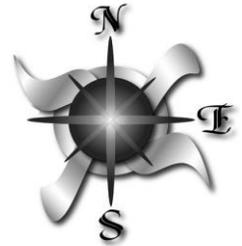

Nottingham West

Civic Club Inc.

a non-profit corporation



SPRING 2013

NOTTINGHAMWEST@HOTMAIL.COM

2013 NWCC Decisions

Our neighborhood has several important decisions to make this spring. These decisions affect every homeowner, so please review the details and make your voice heard by attending the next Civic Club meeting or returning a ballot. The proxy ballot is included on the last page of this newsletter.

- Nottingham West Park Improvement Funding Levels – see page 3-4 for details
- Trash Vendor Selection– see page 5 for details
- Flagpole Guidelines – see page 6-7
- Civic Club President Vacancy– see page 2

At the January meeting, an additional 6% increase in homeowner assessments was discussed. The Board and Officers have reviewed the NWCC budget and projected cash flows and determined that an additional increase in homeowner assessments is not required for 2013.

This is *our* neighborhood and we need *your* input to keep it a subdivision of choice in Houston. Please make plans to attend the April meeting. If you're not able to attend in person, please take a few minutes to return a ballot – either by mail or email. Details are included at the bottom of the ballot on the last page.

April Quarterly Meeting

The next meeting of the Nottingham West Civic Club will be held in the Nottingham Park Meeting Room, 926 Country Place Dr on **Wednesday, April 24 at 7:30 pm.** We look forward to seeing you there!

Welcome New Neighbors!!

The NWCC warmly welcomes our new neighbors on Kimberley, Kingsride, Pinerock and Britoak. We hope to see you at the Civic Club meeting next month. If you have any questions, don't hesitate to contact any of the NWCC officers. Nottingham West continues to be an attractive area to live. In 2012, thirty-three families have moved into the neighborhood. Please extend a warm greeting to the new folks living on your street!

Rodents Have Been Spotted!

Several of our neighbors have reported problems with rodents around their homes and yards. This problem can easily escalate if not quickly addressed. The best prevention is to keep your property neat, clean and well-maintained. There are also several City ordinances that focus on conditions that encourage rats, like accumulation of lumber, boxes and other rubbish. (*Ord. No. 91-1102, § 12, 7-31-91; Ord. No. 93-514, § 26, 5-5-93; Ord. No. 93-1570, § 2(d), 12-8-93; Ord. No. 94-674, § 36, 7-6-94; Ord. No. 98-613, § 42, 8-5-98*)

Keep these tips in mind and take a look around your home and yard for places conducive to pests.

- Keep garbage in tightly covered cans and don't leave pet food outside.
- Remove trash, old boards, and weeds from around your home. Rats and mice like to hide in such places.
- Don't pile wood against the house. Store wood and other materials at least a foot off the ground.

Nottingham West Civic Club Spring Meeting Agenda April 24, 2013

The planned agenda is provided below.

1. Call to Order
2. Adoption of the Agenda
3. Approval of the Minutes
4. Constable's Report
5. Officers' Reports
6. Committee Reports
7. New Business
 - a. Ballot Items
 - NWCC President
 - Park improvement funding
 - Trash contractor
 - b. Adoption of Flag Pole Guidelines
8. Proposed Business for Next Meeting

7:30 pm @ Nottingham Park Meeting Room

NWCC President Vacancy

Dave Campbell was re-elected as NWCC president at the January meeting. Unfortunately for our neighborhood, Dave accepted a new job in Austin and resigned his post in February.

Rosanna Hinde has expressed interest in filling the vacancy for the balance of the Dave's term.

If anyone else is interested in running for President, please contact any of the NWCC officers or send an e-mail to nottinghamwest@hotmail.com by April 15. We will vote at the meeting on April 24.

Neighborhood Notes

Neighborhood Security

- Call the Precinct 5 Constable at 281-463-6666 to report suspicious persons or vehicles.
Dial 9-1-1 in an emergency.
- If you're heading out of town, be sure to notify the Constable.
- If you're interested in receiving e-mails about neighborhood security incidents send an e-mail to Pam Ziegenbein at pziegenbein@att.net

Planning Exterior Improvements?

Send the details to the Architectural Control Committee (ACC) at nottinghamwest@hotmail.com or contact Preston Mood at 281-543-7994.

Newsletter by E-Mail

Prefer to receive this newsletter by e-mail? Send your e-mail address to nottinghamwest@hotmail.com

RealManage Services

Visit the RealManage website to pay NWCC assessments online and review financial statements and other information. (www.realmanage.com) To use the online payment features, you will need the Association ID and the Acct #/Check Digit printed in the upper right corner of the NWCC statement to setup your account. For assistance, call RealManage Customer Service at 866-473-2573.

NWCC Officers

John Benton, Vice President
Angie Lootens, Secretary
Pam Ziegenbein, Treasurer

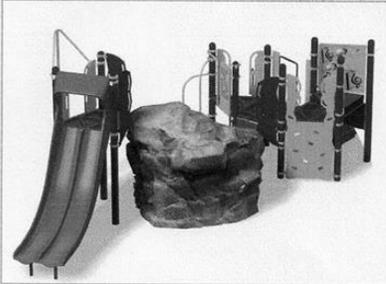
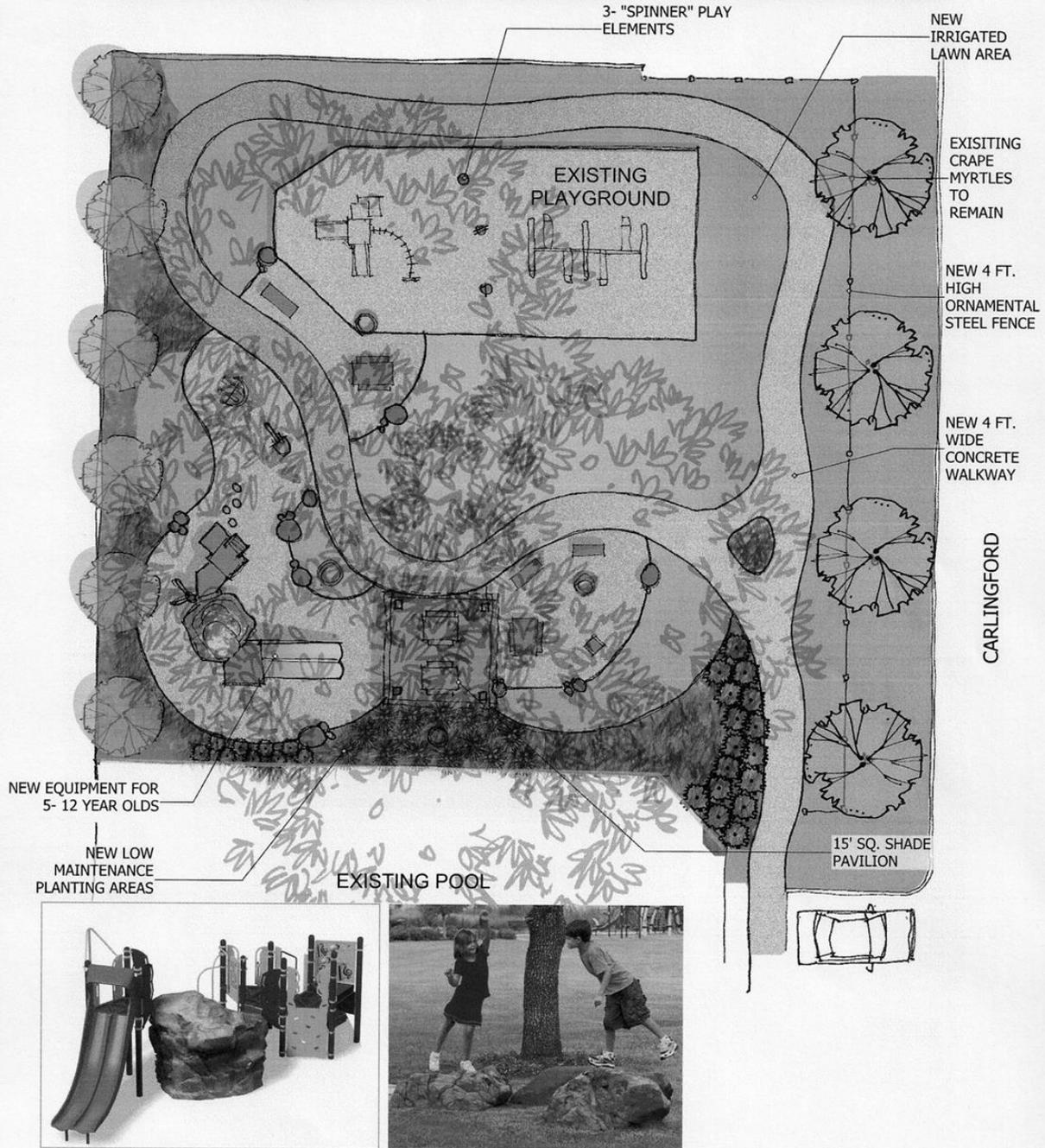
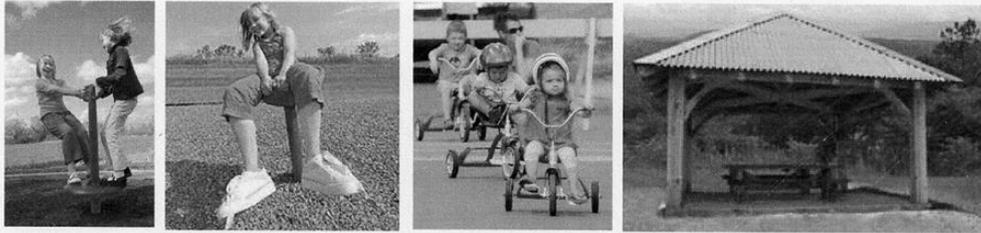
Nottingham West Park Improvement Funding

In October 2012, the NWCC approved the proposal to improve the Nottingham West Park and Playground. The three options for funding the park improvements were reviewed at the January meeting and are outlined below. Construction will be phased over an 18-month period and begin as soon as the funding level is approved. Review the options and be sure to complete the proxy ballot on last page. If no option gains at least 50% of the votes, a “run-off” vote will occur between the top two options. The run-off vote will be held at the quarterly meeting on April 24.

		Complete Option (1)	Medium Option (2)	Simple Option (3)
Total cost		\$120,000	\$90,000	\$65,000
July 2013 Assessment		304+114 = \$418	304+129 = \$433	304+93 = \$397
January 2014 Assessment*		304+114 = \$418	304+129 = \$433	304+93 = \$397
July 2014 Assessment*		304+115 = \$419	\$304	\$304
Total Park Upgrade Cost per Home		\$344	\$258	\$186
*It is possible that the NWCC semi-annual assessment of \$304 will increase in 2014. Any increase greater than CPI would be subject to a vote.				
What's Included At Each Funding Level				
Description	Unit	Complete Option	Medium Option	Simple Option
Foundation/Preparation				
Demo/Earthwork		Yes	Yes	Yes
Electrical (lights/outlets)		Yes	Yes	Yes
Fencing – 4 ft toddler barrier	150 lin ft.	Yes	Yes	Yes
Playground Features				
Spinners	3	Yes	Yes	No
Slide Set	1	Yes	Yes	Yes
Playground Area	2155 sq ft	Yes	Yes	Yes
Tricycle Track/Walking Path	2500 sq ft	Yes	Yes	Yes
Landscaping & Irrigation				
Irrigation incl. controls, electrical	7520 sq ft	Yes	Yes	Yes
Hydro mulch & solid sod	6210 sq ft	Yes	Yes	Yes
Shrubs, groundcover	1310 sq ft	Yes	Yes	No
Ornamental Trees	3	Yes	Yes	No
Picnic Area				
Picnic tables	4	Yes (4)	Yes (1)	No
Park benches	3	Yes (3)	Yes (2)	No
Pavilion	1	Yes	No	No
Boulders	10	Yes	No	No

The planned park design is on the next page. If you have specific questions about the park improvements, please contact John Benton at (713)539-1561.

Nottingham West Park Proposed Design



NOTTINGHAM WEST PLAYGROUND MASTER PLAN



Nottingham West Trash Vendor Selection

In July, the current trash contract with Republic Waste Services expires and our deed restrictions require a homeowner vote to enter into a new contract. The trash committee has evaluated competitive proposals from three trash haulers and selected the top two for review and a vote by all homeowners. All vendors offer same service as Republic (twice a week, curbside pickup) at significant savings. In fact, we can add recycling to our contract and still pay about half of our current price. The summary below compares key elements of the top two vendors, TrashPorters and VF Waste Services. We have also included information on trash pick from the City of Houston. The current contract pricing is provided for comparison, but Republic has not provided a proposal for a new contract. NWCC receives a rebate from the City for trash service of \$25,128 annually because we use a private vendor. The pricing below shows the cost over and above the trash fee that is part of our property tax amount.

Frankly, we are paying too much for trash service. Neighboring subdivisions get the same service as we do, at half the price. The 2013 budget approved at the last meeting assumed a lower cost for trash. Over time, the savings on the trash contract might help offset some of the park improvement costs, establish a reserve fund for emergency repairs, or delay future assessment increases.

Members of the trash committee contacted several references for both vendors and received very good reports. The trash committee recommends a vote for a new trash contract with VF Waste Services. The company provides very competitive pricing along with professional on-time service and employees.

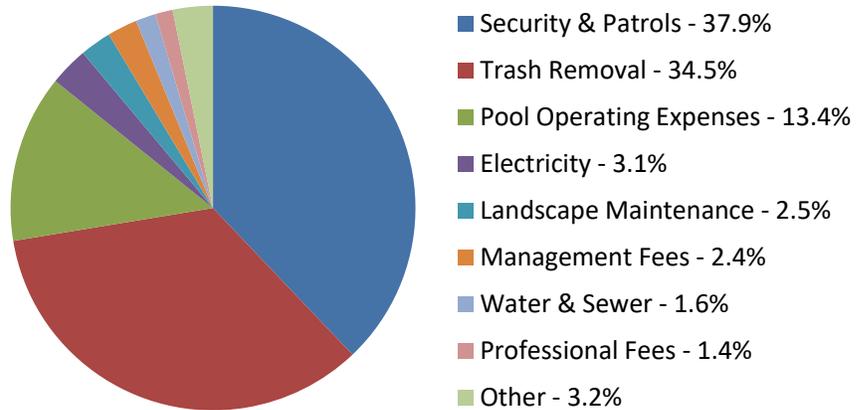
Note that Sales Tax is not included in any price quotes, but will be collected by all vendors.

Trash	Trashporters, Inc.	VF Waste Services	City of Houston	Current Contract
Net monthly cost per household	+\$4.50 +\$7.25 w/ recycling	+\$4.00 +\$5.50 w/ recycling	\$6; assessed via property taxes	+10.02
Surcharges (Fuel, etc...)	None	4% per month	None	25% per month fuel & environmental
Est. Annual Cost (Net of CoH rebate)	+\$ 18,846; \$ 30,363 w/ recycling	+ \$ 18,678; \$ 24,960 w/ recycling	\$0	\$ 58,728
Pick-up Schedule	Tuesday & Friday: curbside	Wed & Saturday: curbside	Once a week Mon OR Fri	Tuesday & Friday: curbside
Limits		Spread large (8-10+) pick-ups over two service days or call to arrange pick-up. (Doesn't apply for yard waste bags)	Must use City trash container & biodegradable yard waste bags	
Heavy Trash /Bulk Pick-Up	Friday only	Saturday only	4 th Wednesday of the month	Friday only
Contract Terms	1 year	2 years	None	3 yrs; 5% increase per year
Recycling	Trashporters, Inc.	VF Waste Services	City of Houston	Republic
Monthly recycling cost per household	\$2.75	\$1.50	Sign up required. Waiting list may apply	N/A
Recycling Pickup	Friday	Thursday	Friday	

NWCC Expense Allocation

The chart to the right shows how homeowner assessments are allocated.

Constable patrols, Trash Removal and Pool Expenses account for 85.8% of the total expenses for Nottingham West.



Summer's On the Way

Before you know it, the temperature will be in the 90's and school will be out for the summer. The Nottingham West pool season runs from Memorial Day through Labor Day. Pool hours will be the same as last year.

Monday: Closed (except Memorial & Labor Days)

Tuesday: Noon to 6 pm

Wednesday—Saturday: 10 am to 8 pm

Sunday: Noon to 8 pm



Our Furry Friends!

We love our pets and many of us can't live without them. Part of responsible pet ownership is making sure our canine pals don't become a nuisance with excessive barking or by leaving unpleasant surprises in a neighbor's yard. Please don't leave your dog outside if he is prone to barking. It is very disturbing to your neighbors and is a violation of several city ordinances. Homeowners may contact the Constable to report nuisance barking.

Be respectful of your neighbors and pick up after your pup when enjoying the outdoors, whether on a walk or romping in the park.

Flag Display Guidelines for Nottingham West Subdivision Nottingham West Civic Club

1. Background

- a. Section 2.2(F)(3) of the Amended and Restated Restrictions, Covenants and Conditions for Nottingham West, Sections One (1), Two (2) and Three (3) ("Deed Restrictions") prohibit the installation of flagpoles within the front or side yard of a Lot if visible from a street adjacent to the Lot. The Texas Property Code, Section 202.011 ("State Code"), adopted in 2011, restricts the authority of a property owners' association regarding the regulation of flag display, and expressly permits the

construction of Freestanding Flagpoles in residential lots. Therefore, the referenced prohibition of the Deed Restrictions is non-compliant with the State Code, and is null and void.

- b. The State Code permits property owners' associations to impose certain restrictions on Freestanding Flagpoles installed on residential lots. The following guidelines are compliant with the State Code, and are hereby effective, in place of the non-compliant Deed Restriction requirement, in the Nottingham West subdivision.
- c. Except as modified herein or in other instruments formally adopted by Nottingham West Civic Club, Inc., all other requirements of the Deed Restrictions are in full force and effect.

2. Definitions

- a. Decorative Flag – any flag other than a Military Flag, the Texas Flag, or the United States Flag. This definition includes seasonal flags, collegiate flags, historic flags, and other similar-type flags.
- b. Freestanding Flagpole – a flagpole permanently anchored in the ground.
- c. Lot – any platted lot in the Nottingham West subdivision.
- d. Military Flag – an official or replica flag of any branch of the United States armed forces.
- e. Texas Flag – the current flag of the State of Texas, as described in Chapter 3100 of the Texas Government Code. Historic flags are not included in this definition.
- f. United States Flag – the current flag of the United States of America, as described in Chapter 1, Title 4, of the United States Code. Historic flags are not included in this definition.

3. Freestanding Flagpoles

- a. In accordance with Section 3.2 of the Deed Restrictions, a Freestanding Flagpole shall not be installed without prior approval of the Architectural Control Committee.
- b. In accordance with Section 2.1(G) of the Deed Restrictions, a Freestanding Flagpole shall be kept in good condition and repaired, replaced or removed when deteriorated or structurally unsafe.
- c. No more than one Freestanding Flagpole shall be installed on any Lot.
- d. A Freestanding Flagpole shall be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling. It shall be anchored safely into the ground with no guy wires.
- e. A Freestanding Flagpole shall not be more than 20 feet in height, as measured from the natural ground around the flagpole.

4. Display of Flags on a Freestanding Flagpole

- a. No flag, other than a Military Flag, the Texas Flag, or the United States Flag, shall be displayed on a Freestanding Flagpole.
- b. A deteriorated flag shall not be displayed on a Freestanding Flagpole.
- c. Flags shall be displayed on a Freestanding Flagpole in accordance with Chapter 1, Title 4, of the United States Code and Chapter 3100 of the Texas Government Code, as applicable.
- d. Any flag displayed on a Freestanding Flagpole shall have a length no greater than one-third of the height of the pole. For example, the maximum length of a flag displayed on a 15-foot high pole is five feet.
- e. No more than two flags shall be displayed on a Freestanding Flagpole.

5. Display of Flags Not on a Freestanding Flagpole

- a. A Decorative Flag, a Military Flag, the Texas Flag, or the United States Flag may be displayed temporarily without prior approval by the Architectural Control Committee.
- b. A deteriorated flag shall not be displayed.
- c. A flag that has been deemed a nuisance by the Architectural Control Committee, in accordance with Section 2.1(F) of the Deed Restrictions, shall not be displayed.
- d. Flags of a political or commercial nature shall not be displayed.
- e. Flags shall be displayed in accordance with Chapter 1, Title 4, of the United States Code and Chapter 3100 of the Texas Government Code, as applicable.
- f. A displayed flag shall have a maximum face area of 20 square feet.
- g. No more than two flags shall be displayed on a Lot.
- h. A flag shall be attached either directly to a residential dwelling or to a residential pole.
 - i. A flag attached directly to a residential dwelling shall be attached below the roofline of the dwelling.
 - ii. If a flag is attached to a residential pole, the pole shall be anchored into the ground, onto a residential dwelling (below the roofline of the dwelling), or onto a tree at a maximum height of 10 feet above the ground.
- i. The peak height of a flag displayed under this section shall be a maximum of 15 feet.

Nottingham West Civic Club January 16, 2013 Meeting Minutes

- 1) Meeting called to order at 7:35 with 18 households represented.
- 2) Agenda was adopted
- 3) Prior meeting minutes approved as printed
- 4) Constables Report: Very quiet, no recent activity
 - a) One occurrence of criminal mischief around Christmas (stealing wreath).

- b) Solicitors can't be barred from the neighborhood and the city can't require licensing or IDs as the requirements would apply to all solicitors, including Boy & Girl Scouts. Residents concerned about solicitors in the neighborhood may call the constables who will come out to check ID and encourage them to be polite.
- 5) Officer's Reports
- a) President – Dave Campbell
- Dave has accepted a new job in Austin and will be moving in February. As a result, he will resign as President.
 - If you're interested in running for president, or know someone who is, contact Dave Campbell.
- b) Vice President – John Benton
- Reviewed the plans for the park improvements. We don't have to wait until funding is complete as this will be a phased construction project. There is a fence in all three funding levels.
 - A proxy ballot will be sent for homeowners to vote on the funding level. If none of the options gains at least 50%, a runoff will be held for the top two choices.
- c) Secretary – Angie Lootens
- If you are interested in receiving the newsletter by email, or if you have anything to include in the next edition, send the information to nothinghamwest@hotmail.com.
- d) Treasurer – Pam Ziegenbein
- NWCC assessments were mailed in late December and are due by the end of January.
 - Send your email address to pziegenbein@att.net or nothinghamwest@hotmail.com to be added to the neighborhood security email distribution.
- 6) Architectural Control Committee Report
- a) There are 24 new homes in the neighborhood; four are under construction and 20 are complete. If you experience problems with builders, contact Preston Mood at 281-543-7994.
- b) General maintenance in the neighborhood has improved but there are still 15-20 homes that could be improved.
- 7) New Business
- a) Officer Elections
- i) The following officers were unanimously elected.
- (1) President: Dave Campbell
 - (2) Vice President: John Benton
 - (3) Secretary: Angie Lootens
 - (4) Treasurer: Pam Ziegenbein
- b) Budget
- i) A motion was made to adopt the budget. The budget was unanimously adopted.
- ii) Increased park operating expenses are not reflected in the 2013 budget, but will be included for 2014.
- iii) Management fees will increase in the summer. This may be offset by a reduction in trash expense. RealManage has managed another nearby neighborhood and will handle:
- Deed restriction enforcement
 - Billing and collections
 - Website setup and maintenance
- c) NWCC Homeowner Assessments
- i) An automatic increase equal to CPI, or \$8 annually, was effective with the January 2013 assessment. The officers and board are recommending an additional increase to 6% that will take effect with the July 2013 assessment. The proposed increase will be used to cover unexpected expenses and to establish a reserve fund.
- ii) Further discussion was tabled and the vote will be included on the proxy ballot for the April meeting.
- d) Floor motion
- i) A motion was made to discuss flag pole guidelines. This will be added to the next meeting agenda.
- 8) Proposed business for the April meeting
- a) Election for President
 - b) Vote on Nottingham Park improvement funding level
 - c) Vote on trash contractor
 - d) Vote on increase to homeowner assessments
 - e) Discussion and adoption of flag pole guidelines
- 9) Meeting adjourned at 8:35 pm

Minutes approved by: John Benton, Angela Lootens, Pam Ziegenbein, Mark Dessens, Reed Brown

Nottingham West Civic Club Proxy Ballot - April 2013

Please vote on the following 4 questions. Only one ballot per property will be counted.

1. Park Improvement Funding Levels

Vote for one of the funding levels. If no option gains at least 50% of the votes, a "run-off" vote will be held at the April meeting between the two options with the most votes.

Vote for one	Options	Total Project Cost	Total Per Home Cost	Assessment Breakdown Increased assessments will be required as noted below.
	Option 1 Complete	\$120,000	\$344	<ul style="list-style-type: none"> July 2013 and January 2014 assessments = \$418 July 2014 assessment = \$419
	Option 2 Medium	\$90,000	\$258	<ul style="list-style-type: none"> July 2013 and January 2014 assessments = \$433
	Option 3 Simple	\$65,000	\$186	<ul style="list-style-type: none"> July 2013 and January 2014 assessments = \$397

2. Nottingham West Trash Contract

Vote for one trash contractor.

Vote for one	Vendors	Trash Pick-up Only	Trash Pick-up w/Recycling	Comments
	VF Waste Services	+\$4.00	+\$5.50	Price shown is the cost above City trash. We currently pay \$10 for trash pickup only.
	City of Houston	No additional cost.		City trash pick-up is included in annual property tax assessments

3. Vote Yes or No to include recycling with the Nottingham West trash contract.

<input type="checkbox"/>	Yes, I want to include recycling with the NWCC trash contract.
<input type="checkbox"/>	No, I do not want to include recycling with the NWCC trash contract.

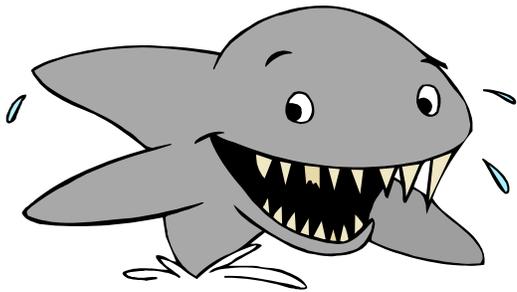
4. Vote to adopt the Flag Pole guidelines in the Nottingham West deed restrictions.

<input type="checkbox"/>	Yes, I vote to adopt the Flag Pole guidelines in the Nottingham West deed restrictions.
<input type="checkbox"/>	No, I vote against the adoption the Flag Pole guidelines in the Nottingham West deed restrictions.

Date	
Name	
Signature	
Property Address	

Return your ballot by mail to Angela Lootens, 14127 Kingsride Ln, Houston TX 77079. Scanned ballots will also be accepted by e-mail at nottinghamwest@hotmail.com. Ballots submitted by e-mail must be signed, dated and include the homeowner address. If more than one choice is selected for any item, the ballot will not be counted. Only one ballot per property. E-mailed ballots received after 5:30 pm on April 24 will not be counted.

Nottingham West Civic Club
2000 S. Dairy Ashford, Suite 120
Houston, TX 77077



Swim with the Sharks this summer!

We are gearing up for another great swim season at Memorial West! MWCC swim team is open to all homeowners in Nottingham I, II, III, and Nottingham West as well as dues-paying members of MWCC (residents of Nottingham IV and other neighborhoods who join MWCC). Please spread the word about our fun team to your friends and neighbors!

The team is looking for some junior coach helpers to work with the Half-Lappers and 6 & Under groups, so if you have a teen who would be interested in this job, please be on the lookout for the email regarding junior coaches. You may contact Kelly Devlin at kellykdevlin@gmail.com or 281-531-1369 with questions.

Look for the all the registration paperwork in the coming weeks. We are busy updating the team web site, so be sure to check it out at www.memorialwestclub.com. For more details, contact Kelly Devlin (281-531-1369) & Lori Beck (281-809-8610).