

WPHOA NEWSLETTER

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WESTCHESTER PLACE HOMEOWNERS ASSOCIATION

Winter, 2018



A WINTER WELCOME...

The snowmen decorating the entrance sign provided a fun welcome to our neighborhood this winter!

AND THANK YOU...

To neighbor Steve Rocco for sharing his creativity and time. Cupid was also a guest decoration but disappeared beneath the snow on February 9th. Watch for more!!

SNOW REMOVAL

The trigger for snow removal is 2 inches. Generally the streets are plowed and salted and stoops and driveways are cleared once the snow has stopped. We also clear and salt the sidewalks along Westminster and along our property on 31st street. As most of you saw with our big event on Friday, February 9th, the snow removal crew was here from about 3:30 am until nearly 10 pm! With a very great effort under pretty trying conditions. Thanks to all of those who offered them water and treats. And thanks to those of you for the assists with clearing Mailboxes and Fire Hydrants. Nice gestures that were well appreciated.

There are also instances when the snow is less than 2" and the streets are still plowed and salted. Ice and other factors are considered on a case-by-case basis, with regular weather alerts and conversations with our snow removal company. After the last two moderate winters, the snow events this year are adding up quickly.

Note: The only street maintained by the Village of Westchester is Westminster.

The Regular Meetings for 2018:

April 18

June 20 (includes Annual Meeting)

September 19

November 21

Meetings are at 7 p.m. at the Westchester Village Hall
Regular notices will be mailed.

PROJECT UPDATES

> Dormant pruning in Phase 1 has begun (in between the snow falls). Phase 1 begins at the entrance at 31st and includes Carlton Court, Westminster to just north of the 4-way stop and Ashton Court to just south of Eaton Court.
> Repairs and paint for the exterior siding panels, decks and exterior and garage doors will begin in Phase 1 according to our regular schedule as soon as early spring allows.

ROOF INSPECTIONS

Between the snow events, ProReconstruction Experts, Inc. has been conducting roof inspections on each of the unit buildings. You may see their trucks in the neighborhood. (A note was attached/inserted in your front door in mid-December). They are documenting roof conditions, vents and also inspecting gutters, garage doors and windows. This is thru our insurance company as they evaluate some conditions that may actually have been related to the hail storm last spring.

If you have any questions please leave a message at 708-356-6039 and someone will return your call.
There will be more information about this as it is available.

INFO BITS

GARBAGE PICK UP

So just how did some of your neighbors know the Friday pick up (during the snow storm) would be postponed til the next day? It was an Alert from the Village of Westchester. You can sign up on the Village website. On the left side there's a prompt for Alerts. You can opt for a text and/or email!

Thanks to Marie Amico for sharing!!

Here's some other trash talk:

- > Keep about 2 feet between containers
- > Keep them away from the winter driveway markers
- > Out after 7pm Thursday; Out of site by 11 pm Friday.

Cliff's Notes on Variances and Work Orders

VARIANCES

A variance is required any time a homeowner is considering replacing doors (front, rear, sliding or garage), windows, skylights or patios.

This is not meant to be a complete list, just a reminder to call the Management Company if you have any questions BEFORE you get started. The Variance Form (available on our website or from the Management Company) must be completed with all documentation (product description, company you are considering using, etc.). You really should not sign a contract with the company you are using until your Variance is approved.

You will also be required to have Proof of Insurance & a Certificate of Insurance from your contractor that names the Association as additional insured for your project.

Note: Most of these type of projects will also require a permit from the Village of Westchester.

WORK ORDERS

If you have an outside repair for a Work Order (i.e your driveway light has burned out, you notice a bad trim board around an outside door, tuck pointing, plugged gutter) you need to call the Management Company. Your call will be documented and reviewed. It is very helpful to provide your email so a status can be sent to you with the solution and time frame for repair. Please only call:

Real Manage (our Management Company)
Laurel McDonald
331-215-8635 x4220

MAIL BOXES

>Please do not park in front of Mail Boxes
>If your key sticks, try WD-40 in the lock
>If you lose a key and cannot get in the box, you will need to call and pay for a locksmith to change your lock. (The last estimate was about \$90).
The Post Office does not have a key for your mail box.

DOGS

>Please walk your dog on a leash at all times. This is also a Village of Westchester requirement.
>Please pick up after your dog. There is no dispensation for "little dogs."
And certainly no excuse for the big ones...as it were.

PARKING

>There is no parking on ANY street between the hours of 2 am and 6 am. This is an enforceable Village Ordinance. Save yourself a ticket from the Village. They are patrolling our neighborhood with increased frequency.
>Guest Parking is restricted to 7 (continuous) days in any of our designated areas. Any cars not moved (and it's a bit obvious with uncleared snow) can be fined and/or ticketed.
> Guest Parking is so designated for visitors. While some residents move their cars there for efficient snow removal from driveways, it is recommended you use your own drive or garage on a routine basis. There are several Guest Parking areas that are so filled with resident vehicles - there are no spaces available for guest use.

SERVICE LINE WARRANTY

Please be aware that the Service Line Warranty Company has sent some residents an offer that includes additional cost/coverage for septic tank insurance. This additional upgrade for septic tank insurance is NOT necessary! There are NO septic tanks in Westchester Place ... probably none in the Village of Westchester. Overall the service line warranty programs offered (for your water line and especially for your sewer line) provide excellent protection. Several of those who received the septic tank offer have contacted both the company and the Village to understand why this offer is even being mailed. More if we learn of any updates.

RULES & REGS COMMITTEE

With 2 meetings under their belt, this committee of five homeowners has made great progress on a comprehensive guide to help interpret the WPHOA Governing documents. Watch for further updates!

LOOKING FOR INTEREST

>Neighborhood Garage Sale
>Neighborhood Picnic
Let's discuss at the April Meeting!

Garage Rental?

A resident is looking for a garage for an extra vehicle for the balance of the winter. If you are interested call Marcia or Laurel at Real Manage for more information.

E-Mail Newsletter Option

Looking forward, we would like to offer the newsletter electronically (and on the website). If you'd like an email version, please take a minute to get your email address to Laurel McDonald at: laurel.mcdonald@realmanage.com