

# VW CONNECTED

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## Meet Your Neighbors

This month we would like to introduce **Daniel Espinoza** and **Magaly Meza**, better known to their friends and neighbors as Danny and Maggie. Danny and Maggie live on the west side of Ella Lee and have been our neighbors since May of 2019. Danny and Maggie are originally from Mexico City. They moved to Houston in January of 2017 and initially lived in Katy. It did not take long before they both found the commute to be "too much" and after a year they found an apartment in west Houston. After about a year of apartment living, they decided they wanted to find a place to call home but were concerned about flooding issues that so many experienced after Hurricane Harvey. They tell us they did their homework and focused on neighborhoods that did not experience flooding during Harvey. They worked with a realtor and eventually found a home in Village West that was perfect for them. They are still amazed how quiet our community is despite living just a short distance from Westheimer. They attended the recent Taco Truck Tuesday event, and it gave them the opportunity to meet some of their neighbors and establish new friendships.



Their new home certainly cut their commute time. Danny is a HR Specialist with a landscaping company and he recently obtained his bachelor's degree in business. Congratulations Danny. Maggie is an accountant who works as an Accounts Payable Specialist with an IT firm. Like so many of us this past year, due to COVID Maggie was given the opportunity to work from home and enjoys not having to commute to work.



**Taqueria El DF** (at 1100 Wilcrest, near Briar Forest) is offering VW residents a **free medium agua fresca** with every \$10 purchase when you mention Village West on March 15th, March 22nd, and March 29th. Learn more about Mexican street food, this restaurant, their menu, and this offer on the [vwconnected](http://vwconnected.com) website.

When not at work, most evenings, and weekends you will find Danny working in the garage. Danny has taken an interest in carpentry and building furniture. Maggie loves to read and listen to music. She tells us that she easily gets lost in the world of reading. She reads on a variety of topics and when asked she mentioned Stephen King as one of the authors she enjoys reading. She also loves all types of music and admits that her favorite band is Depeche Mode. In line with her love of music is her collection of vinyl records and attending music concerts and festivals; something she misses not being able to do during the pandemic. They both love to travel, not only to see family and friends but to visit cities and states that have yet to be explored. Once again, the pandemic has curtailed traveling, but they hope and pray to be able to visit their families soon and start exploring new locations.

We cannot forget to mention the adorable and so well-behaved master of the house, **Manolo**. Manolo was adopted in August and has brought a lot of love and laughter into his new home. Maggie was told that Manolo is a Labrador, but she thinks he might be a mix given his size. Did we mention he is adorable?

Danny and Maggie are thrilled that the house they purchased is in such a great neighborhood and are grateful for the peacefulness and tranquility our community provides given how closely situated VW is to several major thoroughfares. They look forward to the opportunity and events that will allow them to get to know more of their neighbors and become active members of our community. Welcome Danny and Maggie!



## February HOA Board Meeting Highlights

Please go to [vwconnected.com](http://vwconnected.com) for detailed notes and access to recording.

HOA meeting on February 22, 2021 opened at 7:04 PM.

Quorum was established; All Board members were present except for Mark Rohlfing.

Minutes of the last meeting approved.

Management Report:

Summarization of items approved via unanimous consent since last meeting:

- Approved repair of pump and paint tennis court poles
- A homeowner put up a fence without approval and it is out of compliance so action will be taken.
- A litigation matter has come before the Board and further discussion with VW attorneys is pending.

Topics discussed with more details on website: Gate Access; Lifeguard Stands; Windscreens and Fencing; Pickle Ball Court; Benches; Trash cans; Pool Deck; Shade Canopies.

**Pool Equipment area:** David Leiss talked with Jim Miller (a structural engineer) who indicated that we do not need to remove the concrete in the equipment building. We need to decide what we are going to do in the area where the oleanders that were removed. There is a sprinkler system in that area. Randy recommended grass only as it appears that root growth may continue to pose a plumbing problem. David Leiss mentioned that the new clean out drains were not a result of overgrown roots, but he did mention that roots could still be an issue.

**Bids for Irrigation:** The board is considering replacing the entire sprinkler, including esplanades that would have wiring run under the street and connect all sprinklers to a box in the pool storage room. Based on bids, cost estimates ate \$16,000 to possible \$30,000. The board will need to compare and finalize. It may be possible to repair the current system in place which uses the battery type system, but battery replacements would continue to be an issue. The cost for this option is \$5,000.

**Bids for windows and doors at the clubhouse:** Candy has two bids. \$8,000 and \$9,667

**Bid for pressure washing and painting:** David wants bids.

**Lights and replacement of toilets in men's restroom:** David would like the toilets to be replaced, but no further discussion was had.

**Grass by pool house:** Need to find a solution for the mud in that area. Possible concrete in that area. It may be possible to simply level the soil/grass to keep cost reasonable. Storm Drain could be a problem.

**Open Session:**

**Homeowner 1:**

Brought this up last month and nothing has been resolved. Wants to know if the clubhouse can be used by everyone if they follow COVID rules. Why can the Garden Club use it and no one else can? The attorney indicated that if the clubhouse is being used for community services that it can be used using COVID guidelines, which limits attendance to 15. It cannot be rented out for other activities. Motion to open the clubhouse to board meetings and other community services passed.

**Homeowner 2:**

1. Concerned about all of the spending and wanted to know if the board is considering the Budget and the Reserve Fund and Reserve Study. David indicated that the Reserve Study is not correct. The homeowner addressed concerns that spending outside of these guidelines could result in the need for a Special Assessment. David indicated that a Special Assessment would not happen.
2. Concerned that there still is NOT a broadcast notice on the Village West website that the board will not respond to messages posted on the message board. Candy replied that she responded via private message. Homeowner indicated that others might have the same issue and were not privileged to the information. Candy's statement appeared to refer to a message received through the "Contact the Board" feature versus the message board. The homeowner indicated that the board had responded to her Contact the Board message but did not reply to her response.
3. Earlier in the meeting the BOD said the pool will Open on Memorial Day weekend. Homeowner asked if Village West was getting rid of SAYOR as the Memorial Day opening was the schedule PRIOR to SAYOR. Ransom confirmed that in the prior SAYOR years the pool opened on March 1st. David indicated that they would have to look into this and certain repairs would need to be completed before the pool could open.

**Homeowner 3:**

1. Per the Property Code 209, it is the Associations responsibility to post the HOA meeting information and they cannot force the homeowner to a third-party site. Ransom's office is a third-party site; therefore, it is the responsibility for the BOD to report this accurate information on the VW website, on the club house etc., seventy-two (72) hours prior to the meeting.
2. The last minutes posted on the VW website is October 2020.
3. Lights at the tennis courts are still on at 10:00 and 11:00 at night. Maybe the times are off due to the power outages, but the lights were on late prior to the power outage of the prior week. The timer box is locked and therefore cannot be adjusted.
4. Reserve Fund. The BOD cannot spend over those amounts stated from the Reserve Fund.

**Homeowner 4:**

Not much going on with the Pool Committee because he sent the BOD a request on January 10th for approval for him to send out the proposed design specs for quotes for the slab work and building and he has not heard back from the BOD. He mentioned that they want to remove the retaining wall and the dirt behind that wall and not the slab. Randy made a motion for the committee to approve the report and design drawings in order to obtain quotes. David seconded and it was unanimously passed.

**Homeowner 5:**

1. Village West block captains are only promoting Next Door to new homeowners and are not even mentioning VillageWest.org thus new homeowners do not even know about our own site.
2. Issue: Winterization to prevent issues. The pool was on a 24/7 schedule to prevent the pool from freezing. However, the power outages prevented the pump from circulating the water. The water was cut-off to prevent further damage. Supply line was damages and repairs will need to be made. Meeting was adjourned at 8:42PM.


