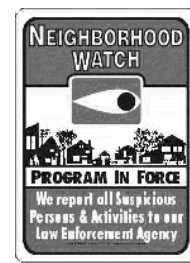
CALL THE ASSOCIATION OFFICE WITH QUESTIONS (757) 637-7270

## 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.

# Westview Lakes Homeowners' Association 2011 Budget

Acct. #	Account Name	Approved 2010 Budget \$120/quarter	Monthly 2011 Budget	Monthly Per Unit 2011 Budget	Proposed 2011 Budget \$120/quarter
<b>REVENUE</b>					
<b>Assessments</b>					
06310	Assessment Income	\$148,800.00	\$12,400.00	\$40.00	\$148,800.00
06315	Delinquent Assoc Fees	(\$3,500.00)	(\$291.67)	(\$0.94)	(\$3,500.00)
	<b>Total Assessments</b>	<b>\$145,300.00</b>	<b>\$12,108.33</b>	<b>\$39.06</b>	<b>\$145,300.00</b>
<b>Other Revenue</b>					
06340	Late Fee Income	\$6,000.00	\$500.00	\$1.61	\$6,000.00
06350	Legal Fees Reimbursement	\$200.00	\$0.00	\$0.00	\$0.00
06380	Owner Admin Fees Reimb	\$750.00	\$83.33	\$0.27	\$1,000.00
06410	Newsletter/Advertising Income	\$250.00	\$83.33	\$0.27	\$1,000.00
06810	Bad Check Charges	\$100.00	\$8.33	\$0.03	\$100.00
06910	Interest Income	\$3,000.00	\$169.08	\$0.55	\$2,029.00
06920	Misc. Income	\$0.00	\$0.00	\$0.00	\$0.00
	<b>Total Other Revenue</b>	<b>\$10,300.00</b>	<b>\$844.08</b>	<b>\$2.72</b>	<b>\$10,129.00</b>
	<b>TOTAL REVENUE</b>	<b>\$155,600.00</b>	<b>\$12,952.42</b>	<b>\$41.78</b>	<b>\$155,429.00</b>
<b>OPERATING EXPENSES</b>					
<b>General &amp; Administrative</b>					
07140	Audit Fees		\$166.67	\$0.54	\$2,000.00
07155	Tax Preparation	\$2,500.00	\$41.67	\$0.13	\$500.00
07160	Legal Fees	\$1,500.00	\$125.00	\$0.40	\$1,500.00
07175	Reserve Study	\$0.00	\$0.00	\$0.00	\$0.00
07250	Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00
07260	Postage & Mail	\$2,300.00	\$108.33	\$0.35	\$1,300.00
07310	Education & Seminars	\$300.00	\$46.67	\$0.15	\$560.00
07320	Office Supplies	\$1,000.00	\$83.33	\$0.27	\$1,000.00
07400	Printing & Reproduction	\$2,800.00	\$0.00	\$0.00	\$0.00
07401	Outside Printing Costs	\$0.00	\$83.33	\$6.94	\$1,000.00
07405	Coupon Books		\$58.33	\$0.19	\$700.00
07890	Misc. General & Administrative	\$1,000.00	\$83.33	\$0.27	\$1,000.00
	<b>General &amp; Administrative</b>	<b>\$11,400.00</b>	<b>\$796.67</b>	<b>\$2.57</b>	<b>\$9,560.00</b>

*Westview Lakes Homeowner's Association 2011 Budget (continued)*

Acct. #	Account Name	Approved 2010 Budget \$120/quarter	Monthly 2011 Budget	Monthly Per Unit 2011 Budget	Proposed 2011 Budget \$120/quarter
<b>OPERATING EXPENSES (continued)</b>					
<b>Contracted Services</b>					
09600	Other Contracted Services	\$1,000.00	\$16.67	\$0.05	\$200.00
07010	Management Fees	\$29,760.00	\$2,579.20	\$8.32	\$30,950.40
08590	Grounds/Site Improvements	\$1,000.00	\$0.00	\$0.00	\$0.00
09010	Tree Trim/Removal	\$2,000.00	\$83.33	\$0.27	\$1,000.00
09080	Signs	\$1,400.00	\$83.33	\$0.27	\$1,000.00
09084	Cleaning Common Areas	\$1,000.00	\$83.33	\$0.27	\$1,000.00
09086	Building Exteriors (Inspections)	\$0.00	\$0.00	\$0.00	\$0.00
09085	Parking Lot/Sidewalks	\$1,000.00	\$62.50	\$0.20	\$750.00
09120	Asphalt repair	\$0.00	\$83.33	\$0.27	\$1,000.00
09180	Plumbing Services-Common Area	\$476.00	\$0.00	\$0.00	\$0.00
09580	Misc. Maintenance	\$2,000.00	\$166.67	\$0.54	\$2,000.00
09610	Lawn Maint. & Landscaping	\$38,839.00	\$3,267.83	\$10.54	\$39,214.00
	<b>Contract Services</b>	<b>\$78,475.00</b>	<b>\$6,426.20</b>	<b>\$20.73</b>	<b>\$77,114.40</b>
<b>Taxes &amp; Insurance</b>					
07280	Insurance	\$2,300.00	\$233.33	\$0.75	\$2,800.00
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	\$1,000.00	\$83.33	\$0.27	\$1,000.00
07451	State Corporation Fee	\$25.00	\$2.08	\$0.01	\$25.00
	<b>Total Taxes &amp; Insurance</b>	<b>\$4,125.00</b>	<b>\$385.42</b>	<b>\$1.24</b>	<b>\$4,625.00</b>
<b>Utilities</b>					
08910	Electricity	\$10,000.00	\$750.00	\$2.42	\$9,000.00
	<b>Total Utilities</b>	<b>\$10,000.00</b>	<b>\$750.00</b>	<b>\$2.42</b>	<b>\$9,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>		<b>\$104,000.00</b>	<b>\$8,358.28</b>	<b>\$26.96</b>	<b>\$100,299.40</b>
<b>NET OPERATING EXPENSES</b>		<b>\$51,600.00</b>	<b>\$4,594.13</b>	<b>\$14.82</b>	<b>\$55,129.60</b>
<b>Transfer to Reserve</b>					
09910	Operating Reserve		\$294.13	\$0.95	\$3,529.60
09915	General Replacement Reserve	\$51,600.00	\$4,300.00	\$13.87	\$51,600.00
	<b>Total Transfer to Reserve</b>	<b>\$51,600.00</b>	<b>\$4,594.13</b>	<b>\$14.82</b>	<b>\$55,129.60</b>
<b>NET CASH FLOW</b>		<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

*Approved 12/20/2010 By the Board of Directors*

*Westview Lakes Homeowners Association, Inc.*

*Budget Assumption for 2011*

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 \$120.00 per unit per quarter for a total of \$480.00 per unit per year, with no increase from 2007.

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.

Legal Fees Reimbursement: (GL 6350) Fees on certified mail.

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

Newsletter / Advertising Income: (GL 6410) – Corporate Sponsor advertisements

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

Miscellaneous Income: (GL 6920) Other income revenue not described in other line items.

**EXPENSES**

**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.

Bank Charges: (GL 7250) Assumption is based on regular rates for lockbox service and other normal bank charges incurred in maintaining banking services.

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

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

Education & Seminars: (GL 7310) Fee for CAI annual membership and training for BOD one class per Director per year.

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

*Budget Assumption for 2011 (continued)*

**Outside Printing Expenses: (GL 7401) Budget assumptions include:**

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

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

**Miscellaneous Expenses: (GL7890) Miscellaneous expenses not covered in other accounts.**

**Maintenance Expenses:**

**Management Fee: (GL 7010) Assumption is based on the contracted fee of \$8.32 per unit per month.**

**Other Contract Services: (GL 8590) Necessary repairs to playground. Maintenance of fence and common ground repair.**

**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; Lake Maintenance.**

**Parking Lot / Sidewalks: (GL 9085) Repair work for minor street maintenance, streetlights out and sidewalk maintenance.**

**Plumbing Services – Common Areas: (GL 9180) Repair work for minor plumbing repairs**

**Miscellaneous Maintenance: (GL 9580) Repair work in common areas not listed above.**

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

**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. Anticipated increase of 5% after six months based on historical data.**

**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.**

**Utilities:**

**Electricity: (GL 8910) Budget assumption includes operation of all streetlights that are located in the community on private streets including lights added in 2004.**

**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.**

## BECOME A CORPORATE SPONSOR

Would you like to become a Corporate Sponsor and see your Company's Ad here?

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.

Your ad will appear in all four issues of the Westview Lakes newsletters for 2011 beginning in March.

## PEST CONTROL SERVICES



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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



## DEADLINES

If you receive correspondence from the Association Office which gives you a deadline to pay your Assessments or complete maintenance on your home after an inspection or to correct a violation....**MAKE SURE TO ADHERE TO THAT DATE.** If circumstances prevent you from completing the item(s) listed in your letter, contact the Association Office to see if an extension is available.

*Failure to complete the item(s) by the date given will force Management to continue with the next steps in the process and usually that increases costs to the Owner. CALL the Association Office BEFORE your deadline expires if you cannot fulfill the requirements in your notification letter.*

## 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](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,  
Think Green®, Think Waste Management.*

Bethel Sanitary Landfill • 100 North Park Lane • Hampton, VA 23666  
Phone: (757) 766-3033, ext. 12 • [www.wm.com](http://www.wm.com)

*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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PO Box 12141  
Newport News, VA 23612

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

Robin Stortz  
Association Manager  
[manager@westviewlakes.org](mailto:manager@westviewlakes.org)  
website: [www.westviewlakes.org](http://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).

**PAY ONLINE, it's QUICK and It's FREE**



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