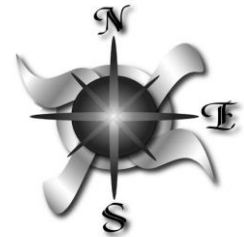


NOTTINGHAM WEST



Civic Club Inc.

A non-profit corporation

Web site: www.nottinghamwest.net E-mail: nottinghamwest@hotmail.com

Park Funding Approved!

At the July 24 Nottingham West Civic Club (NWCC) Quarterly Meeting homeowners voted for a temporary assessment increase to fund the planned improvements to the Nottingham West Playground and Park. NWCC By-laws require that at least 20%, or 70, homeowners must participate in a vote to increase our annual assessment. One hundred and forty nine (149) or 43% of homeowners voted in person or by proxy. The final tally was 91 votes For and 58 votes Against. The temporary assessment increase will be shown separately on the next three semi-annual assessment bills, starting with the January 2014 statement. The nearby chart provides a breakdown of the vote results.

Sometimes, it seems like our votes don't have the impact we would like. However, in small organizations like the NWCC, every vote counts. If you didn't cast a ballot in July, and were hoping for a different outcome, be sure vote next time.

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July Ballot Results

	Total Homes	Total Votes	Turnout Level	Votes For		Votes Against	
Barryknoll	36	13	36%	7	54%	6	46%
Britoak	35	9	26%	7	78%	2	22%
Carlingford	27	7	26%	3	43%	4	57%
Kimberley	36	14	39%	5	36%	9	64%
Kingsride	36	23	64%	19	83%	4	17%
Myrtlea	36	21	58%	14	67%	7	33%
Pinerock	36	16	44%	10	63%	6	38%
Queensbury	33	19	58%	11	58%	8	42%
St. Mary's	36	17	47%	9	53%	8	47%
Woodthorpe	38	10	26%	6	60%	4	40%
Grand Total	349	149	43%	91	61%	58	39%

NWCC Deed Restriction Enforcement

Nottingham West is a Deed Restricted community and it's one of the reasons that our neighborhood continues to be an attractive place for families to live. A few months ago, we voted to increase the annual assessment so we can upgrade our park and playground. Improvements like these add value to our homes, but it's not the only upkeep that is needed.

Our neighborhood is governed by deed restrictions and by-laws that provide consistent guidelines for property maintenance and outline the steps to be taken when a homeowner fails to

meet the minimum standards. If you haven't read through these recently, please take moment to review them on our neighborhood website at www.nottinghamwest.net.

Overall, our neighborhood is attractive and most homes and yards are neat and tidy. However, some properties are not being maintained in accordance with the deed restrictions. In order to retain the desirability of our neighborhood and keep our property values up, a Deed Restriction Violation (DRV) subcommittee has been established.

Deed Restrictions continues on page 4

Nottingham Notes



Welcome New Neighbors!!

NWCC warmly welcomes our new neighbors on Barryknoll, Kingsride, Queensbury and St. Mary's. We hope to see you at the Civic Club meeting next month. If you have any questions, please contact any of the NWCC officers or visit the website.

2014 OFFICER ELECTIONS

The 2014 Officer Elections will be held at the January Annual NWCC Meeting. If you are interested in running for office, send an email declaring your candidacy by December 31 to nottinghamwest@hotmail.com. Be sure to include the office you are interested in; President, Vice President, Secretary, or Treasurer.

Yard of the Month is Back!

After a long hiatus, the Nottingham West Yard of the Month is back!

- **August:** The Krinock's at 14134 Kingsride
- **September:** The Stevens' at 14010 Queensbury
- **October:** The White's at 14034 Britoak

Congratulations to all the winners!

Check out photos of the winning homes on the Nottingham West website at www.nottinghamwest.net



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.
- Send an e-mail to nottinghamwest@hotmail.com if you would like to receive e-mails about neighborhood security incidents.

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

NWCC Web Site

Visit www.nottinghamwest.net for helpful information on NWCC meetings, assessments, trash pick-up, pool & park hours and more.

RealManage Services

Visit www.realmanage.com to pay NWCC assessments online and review financial statements and other information.

NWCC Officers

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

Pool & Parking Lot Repairs

The Nottingham West pool had another great season and tons of summer fun was had by all. The main pool gate was out of commission this summer which forced swimmers to use the park-side gate. Residents may have noticed that the concrete parking area in front of the pool is in need of repair.

NWCC officers have prioritized the parking area repairs and bids will be solicited in the next few weeks. A vote to select the winning bid will be taken at the January quarterly meeting, time permitting, and repairs should be complete before the pool opens in May 2014!

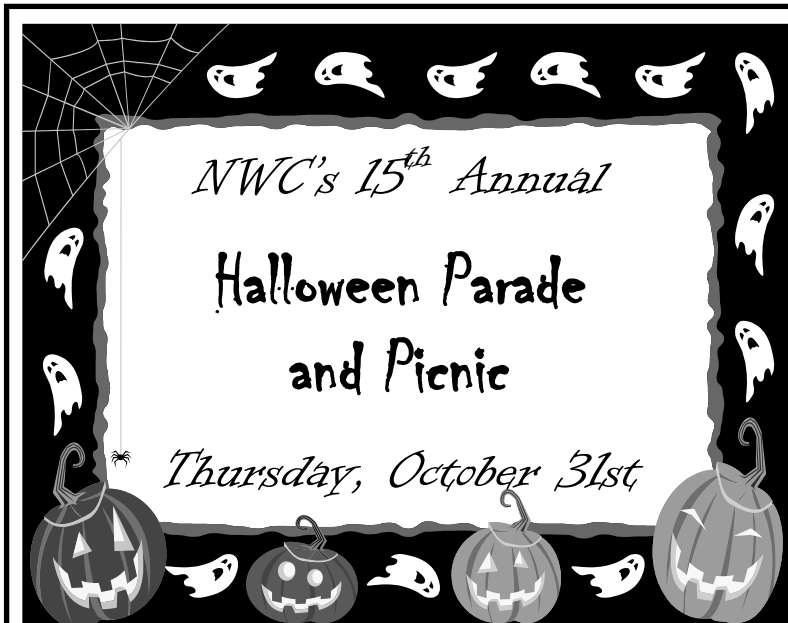
Routine repairs to the pool filtering system, water fountain and slide are scheduled for the winter season. NWCC is able to fund these repairs with savings realized from our reduced trash expenses.

NWCC Fall Quarterly Meeting

7:30 pm Wednesday, November 13, 2013
 Nottingham Park Meeting Room
 926 Country Place Dr.

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. DRV Committee & Process
 - b. Super Neighborhood Liaison Report
8. Proposed Business for Next Meeting



~Schedule of Events~

4:45pm

All ghosts & goblins meet at the corner of Pinerock and West Forest decked out in your best costume

5:00pm

An HFD fire truck will lead the parade around the block

5:30pm

Chick-fil-A picnic dinner will be served in front of the LaRaume home at 13807 Pinerock

To help control costs, please pre-order your meals by Oct. 20th. Order forms are available in the NWC Newsletter or by contacting Ashley Monachelli (ashley.monachelli@gmail.com). Drop off order forms and checks made payable to NWC at Thuv Moon's house - 13919 Queensburv Lane by Oct. 20th. There may be a

Deed Restrictions continues from page 1

The DRV, made up of civic club officers and resident volunteers, will conduct monthly patrols through the neighborhood. If there are conditions on a property that violate NWCC deed restrictions or by-laws, homeowners will receive a DRV notice. Homeowners will be asked to make repairs or complete necessary clean-up within 30 days.

- **1st violation:** A “DRV Courtesy Notice” will be left at the home. Homeowners will be asked to correct the violation within 30 days, or contact the DRV to discuss special circumstances or alternate arrangements.
- **2nd violation:** 30 days after the Courtesy Notice, if the violation persists and there has been no contact from the homeowner, a formal DRV letter will be sent via US Mail to the homeowner. Homeowners have 30 days to correct the situation.

- **3rd violation:** If the violation persists or there has been no contact from the homeowner, a final DRV letter will be sent to the homeowner via US and Certified Mail. The homeowner has 30 days to rectify the situation. Failure to do so, or contact the DRV to discuss the violation will result in a \$250 fine.
- If the homeowner fails to correct the violation, the Civic Club may take corrective action to resolve the violation. The costs of correcting a violation, plus an additional fee of 50% of the cost will be assessed to the homeowner, in addition to the \$250 fine noted above.

Please see page 5 for a partial list of the things that are expected of us as homeowners in the neighborhood. These items, if not attended to, can result in the issuance of a deed restriction violation notice.

New Home Builder Activity

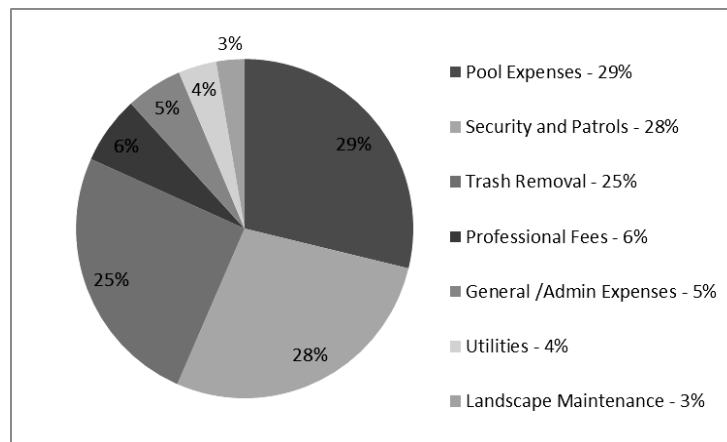
As many of you know, there are a number of new home builders operating in Nottingham West. In many ways, this is beneficial for all homeowners, but the process to demolish and rebuild a home can sometime be frustrating for neighbors in the vicinity.

The Architectural Control Committee (ACC) will be enforcing a new requirement for all developers in Nottingham West. When an existing property has been sold as a tear down and a new home construction plan has been approved, the developer will be required to provide adjacent property owners with detailed contact information for the designated onsite supervisor as well as the developer’s contact information.

Impacted residents should contact the developer with specific issues. If your concerns are not addressed, please contact the ACC directly.

NWCC Expense Allocation

The chart below shows NWCC expense allocations for the summer (July & August). Constable patrols, trash removal and pool costs account for 82% of the total expenses for Nottingham West.



Deed Restriction Guidelines Summary

Below are some examples of common areas where deed restriction violations (DRVs) can occur. As you can see most are common sense ideas that every homeowner should do to maintain their property values. Make the committee's job an easy one; they don't want to spend their time writing letters to you any more than you want to get one. Thanks everyone for helping to keep our neighborhood clean, neat and attractive.

- **Keep your lawn and home neat and tidy.**
- **Front and side yards need to be sodded with grass.** Note that DRVs for sod will be not issued during the summer months. Sod replacement must be complete by April 30. Our neighborhood has lots of trees; if grass won't grow underneath your trees, use a groundcover like Mondo grass or Japanese ivy.
- **Lawns must be mowed regularly and curbs must be edged.** If you have flower beds, be sure to edge around these areas. Don't forget to edge along the street-side curb. This is an area that is often missed and makes the street look particularly unkempt!
- In the fall, **rake leaves** and sweep up all those fallen pine needles. Keep the street in front of your home free of dirt and pine needles.
- Keep **flowerbeds clean and weed-free.**
- Keep **bushes and plants trimmed.** Remove dead plants, trees, bushes, and branches promptly.
- **No rubbish or debris can accumulate on your property that is visible from the street.** This means keep the front and sides of your house looking nice! To be blunt, those of you that keep piles of "stuff" on your porch, driveway, or the side of your house for weeks, months and even years are in violation of our deed restrictions. **Please remove them, or expect a DRV Notice.**
- **Keep your property in good condition.** If your home needs painting, paint it. If your fence has rotted away and is falling down, fix it. If the exterior brick is covered in grime or mold, power wash it.
- Vehicles such as **boats, campers and trailers must be stored in a garage or other enclosure.**
- **Car ports, chain link or wire fences are not allowed.**
- **Window air conditioning units must not be visible from the street.**

ACC approval is required for most exterior changes (like repainting, a new roof, new landscaping etc..) Be sure to submit your changes to the ACC for review BEFORE the work is done.

NWCC Park Development Plans

John Benton, NWCC Vice President, will be managing the Park development project. As this newsletter goes to press, the NWCC is researching a fast-track approach to complete the park upgrades as soon as possible. Track our progress on the NWCC web site!

Increased semi-annual assessments are scheduled for January 2014, July 2014 and January 2015.

For each phase, the Park committee will solicit

bids from 3 – 5 vendors and submit to NWCC members for a vote. Contracts will be awarded and construction will begin the following month.

Phase 1 focuses on demolition, earthworks and building the tricycle track.

Phase 2 will include all of the playground upgrades, picnic tables and building the pavilion.

Phase 3 covers electric, irrigation, landscaping and fencing.

**Nottingham West Civic Club
July 24, 2013 Meeting Minutes**

- 1) Meeting called to order at 7:33 with 49 households represented.
- 2) Agenda was adopted.
- 3) Prior meeting minutes approved as printed.
- 4) Constables Report: None; no representative from the Precinct 3 Constable attended the meeting.
- 5) Officer's Reports
 - a) President – Rosanna Hinde
 - Reviewed reminders:
 - (1) Contact the City at 3-1-1 to report problems with rodents, street drainage, and issues with your neighbor's pets, backyard or pool.
 - (2) Report mail delivery issues to the US Postmaster at the Fleetwood Post Office.
 - (3) Report dead trees, especially pine trees, to CenterPoint energy
 - (4) New Nottingham West website is active at www.nottinghamwest.net
 - b) Vice President – John Benton
 - This year's July 4th pool party was the best ever! The food was completely sold out and everyone had a great time.
 - The main pool gate is out of commission due to wear & tear. Access the pool from the park side entrance.
 - c) Secretary – Angie Lootens
 - The new trash vendor, VF Waste, started collecting July 2. Service is much improved. VF starts pickup promptly at 7 am and they move fast!
 - (1) Be sure to get your trash out to the curb the night before. If you miss your pickup, please don't leave your garbage cans out until the next pickup!
 - (2) Recycling is only picked up on Friday
 - 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 nottinghamwest@hotmail.com.
 - d) Treasurer – Pam Ziegenbein
 - NWCC assessments are due July 31.
 - Send your email address to pziegenbein@att.net or nottinghamwest@hotmail.com to be added to the neighborhood security email distribution.
- 6) Architectural Control Committee Report
 - a) Two new homes currently under construction. (Kingsride and Pinerock).
 - b) Plans for two new homes are under review by the ACC (Queensbury and St Mary's)
 - c) Two existing homes have been demolished but the status is unknown. (Queensbury and Woodthorpe)
 - d) The ACC will be implementing a new policy for builders in the neighborhood. Builders will be required to send a letter to all homeowners with adjacent properties and provide contact information. Homeowners are encouraged to contact the builder directly about issues and concerns during construction. In addition, homeowners should keep NWCC officers and the ACC committee apprised of issues during construction. The ACC cannot take action to remedy a situation if they are not aware of the problem.
- 7) New Business
 - a) The park vote was discussed.

- b) The park vote was taken and unofficial results were shared at the meeting. The unofficial tally was 89 votes in favor of an increase in the annual assessment and 58 votes against the increase. The official vote tally will be released via e-mail and in the next newsletter. This is so the Secretary may confirm that all votes are valid (i.e., no renter votes) and that only one vote per household is counted.
- c) The official vote tally is as follows:
 - There were 149 votes cast out of 349 total homeowners, or a 43% turnout.
 - 91 votes (61%) in favor
 - 58 votes (39%) against
- d) Rosanna Hinde is interested in gauging interest in replacing the “Watch for Children” street signage in the neighborhood. New signs can be affixed to existing posts for about \$62 per sign.
 - The City of Houston must be involved if NWCC wants to pursue adding speed bumps to neighborhood streets
 - It was suggested that signs be replaced on the streets without speed bumps.
- e) Deed Restriction Violations
 - The current ACC committee is fully engaged managing new construction in the neighborhood. There have been several people who have volunteered to participate in the ACC and a separate Deed Restriction Violation (DRV) subcommittee will be established.
 - The DRV Committee will make the rounds in the neighborhood and will focus on exterior issues that violate NWCC deed restrictions. This includes missing sod, dead trees, fallen/rotten tree limbs, impassable driveways due to broken concrete, rotted garage doors, etc. The complete deed restrictions are available on the Nottingham West web site. Note that issues with missing sod will not be a top priority during the heat of the summer.
 - For homeowners that may be having trouble maintaining their landscaping or property, help is available. Ron Standefer and others are ready and willing to help elderly or disabled homeowners with lawn maintenance, etc.. Homeowners that need help or that would like to volunteer should contact an NWCC officer or send an email to nottinghamwest@hotmail.com.
- f) Yard of the Month award has been resurrected! The Yard of the Month for July is owned by the Krinnock’s at 14134 Kingsride.
- g) The Nottingham West subdivision sign near Memorial and Kirkwood is outdated and old. This sign is owned by Nottingham, NWCC owns the sign near Kirkwood and I-10. Nottingham has plans to replace the sign soon.
- h) Floor motions
 - Road construction will be starting in the area soon. There are plans to improve the draining on Kirkwood from I-10 to Memorial. There are also plans to expand Memorial Dr and add a left turn lane.
- 8) Proposed business for the October meeting.
 - a) Parking lot repair was proposed for the October meeting.
 - b) Homeowners may submit topics by contacting an officer or sending an email to nottinghamwest@hotmail.com.
- 9) Meeting adjourned at 8:45 pm.

Minutes approved by: Rosanna Hinde, John Benton, Angela Lootens, Pam Ziegenbein