



Westview Connection

The President's Corner



How will our community look and feel? What sense of

community are you looking for? These are a couple of real questions facing us in the next year. The Board has been repeatedly asked by several residents over the last two years to explore the issue of owner occupied homes versus the number of homes that are being bought up for rentals. No question that this is a tough issue, but as the home market declines, values decline, homes are sold at auction due to bankruptcies, etc., more and more of our neighborhood is at risk for, or has been, sold for commercial rentals. This is a disturbing trend to many of our residents. Thus, the Board has been approached by many asking whether or not rentals can be restricted and/or would the Board initiate such actions. The answer is yes, rental can be restricted. There are, however, certain safeguards that need to be built into the measure. One, there has to be a "Grandfather clause" that protects current owners of rental prop-

erty until it is sold and, two, there would have to be a "Hardship clause" that would allow requests to rent for certain time-limited exceptions in the event a home has not sold in a reasonable period. Exceptions might include such things as short term stays in nursing homes, forced job transfers, unexpected military transfers etc. To take such an action would also require a change in the CC&R of record. It would also take the signed consent of two-thirds (2/3) of all of the property owners of Westview Estates.

As with any issue, there are pros and cons to such an action. First and foremost, the mission of any HOA is to do what it can to maintain the value of the individual properties. That is done by making the neighborhood neat and clean, free from unsightly personal property, well maintained homes and yards, and controlling architectural changes to retain continuity of

the neighborhood. Our neighborhood was designed for single family dwellings with the presumption of owner occupancy. Rentals, in many cases, tend to destroy the sense of community; frequent turnover with strangers coming and going, lack of commitment to property upkeep and neighborhood involvement, thus tending to destabilize neighborhoods and lower property values. Additionally, some lending institutions consider the percentage of rentals to owner occupied homes in a neighborhood when considering making a loan. It can adversely affect resale. They are looking for stability and maintenance property value as well. Rentals also place a burden on HOA's because they find themselves having to deal with absentee landlords, some of which are completely non-responsive or unreachable when there are CC&R issues with the renters. By law, the HOA is prohibited

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The President's Corner [continued]

from communicating directly with the renters. The Board has faced these issues in our neighborhood.

Before any action is initiated, the Board has decided to do a survey to get your opinion on this

issue. Attached/Enclosed in this Newsletter is a survey form. Please use it to mark your opinion "In support" or "Not in support". Return the survey form to the Association box at the front entrance mail boxes. (Be careful to put it in the Association

drop box and NOT the outgoing mail drop.) Thank you for letting the Board know how you feel about this issue!

Darlene Livermore,
President



Neighborhood Watch Program by Marlyn Dinsmore, Coordinator



Thanks to all of our eleven Neighborhood Watch Captains for volunteering to help keep our Westview community a safe place to live!

I have been asked how to keep crime out of our neighborhood. There's not an easy answer, but I do know it starts with each of us and a commitment to our community. We need to become a community that is alert, that cares about the issues that affect their community, and are willing to do their part in making a safer place to live.

We are fortunate to live in a community where so many people care. Unfortunately, we live in a world where bad things do occur. Each household bears the responsibility to watch out for their neighbors' property.

Basic things you can do to prevent crime activities are:

- Ensure your doors and windows are locked
- Leave a patio and porch light on at night
- Be alert to noises that are out of place at night.

Also consider calling your neighbor after dark to remind them their garage door is open; it is a service they will not soon forget. Keep garage doors closed during the day when you are not right in the yard; an open garage is a popular point of entry and a quick grab.

The HOA is doing a few things that will also assist with keeping crime down in our neighborhood. They are organizing the annual garage sale. This is done to assist homeowners in-

terested in holding a garage sale, but it also minimizes the number of times per year that strangers go through our neighborhood. The HOA is working to update our community phone directory. This is important so that if we see something suspicious we are able to call our neighbor to alert them.

Safety is truly a team effort. If you notice someone who does not seem to "belong" in our community, lurking around, make yourself visible so they know they have been spotted and can be identified.

On behalf of your Neighborhood Watch Captains we thank you for helping to make our community a safe one.



Maintaining the Curb-Appeal of Your Home A Reprint from HGTV

One of the main purposes of an HOA with CC&R's is to help neighborhoods look appealing to both residents and prospective buyers. The look of a neighborhood and the repair and appearances of the homes

is a major factor in maintaining home values. The following is a reprint of an article by Shannon Petrie of HGTV with some great tips about improving the "curb-appeal" of your home.

Avoid these 5 Curb-Appeal Mistakes

Thinking of putting your house up for sale? Shannon Petrie of HGTV's FrontDoor.com offers these tips for what not to do

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Homeowners Corner by Your Neighbors

(This is the corner reserved for you and what you want to have brought up for your neighbors to think about. You can tell the President what you want to convey or, you can write it yourself and give it to the President for inclusion in the next Newsletter. Good taste editorial rights are reserved.)

Part of the CC&R site maintenance requirement of homes in Westview Estates is the roof. (See Resolution C-5) Several of the roofs in the neighborhood have been replaced with great looking shingles. That is much appreciated by both the HOA and the neighbors.

However, many roofs in the neighborhood need a little and some a lot, of help. Most of the homes in Westview were set between 1995 and 1998. That makes the roofs 14 to 17 years old and approaching the end of their

useful life since manufactured homes generally have a 15 year life, some 20. The life of a roof is also dependent on care and is dramatically shortened (not to mention unsightly) when moss is left to grow on them. Several homes have suffered shingle loss in the last wind storm; a sure sign that others are likely to follow. Repair needs to be done to prevent water damage inside. The life can also be shortened when pressure cleaned since this removes the necessary gravel on asphalt shingles. Pressure washing, even with low pressure is NEVER recommended.

A roofer offered a simple and inexpensive solution; use granular Tide. Simply

sprinkle it over the entire roof, dampen it and let it stand. It will kill the moss. When the moss has died and dried, carefully brush it off of the shingles. Be sure to disconnect your down spouts so that you do not wash all of the dead moss into your perimeter drains and plug them. This method can also be used on driveways and walk ways to kill mildew and moss. Apply, let stand for a bit then use a stiff brush to lift the dirt and flush with water. There are also products like Moss-Aware that can be purchased and used the same way.

Finally, if you are replacing your roof, the CC&R's require that ONLY asphalt shingles in earth tone colors be used.



Social Committee by Elaine Clark

It is time to be thinking of SPRING CLEANING! As the flowers begin to bloom many of us start cleaning our cupboards, closets, and garages.

As we discover unwanted items that have been hiding behind other things, we ask ourselves questions like; "Who could get some good use out of this? / What 'is' this? I must not need it! / Where did this come from? When would I ever wear this again?" or "Why do we have five of 'these'?"

The HOA Social Committee

would like to suggest that you consider putting some price tags on all those 'treasures' and plan to join the Westview Estates Community Garage sale! This year's Neighborhood Garage Sale is scheduled for **Friday & Saturday, JUNE 8th & 9th -- 9 a.m. - 4 p.m.** each day.

The cost is \$5 to participate. This covers the cost of a newspaper ad and all other involved costs. (NO HOA funds are used). Yard signs will be provided to identify you as a participant in the community sale. So,

let the cleaning begin and plan to be a part of the HOA annual garage sale!

We also want to welcome new residents **Virgil and Carol Schmidt** at 3379 Lake Vanessa Circle. They were moving in on the first day of Spring, March 20th, accompanied by our March snowfall! So, if you see somebody on the other side of the fence when you are picking up your mail, it's them! We're happy to have the Schmidts on that corner of our little corner of the world!





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**Upcoming
Board Meetings**

July 11, 2012

September 16, 2012

Annual Meeting

2:00 -4:00PM

[At the Masonic Temple]

*Unless otherwise noted
all Board meetings are held
at 3435 Lake Vanessa Cir. NW
at 7:00 p.m.*

Maintaining the Curb-Appeal of Your Home [Continued from Page 2]

when prepping your home's exterior and landscape for a sale.

Cluttered driveway: A car parked in the driveway could suggest to potential buyers that the house isn't big enough to store everything, so you had to put the overflow in the garage and park your vehicle outside. It's also distracting in online pictures.

Eyesore neglect: The rusty carport, rotted wood shutters,

and tattered awnings have been there so long your eyes just move right past them, but buyers will notice. Getting rid of outdated or dilapidated features of your home's exterior will drastically improve curb appeal with minimal effort.

Garish colors: Not all home buyers will appreciate your home's bright pink exterior. Choose a neutral hue for your home's siding and add personality with small pops of color, such

as a red front door.

Personal possessions: Religious decor, lawn ornaments or kids' toys scattered throughout the yard are a huge no-no. Store these distracting items out of sight.

Dead on arrival: Gardens may not look great out of season, but you can spruce them up by getting rid of dead leaves and plants.



Treasurer's Report by Julie Youse

The current balances for the HOA accounts are:

Checking Account: \$ 14,503.01

Reserve Account: \$ 5,076.52

Of the 129 homes in Westview Estates, 8 are still unpaid for their annual dues.

