



VW CONNECTED NEWSLETTER



Village West Community, Houston, Tx

June/July 2021

In this issue:

- Thank you Village West
- Special Security Meeting Highlights
- Annual Meeting Highlights

THANK YOU!

We hope all of you had a wonderful 4th of July. We wish to thank everyone for all the positive feedback and compliments we have received about our newsletter. The traffic of over 1,000 hits on our website has been incredible given that we have only been in circulation for 8 months. For the group of homeowners' that volunteer to bring this newsletter to our community each month, it has been a true labor of love for Village West. Our efforts do not cost our community anything as we do not solicit or receive any funds from the VW Association to produce this monthly

newsletter. Our mission has been to bring our community together by providing unbiased localized information on a timely basis. We feel we have achieved that.

We enjoy putting this newsletter together, but it has not always been easy to do. We have asked for volunteers, suggestions, announcements, and articles of interest for publication. We also asked our Board of Directors, specifically addressed to the association's President, David Leiss to write articles the Board felt would be relevant topics for our residents to know or learn more about. Unfortunately, we did not receive any responses to our requests, but that did not stop us. We fully understand how hectic life itself can be, then the added issues of the pandemic; well let us just say we have all been busy with our new normal. Our intent has always been to keep all of us connected with personalized stories about our neighbors, information on events and helping drive traffic to local eateries (that offered tasty specials to VW residents) and do all this in a fun way. Again, we feel we have accomplished our mission.

However, not everyone has been pleased with our efforts. Some Board of Director members have been less than thrilled with our effort since its inception. Our efforts to continue have been further complicated by scare tactics and threats of legal action by our Board President, David Leiss. We continue to be threatened with legal action of one form or another, via the association's attorney who Mr. Leiss sought advice from, or threats to ban any volunteer who records board meetings from attending future board meetings (unless we stop recording the meetings altogether) and we were even asked how to stop our publication.

It was never our intent to be seen as working against the Board; on the contrary we have always believed we were all working towards the same goal. We have expressly stated that our goal was to provide timely and accurate information on what was going on in our community so that all residents could stay informed. We have encouraged residents to join our efforts, to get involved in our community, to reach, and to attend monthly board meetings. The disclaimer in our newsletter and on our website states that our efforts are provided by volunteers and that our monthly highlights of board meetings are *not* official meeting minutes nor is our publication sanctioned by the VW Board of Directors. Inexplicably, all of our efforts have been deemed unacceptable.

Sadly, the threats have continued. The possibility that our community has and could continue to incur legal costs or to have volunteers sustain personal liability to stop our publication is something we had to take seriously. After all, we are all residents of this great community, and it was never our intent to have residents incur any costs that would eventually be reflected in our annual assessment. As of result of the threats to silence us and the unknown costs related to such actions our group has unanimously decided to take a hiatus to regroup, reevaluate and respond. For now, this is the last edition, but we hope to be back soon with more stories, information and offers. Thanks to everyone for all the positive feedback and praise. Check out our website for updates on our return.



[Visit us at vwconnected.com](http://vwconnected.com) for more detailed information



SPECIAL MEETING—SECURITY : MAY 27, 2021



David Leiss called the meeting to order at 6:00 PM and established a quorum. David introduced Sargent Theodore Knatte of the Patrol Division and Constable Kirby Thompson from the Harris County Precinct 5 Constables Office. Theo spoke to homeowners concerning the over all crime in Westchase District and focused on the issue of trespassers in our community's common areas. more specifically on our basketball courts. We were informed that since this property is owned by the Association, it is the Association's responsibility to determine the course of action against individuals who may be in violation. If a resident assumes that someone is using our facilities and is not a homeowner or tenant of the homeowner, then resident shall call a board member to handle it. If the board member needs to have a Constable present then the Board member will call the Constable. The Constable and Board member will politely ask questions of the person(s) and if not a homeowner, then the individual(s) will be asked to leave. If the individual does not leave, the Board Member will determine the next course of action. A resident indicated that the VW website does not provide Board Member's phone numbers. David indicated that he would have the website updated. Sargent Theo stated that his officers must have probable cause in order for his officers to question any individual. Probable cause is reasonable grounds that allow police to question or detain. Probable cause could come from either an officer, board member or resident who witnesses someone doing something that violates the law or the rules posted on or in the VW common area. He stated that the DA's office is called when an officer attempts an arrest and without probable cause, the DA will not prosecute. Neither the Constables nor the Police Department can issue citations for trespassing unless they actually see the person doing so. Constable Kirby stated that they are not security guards and in fact the Constables are "COPS" just like HDP. They patrol all of area of Precinct 5, can make arrest, have actually caught suspects related to crimes in the area and have authority to pursue criminal charges. Some of these same officers are under special contract with VW for added security in our neighborhood under the Harris County Contract Patrol Program. Meeting was adjourned.

ANNUAL MEETING : JUNE 2, 2021

- David Leiss called the meeting to order at 7:05 PM and established a quorum.
- David introduced Sargent Theodore Knatte Patrol Division for the Harris County Precinct 5 Constables Office and he reported the statistics for Village West for the last year.

	<u>2020</u>	<u>2021</u>
Home break-ins	4	0
Burglary of a Motor Vehicle ("BMV")	10	4
Stolen Vehicles	1	2

- Sargent Theo reminded everyone of the programs available to us, check out Precinct 5 website at [Department Programs – constablepct5](#). He also reminded us of other available services for residents such as Vacation Watch, Special Watch, Silver Watch and others. You may obtain more information on this and more by visiting [Online Resources – constablepct5](#).
- The four candidates present were introduced. Four ballot judges were selected and were moved to another area to count the ballots. There was a large variance between the number of votes cast for each candidate. There were 154 Ballots cast for two directors: Rosa Cantu and Benjamin Raguse, who were each elected to three (3) year terms.
- Citizen's Patrol representative, Sharon Rance spoke on the needed for more volunteers. Please contact Sharon at sr12303@aol.com or call her at (713) 419-5517.
- The board suggested we put up sign as a private club, because members of private clubs do not contact police. Nothing decided until further discussion at future meetings.
- Ransom and the Board are continuing to discuss evaluate the idea of request for Variance to Covenants, Conditions and Restrictions ("CCRs"). Discussions will continue. Brief discussion about the process if a resident receives a notice of violation was had. The discussion included the actions of a "forced mow" compared to that of painting a home, and that the Board acts as a result of attorney recommendations.
- The Board brought up the issue of the ACC committee and a prior board present discussed the Association's insurance coverage and deductibles was discussed. Also discussed was trash and recycle collections and the reason Texas Pride has been unable to meet its obligation to VW. The Board stated lots of money has been spent, but David Leiss assured residents no special assessment will be needed.
- Additional actions raised included new AC being installed in the clubhouse, renewing contract with ACMP, landscaping being handled by Price Wagener and Ballinas and that more landscaping purchases are planned as well as plans to update esplanades. All landscaping in and around the common area will be replaced. David mentioned taking examples from Piney Point, Royal Oaks, and Lakeside Place for VW improvements. Additional discussion included the nets and fence were replaced around the courts, cracks on the courts were fixed, benches were added, pickle ball court was added on the tennis court side as was the practice back board and the lights were repaired. The sprinkler system was purchased and installed, and repeaters are coming in soon. Trash can covers were replaced and David wants new trash cans that would be more aesthetic. Bathrooms were painted with new toilets and urinals, lifeguard stand replaced and a lock will be purchased to secure it in place. New security system is being installed and updates are forthcoming. New gutters will be installed, and clubhouse and pool house will be painted. A French drain will be installed in the playground area. Water retention issue near the pool bathrooms will be corrected after bids are received. Pool equipment building will be replaced. Board will be discussing new decking and coping around the pool, with an estimated cost of \$80K the Board will consider this part of the master plan for the future. New fencing all the way around the common area is being considered, as are ceiling fans under the pool house, and installation of cameras in various locations though no idea of cost for cameras, installation, or monitoring charges at this time. The Board stated all current spending is possible due to saving efforts by prior board members, some of whom were present were acknowledged.
- David announced that election of officers will be held at the next monthly HOA meeting on July 19, 2021.
- On motion made by Anthony, seconded by Candy and unanimously passed, the meeting was adjourned at 8:22 PM.

Disclaimer: The meeting recaps are provided by volunteers and are not official Board of Director minutes. This newsletter is not endorsed by the VW Board of the Directors.

[Visit us at vwconnected.com](http://vwconnected.com) for more detailed information