



# Westwind Townhomes

Spring 2018

A Newsletter for all Owners and Residents of Westwind Townhomes Association

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## WESTWIND TOWNHOMES ASSOCIATION BOARD MEMBERS

President - Stephanie Nelson  
Term serving on the Board -  
December, 2019

Vice President - John Nelson  
Term serving on the Board -  
December, 2019

Treasurer - Frank Ringo  
Term serving on the Board -  
December, 2020

Secretary - Betty Oliver-  
Holmes  
Term serving on the Board -  
December, 2020

Director - Jordan Lauver  
Term serving on the Board -  
December, 2019

### Calendar

All Board meetings are held at the clubhouse, located at 2915 Meadowgrass Lane each month (except for November and December):

- Townhome Board Meetings are held at 7:00pm each month on the 4<sup>th</sup> Wednesday of the month.
- Recreation Board Meetings are held at 6:00pm each month on the 3<sup>rd</sup> Thursday of the month.

All Homeowners are welcome to attend these meetings.

There are no meetings held during the month of November, due to the Thanksgiving holiday.

The Annual Meeting is held during the month of December at the Westwind Command Station, located at 3203 S. Dairy Ashford Rd. (Phone 832-394-5150). Please contact Creative Mgmt. for details.

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# Westwind Townhomes Real Estate Sales



## January 2017 Thru January 2018

Sq. Ft	Sales Price \$	Close Date	Bed/Bath	DOM	Address	SP/SF \$
2053	137,000.00	1/19/2018	3/2.5	224	2972 Meadowgrass Lane	67
1358	115,000.00	1/4/2018	2/2.5	107	3134 Windchase Blvd	85
1358	124,000.00	12/22/2017	2/2.5	49	3226 Windchase Blvd	91
1216	120,000.00	11/27/2017	2/1.5	12	3282 Windchase Blvd	99
1216	120,000.00	11/20/2017	2/1.5	94	3110 Windchase Blvd	99
1296	107,000.00	10/19/2017	2/1.5	91	3146 Windchase Blvd	83
1835	129,000.00	10/9/2017	3/2.5	66	2986 Meadowgrass Ln	70
1650	128,500.00	8/15/2017	2/2.5	28	13669 Garden Grove Ct	78
1216	112,000.00	8/14/2017	2/1.5	103	13621 Garden Grove Ct	92
2053	122,000.00	8/7/2017	3/2.5	68	2939 Meadowgrass Ln	59
2053	140,000.00	7/31/2017	3/2.5	47	13634 Garden Grove Ct	68
1591	122,000.00	7/10/2017	2/2.5	76	13670 Garden Grove Ct	77
1589	113,000.00	6/27/2017	2/2.5	221	2948 Meadowgrass Ln	71
1358	94,399.00	5/10/2017	2/2.5	76	3240 Windchase Blvd	70
1216	110,000.00	4/28/2017	2/1.5	20	3284 Windchase Blvd	90
1266	128,000.00	4/20/2017	2/2.0	45	3151 Windchase Blvd	101
1383	124,000.00	4/11/2017	3/2.5	36	2822 Windchase Blvd	90
1303	122,500.00	3/29/2017	2/2.0	57	3002 Windchase Blvd	94
1980	157,200.00	3/3/2017	3/2.5	58	13657 Garden Grove Ct	79
1591	130,000.00	2/24/2017	2/2.5	71	13672 Garden Grove Ct	82
1358	120,000.00	1/24/2017	2/2.5	77	3016 Windchase Blvd	88

Courtesy of [www.Redfin.com](http://www.Redfin.com)

The most popular brokerage website in the U.S.

In the last 3 years, Westwind Townhomes have been sold at increased market value...Which means 21% of our residents are new neighbors.

Despite the devastation Hurricane Harvey brought to Houston in August 2017, Westwind Townhomes stood strong through the storm, with no flooding or damage...which makes our area very appealing to future potential homebuyers.

If you plan to sell, the above mentions plus small improvements such as a fresh coat of paint, room updates, and decluttering your home can make a world of difference in getting top dollar for your home and sell quickly. In 2017, the average time on the market has been approximately 57 days.

# Board Matters

The Board of Directors of the Westwind Townhomes Association, Inc. and our property management company, Creative Management Company, both work to manage the Association and maintain the townhomes and shared common areas. Some residents have lived here for 30 years or more and some are new neighbors. We invite you to communicate with us by coming to our meetings and/or making contact by phone or e-mail via our website. Hopefully, the information in this newsletter will be of interest and useful to you.

## Owner and Resident Parking

Parking in restricted and unauthorized areas within the community and the alleys behind garages has been an increasing problem. The townhomes have garages and residents should park in their garage whenever possible, which is more secure and leaves more parking for visitors. If necessary, owners and residents can park on the street and the limited parking lot areas. Please lock your vehicle and take or hide any valuables. Do not park behind the garages, except for short periods to load or unload vehicles, and do not park near the fire hydrants or in the areas with the curbs painted red. Illegally parked cars can be stickered and are subject to towing and the responsible homeowner can receive a violation and be fined.

Avoid parking along red-painted curbs, as they are designated Fire Lanes to be used solely by emergency vehicles. Owners of illegally parked vehicles are subject to towing without further notice, and at their own expense. Please be courteous and avoid parking in these clearly marked areas **at all times**.

## Other Reminders to all residents

We all are responsible in maintaining the quality of our community and this requires everyone's cooperation. Below are a few of the Rules and Regulations that are in place and should be obeyed **at all times** by residents and their guests:

- The Board must approve **any and all** exterior changes as it relates to the building and outside of the front patio. Failure to obtain such approval may result that in your being required to remove changes and/or restore to original condition at resident's expense. Please attach a picture of the proposed 'change' to a completed Request for Change form then send to Sharon Crutcher at Creative Management Company. Notification from the Board of their decision should not take more than 30 days and could be sooner. You can go to our website and download a Request for Change form. Go to the Homeowner's Guidelines for Outside Changes for information. If you do not have one, Sharon will send one to you at your request.
- Residents must maintain physical control of dogs with a leash and pick up their pet's waste in common areas **at all times**. Pet owners have a duty as responsible pet owner for picking their pet's waste (see article on page 5). It is also appreciated by your neighbors, maintenance, utility, and landscaping crews. Violators will receive written notices if spotted, and if the practice is not corrected, fines will be issued.
- **Heavy trash pickup on Wednesday and Saturday** only consists of Furniture and Appliances (stoves, refrigerators, washer and dryers, etc). All hazardous waste, carpets, and construction debris resulting from remodeling or demolition operations will not be picked up. By Federal Law, refrigerators and freezers or any other items containing Freon must be drained of Freon and have an accompanying bill to validate such service was performed.
- Please make sure to **pick up your empty trash cans and recycling bins** after trash service has been completed on Wednesday and Saturdays. Failure to do so may result in a violation or fine that **will be enforced**.

If you have any questions or concerns, feel free to contact the Board at the monthly board meetings (scheduled monthly on the 4th Wednesday at 7 pm in the Club House located at 2915 Meadowgrass) or contact Sharon Crutcher at Creative Management Company at 713-772-4420.



## Email Alerts

Want to know the latest happenings in the neighborhood?

Sign up for email alerts and notices of. It's easy and simple to do!

1. Go to our website at:  
<http://westwind.loatx.org/index.html>
2. Click on the "Home" button
3. Then click on "Meetings and Announcements"
4. Go to the bottom of the section and click on the blue "here" and sign up with your last name, address, and email

Our website and the emails would be kept private and secure by UNLP ~ Universal, the publishers of this newsletter and the party who handles our website with updates.

## Security Alerts

If you observe any crime or suspicious activity, please promptly contact the:

- Harris County Area 5 Constable at **and**
- Creative Mgmt at 713-772-4420.

Also, you may also leave a crime report online at our website at: <http://westwind.loatx.org/index.html> and click on the Resident User forms to fill out a crime report. Your information will only be shared with the HOA board and Creative Mgmt. But the incident will be alerted to residents to ensure further safety

You can also make the deputies in your neighborhood aware of strange activity by requesting a Special Watch online at:

<http://constablepct5.com/index.php/special-watch/>

**Leaving out of town?** Make sure you inform the constable for a **Vacation Watch** whenever you will be away from home for more than a day. A Vacation Watch lets the deputies who patrol your area know to keep an extra eye on things while you are away.

- The quickest way to submit the request is to fill out the online form at  
<http://constablepct5.com/index.php/vacation-watch/>
- If you prefer, you may contact the dispatch office at 281-463-6666 and have a deputy come to your residence to take the request.



## Other Tips and reminders

Please check to make sure your front entrance and garage lights are turned on in the evenings...the more light luminating in the areas, the better it will deter criminals from mischief.

If the photocell or the light is not working, please place a work order at the website under resident forms, or call Creative at 713-772-4420 to have it looked at.

**Community Motto for 2018:**

**If you see something, SAY SOMETHING!**

# Pet Waste: A Hazard...To you and your community

Most people feel that it's ok not pick up after your pet...because it fertilizes the lawn. Beyond contrary to belief, pet waste does not make for a good fertilizer. It is actually toxic to your lawn, causing burns and unsightly discoloring. Plus, dog waste can contain 23 million [fecal coliform bacteria](#), which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans if pass from your pet.

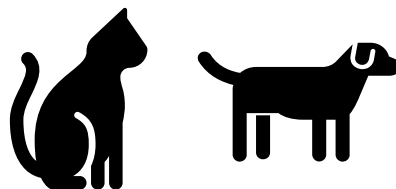
How can a pet pass that bacteria to humans you say? According to the U.S. Centers for Disease Control and Prevention (CDC), pet waste can pass to humans through anything that comes into contact with the soil the infected poop is deposited on. When infected dog poop is deposited on your lawn, the eggs of certain roundworms and other parasites can linger in your soil for years. Anyone who comes into contact with that soil—be it through gardening, playing sports, walking barefoot or any other means—runs the risk of coming into contact with those eggs; especially your dog.

Also, people think not picking up after your pet will just wash away the next rain. Not so fast. When the rain washes over dog poop and flows into the drainage system, that contaminated water is carried into local waterways. If you like to hang out at a nearby river or lake, this means the fecal water is mixed in where you enjoy swimming and boating! Various studies indicate that about 90% of fecal coliform bacteria, which is used as a measure of water health and quality, is of non-human origin, mostly canine. Dog poop is considered so dangerous that it is in the same EPA pollutant category as oil and runoff from abandon mines, and two or three days' worth of un-picked up poop from 100 dogs can cause a big enough spike in bacteria levels to necessitate closing waterways within 20 miles to swimming and shell fishing

The reluctance of many residents to handle pet waste is the biggest limitation to controlling such waste. It only takes seconds to pick up your pet's waste. Westwind has placed several doggie stations for your convenience in various areas to help alleviate such spread of contaminants/disease to encourage picking up after you pet. I know it isn't fun or glamorous, but picking up your pet's waste is a necessary part of pet ownership, and also an easy way to prevent the spread of disease and keep your community healthy.

## Website Sources:

- [Environmental Protection Agency](#)
- [U.S. Centers for Disease Control and Prevention](#)





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## Recreation News

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Starting in 2018, a new Homeowners Association board for the recreational areas (Tennis Courts, Median strips, Volleyball Court, and Pools) was elected in December 2017 to replace exiting directors.

Your newly elected board members are as follows:

- President: Marian O'Brien (Westwind Townhomes)
- Treasurer: Jordan Lauver (Westwind Townhomes)
- Secretary: Megan Gilbride (Westwind Tempos)

They are excited and already hard at work to get the pools up and running with a refresh. Several projects are underway currently to get the pools ready and running for the soon to be warm/hot temperatures.

Stay tuned and keep watch at the pool areas!

If you have any suggestions on how to make the recreational areas better, tell us using the Westwind Survey form under the resident forms section at the Westwind Townhomes website: <http://westwind.hoatx.org/forms.html>

Also, you can contact the management company as well below:

MONTAGE COMMUNITY SERVICES, LLC

PHONE: 832-600-4142

EMAIL: [Sussan.martinez@montagecommunityservices.com](mailto:Sussan.martinez@montagecommunityservices.com)

*Recreation Board Meetings are held at 6:00pm each month on the 3rd Thursday of the month.*



## What's going on in the neighborhood



### Market Square at Eldridge is growing!

As I am sure you have noticed, the Market Square at Eldridge Parkway shopping center has broken ground within the last few months adding some new options of services to the neighborhood.

If you have not heard, here are the proposed\* new additions possibly/are coming our way:

- Express Car Wash (Opened March 2018)
- Bath and Body Works
- Burlington Coat Factory
- Old Navy
- Party City
- Bank of America
- First Watch (The Daytime Café)

Unfortunately, we lost a couple of major stores, such as Sam's Club and Gander Mountain recently, along with a few others (Newk's, Pollo Tropical, Famous Footwear, and Payless Shoes). But that is making room for the above to join the community – Stay tuned to see what develops!

For more information, please refer to [www.newquest.com](http://www.newquest.com), and search for Market Square at Eldridge Parkway for updates and details.

\*Proposed as of 8/2017, which means the listing of stores can change.

### Join the Nextdoor Community!

Nextdoor is a social network for you, your neighbors, and your community and nearby communities to share information. For Example, people are using Nextdoor.com to:

- Quickly get the word out about a break-in
- Organize a Neighborhood Watch Group
- Track down a trustworthy babysitter
- Find out who does the best paint job in town
- Ask for help keeping an eye out for a lost dog
- Find a new home for an outgrown bike
- Finally call that nice man down the street by his first name

I have found it to be useful, and keeps the neighborhood informed about happenings that are not reported to Creative or possibly the constables. The more information we know, is always for the better! And gets us communicating with each other!

For more information or to join, go to: <https://nextdoor.com>.

**I am sure you will find your fellow neighbors right there online!**

## It's Springtime...Have you checked your outside dryer vent?

A simple thing that can get overlooked during our busy lives is checking the outside dryer vent. When drying our clothes, we usually know to clean the lint trap that is located on the inside door of dryer unit.

But did you know you also need to keep an eye out for the outside vent? Below are some pics where yours may be located on the outside your home:

- **Cedar homes** may have the vents located above their garage doors
- **Hardi plank homes** may have them above a front window or in the back patio under the 2nd floor windows
- **Red Bri ck** homes may have them in the back over the qaraqe door or back patio



Why is it important to check and keep your vent clog-free:



- A clogged vent **may cause your dryer's [motor](#)** to work harder and longer, which can damage or wear out the motor.
- If the motor is working harder, the motor will work slower which means your clothes **will dry slower, and your dryer will be less effective...which means more of money** going to your electric bills
- A clogged vent can cause a fire in your dyer unit. The lint buildup will then block the air flow, **resulting in the dryer using more energy to heat the unit...which can cause** the dryer to burn out sooner, or cause a fire to occur in the home.

Cleaning the vents inside the dryer unit after every use and keeping the outside vents clear will prolong the life of your dryer unit and keep your home safe!

If you are having a hard time getting to the drying vent to clean, ask a neighbor for help, or contact the maintenance office (page 9) at Creative Management for options available to you.



# Important to Know



## Property Management for Townhomes

**SHARON CRUTCHER, PROPERTY MANAGER**  
**CREATIVE MANAGEMENT CO. (CMC)**  
**PHONE: 713-772-4420 EXT. 132**  
**E-MAIL: [Scrutcher@cmctx.com](mailto:Scrutcher@cmctx.com)**  
**FAX: 713-772-8655**

**8323 SOUTHWEST FREEWAY, SUITE#330**  
**HOUSTON, TX. 77074-1692**  
**WWTH WEBSITE: [WWW.CMCTX.COM](http://WWW.CMCTX.COM)**

### FOR WORK ORDERS/MAINTENANCE:

Kelly Futral, ext. 105  
 or  
 Judy Burton, ext. 137

Online: <http://westwind.hoatx.org/workorder.html>

## Property Management for Recreational Areas Pools, Tennis Courts, Volleyball Courts

**SUSSAN MARTINEZ, CMCA, AMS (PROPERTY  
 MANAGER)**  
**MONTAGE COMMUNITY SERVICES, LLC**  
**PHONE: 832-600-4142**  
**EMAIL:**  
**[Sussan.martinez@montagecommunityservices.com](mailto:Sussan.martinez@montagecommunityservices.com)**  
**FAX: +1 281.274.9165**

**24200 SOUTHWEST FREEWAY, SUITE 402-260**  
**ROSENBERG, TX 77471**  
**WEBSITE: [WWW.MONTAGECOMMUNITYSERVICES.COM](http://WWW.MONTAGECOMMUNITYSERVICES.COM)**

## EMERGENCY NUMBERS

**Police/Constables (Precinct Area 5)**  
**Dispatch: 281-463-6666 (faster response than 911)**  
**Non-Emergency: 281-492-3600**

Please call and report all crimes and suspicious activity promptly to the Harris County Constable, then to Creative Mgmt

**Fire & Medical:**  
**Emergency: 911**  
**Non-Emergency: 713-884-3143**

**Houston Westside Police Station**  
**Non-Emergency: 281-884-3131**

**Crisis Hotline:**  
**800-764-7664**

**Poison Control:**  
**713-654-1701**

## OTHER IMPORTANT NUMBERS

**Towing:**  
**Ideal Towing 713-787-1401**  
**Anyone can call! Or contact Sharon @ Creative...she will call them!**

**Post Office (Ashford West)**  
**12655 Whittington Drive**  
**Contact for new or lost mailbox key**  
**281-920-9337 or 1-800-275-8777**

**Lawn:**  
**Mark Rode (Owner)**  
**Texas Lawn Works: 281-240-4579**

**Trash & Recycling:**  
**Texas Pride: 281-342-8178**

Trash pickup days (which includes yard waste and Heavy trash) are **Wednesday** and **Saturday** between the hours of 7:00am – 6:00pm  
 Recycling pickup on **Saturday** during the same hours

**Water concerns:**  
**Creative Management: 713-772-4420 or**  
**West Harris County M.U.D. 6: 281-290-6500**

# Westwind Townhomes

c/o Creative Management

8323 Southwest Freeway, Suite 330  
Houston, Texas 77074

713-772-4420

Website:

<http://westwind.hoatx.org> or <http://westwindth.org>



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*If you would like to submit an idea, story, thoughts,  
Etc. to keep your fellow neighbors informed,  
submit a **resident feedback** form at  
<http://westwind.hoatx.org/feedback.html>*

*We would love to hear from you!*

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