

The Club

AT WELLS POINT OWNERS ASSOCIATION

NEWSLETTER

The Club at Wells Point Newsletter

September 2016

Construction has begun!

As of August 29th, construction on our new amenity center has begun. The pool and fitness center are closed during the 6 month construction period. The pool will reopen the first weekend in May, as usual. The new, larger fitness center will open upon the completion of construction.

Clubhouse Facts

Here are some facts about the new amenity center:

- Current Square Footage: 1,500 | New Square Footage: 3,200
- Clubhouse will have a full kitchen
- All new equipment in the fitness center
- Will have Wi-Fi (Clubhouse) and Cable/Satellite TV (Clubhouse & Fitness)
- All new controlled access, surveillance, and instruction detection system
- New Covered Patio between Clubhouse and Pool

Access to New Amenity Center

Some details are still being determined, but here is what we know. Fitness Center access will continue as is today. Pool access will continue as is today. Tennis / Basketball Court will be added to the access system, including surveillance. Clubhouse will be reservation only. Upon completion of a new registration form, you will receive your new access card. **Your current cards will no longer work.**

"I'm happy to see this project finally get started.

We have been working on it for 2 years and I know many residents are excited about it. It will be a great addition to our community..."

- Justin LeBlanc

Vice President, Board of Directors



3D Rendering of New Amenity Center

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THE CLUB AT WELLS POINT

NEIGHBORHOOD GARAGE SALE

Saturday, Sept 24th

8:00 AM
12:00 PM



Fall Neighborhood Garage Sale

You are invited to participate in our Annual Fall Neighborhood Garage Sale taking place on Saturday, September 24th from 7:30am to 12pm. All you need to do to join is gather the items you would like to sell and set them up for display in your driveway. **Early bird gets the worm.** Most traffic is around 8-9am, so be ready!

We will advertise the event with signs at all of the major intersections around our neighborhood, as well as placing ads in the local newspaper and on Craigslist.

Please be sure to have adequate change for your customers. Nickels, dimes, quarters, \$1 bills, and \$5 bills. Please be safe when handling money. Make sure you have a friend or family member with you. Enjoy the day and sell, sell, sell!

If you have any questions, please contact us at social@theclubatwellspoint.org.

National Night Out - Tuesday, October 4th

Please join us for National Night Out, where we raise awareness about safety and security in our neighborhood. We will have fun activities and food for all.

Holiday Lights Contest / Cocoa with Santa

You may begin putting up your Holiday lights as early as **November 1st**. You may not light up your display until Thanksgiving. Winners of the contest will be announced on **Sunday, December 18th at Cocoa with Santa event**. Each winner will be provided a sign to place in their front yard as well as the following prizes.

- 1st Place: \$150 Gift Card to Home Depot
- 2nd Place: \$100 Gift Card to Home Depot
- 3rd Place: \$50 Gift Card to Home Depot

Judging will take place on Thursday, December 15th. Good Luck to All!

Meetings

Here is a list of upcoming HOA meetings.

Quarterly Board Meeting

Wednesday, October 19th at 7pm
925 Indian Run Dr.

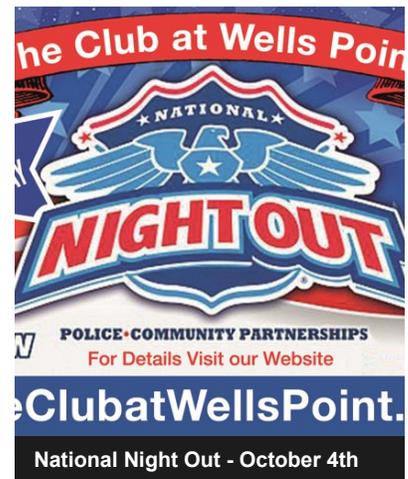
Annual Budget Meeting

Wednesday, November 9th at 7pm
925 Indian Run Dr.

Annual Members Meeting

Wednesday, November 16th at 6:30pm
Pflugerville Recreation Center
400 Immanuel Road.
Pflugerville, TX 78660

Please attend the Annual Members Meeting, or fill out your proxy and give it to someone you know is attending.





**GREATER TEXAS
LANDSCAPE
SERVICES**
Outside Solutions

Landscaping Tips

September To Do List

- You may install sod and grass seed until mid October
- Time to aerate turf. Follow this aeration with fall fertilization. Use organic, slow release fertilizers.
- Apply fall pre emergent in turf and beds appropriate for your area and turf type.
- Minimize all irrigation during the heat of the day
- Plan to install new container grown trees this fall (autumn is the best time to plant trees).
- Fall is the time to plant Bluebonnet seeds. Locate and buy yours now.

You Never Know What Critters are Waiting in Your Landscape

Many critters have been found of late creeping around the landscapes throughout Texas. Always be careful when moving rocks, logs, boulders or any object that has been in place for a while. Landscape critters are everywhere!

Plant of the Month: American Beauty Berry



Callicarpa Americana is an old fashioned, oft forgotten native beauty. Also called French Mulberry (is neither French nor a Mulberry) is a large, deciduous shrub which is a shy and retiring lady

until autumn. Then, in all her glory, bright magenta berries show up (yes, there were little pink flowers in the spring) which catch the eye of all who pass by. This shrub needs to be given plenty of room to grow and spread as it is not meant to be sheared or contained. It is best used in low water situations on the edge of natural areas where it can be used in conjunction with other native plants. It does best in filtered light (not bright, western exposure) and should be allowed to just "hang out" and be forgotten until fall when it shows its magic colors to all. And yes enjoy it before the birds discover it and strip the berries!



Central Security Group Equipment Package (Packages may vary)

Central Security Group Community Partnership

As many of you may be aware, our residents have been the victim of home and vehicle burglaries over the past couple of years. In response to that increase, we are proud to announce a new partnership with Central Security Group. As a result of the heightened awareness for safety and security in our community, we have partnered with CSG to provide the residents of our community a security package at a price that you will not find anywhere else.

We are still working out the details of what is included in this package and what it's costs to our residents will be. Our goal is to provide a comprehensive option for your home security needs, that includes intrusion detection at all entry points into your home (doors & windows), as well as glass break sensors, motion detectors, remote door locking capability, video cameras, and a remote access app and website to manage your system.

We will announce the details of this offering at our upcoming National Night Out event on Tuesday, October 4th. Please visit www.theclubatwellspoint.org for more details on the NNO event.

Please come to the event to learn more.

Upcoming & Future Projects

The basketball / tennis court is going to get re-paved in the coming weeks. During this time, the court will be closed. Project should last a couple of weeks. We apologize for any inconvenience while we work to improve the condition of the court.

Proposed Projects - Feedback Requested!!!

We are always looking for ways to improve and invest in our community. In the coming year(s) we are considering two possible projects. We need your feedback! Please read below and email any questions, comments, or concerns to board@theclubatwellspoint.org. We need to hear from you for both support and opposition! We can only consider the opinions of those that speak up.



Above is a map showing the locations of the two possible projects:

1. **Covered Pavilion (Green box with red stripes)** - During a recent survey of our park property, we learned that the City of Pflugerville was encroaching our property with their fence around the water tower. We had the city move the fence within their property, freeing up a little over 2,000 sq. ft. of land. On the map, you will see that the paved driveway no longer aligns with their fence. We would like to use about half of this reclaimed land to build a covered pavilion, which would consist of a concrete slab with posts and a covering, power/electricity, water, a few picnic tables and a small bbq pit. We believe this improvement will benefit those who currently use the large field for sports practices and invite residents to use the space for their own private use. The HOA would also be able to use this space for events, such as our Movie in the Park events, and more.
2. **Dedicated Basketball Court (blue box with blue stripes)** - We receive constant feedback from residents about the competing agenda of the basketball players and the tennis players having to use a shared court. We would build a dedicated basketball court, which would alleviate this issue, resulting in a dedicated court for each sport.

Deed Restriction Reminders

Please keep your lawns cut, trees/shrubs trimmed and shaped, and gardens/plant beds clean and weed free.

Please keep your home maintained by replacing any rotting wood/trim and painting your trim.

Please DO NOT park your vehicles in the street. You will be cited with a violation and habitual abusers will have their vehicles towed as their own expense. Every home has at least a two car garage, plus two spots in the driveway, providing at minimum four places to park your vehicles.

Please only place your trash/recycle bin out on pickup day. You have 24 hours to remove it from the street and keep it from view.

Please keep your fence maintained. Replace any rotting sections and pickets. Fences between two properties are the equal responsibility of each of the two homeowners.

Contact Us

Give us a call for more information or questions.

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Visit us on the web at:
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