

The Club

AT WELLS POINT OWNERS ASSOCIATION

NEWSLETTER

The Club at Wells Point Newsletter

October 2018

New Property Management!

We have hired a new property management company, Preferred Association Management (PAMco).

PAMco Details



You should have received a letter in the mail announcing the change from Goodwin Management to PAMco. The letter provided their contact information as well as your new account information and online login. Most importantly is the new payment details on how to make your assessment payments. If you did not receive the letter, please contact our new Property Manager, Mr. Mark Haggberg, or our Assistant Property Manager, Mrs. Carol Green at 512-918-8100, or you can email them at mark@pamcotx.com or carol@pamcotx.com.

Please keep you email address up to date with the HOA to ensure you receive all communications being sent. You can do this by enrolling in auto-pay and subscribing to our online newsletter. Sign up at www.theclubatwellspoint.org.

Access to New Amenity Center & Park Area

All residents (Owners & Tenants) are required to get new photo ID access cards for each person in order to access the Amenity Center, Pool, and Courts. **Any residents who would like an access card is required to attend an in-person orientation at The Clubhouse, which you can sign up for on our website.**

"I am looking forward to the improvements in the levels of service which will be provided to The Club at Wells Point HOA by our new management company; PAMCo. Please join us in welcoming them to our beautiful community. Reach out to PAMCo if you have any questions or concerns about our Association."

*- Fadi Salem
President, Board of Directors*



Clubhouse View of New Amenity Center

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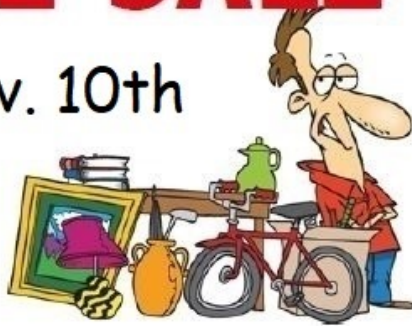
- New Management Company
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THE CLUB AT WELLS POINT

NEIGHBORHOOD GARAGE SALE

Saturday, Nov. 10th

8:00 AM
12:00 PM



Fall Neighborhood Garage Sale

Our Annual Fall Neighborhood Garage Sale is on Saturday, November 10th from 7:30am to 12pm. Gather the items you would like to sell and set them up for display in your driveway. 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 online. **Early bird gets the worm.**

Holiday Lights Contest

You may begin putting up your holiday lights as early as November 1st. You may not light up your display until Thanksgiving. Community judging will take place Monday, December 17th through Thursday December 20th. Cast your votes on our website! Winners of the contest will be announced on Friday, December 21st at Cookies & Cocoa with Santa. 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

Cookies & Cocoa with Santa!

Please join us for an evening of lights, celebration, cookies and cocoa with Santa and neighborhood friends. Bring your camera for a photo opp. The event will take place at The Clubhouse on Friday, December 21st from 7pm to 9pm.

On-Site Group Fitness Opportunity

Are you interested in small group exercise/training? If so, a community member has been working with a trainer to provide this service to residents of The Club at Wells Point on-site. Small group settings are more cost effective than 1:1 personal training, and they are ideal for getting individualized attention and avoiding injury.

The trainer is Andrew and he has worked as a certified personal trainer for seven years, starting at 24 Hour Fitness and then branching out to his own studio facility. He has also created and managed corporate boot camps and health initiatives. Andrew holds an Associates degree in Kinesiology and a BA in Exercise and Sports Science with an emphasis on the prerequisites for Physical Therapy.

If you want more information, please contact Jennifer Easterday at jeasterday@theclubatwellspoint.org or by phone at: 512-940-4671

Meetings

Here is a list of upcoming HOA meetings.

Quarterly Board Meeting

Thursday, November 1st, 6:30pm

Annual Members Meeting

Thursday, November 15th, 6:30pm

Location: The Clubhouse
1501 Club Chase Dr.

Event Ideas

Want to host a community event at The Clubhouse or Park? Game Nights? Watch Parties? Book Clubs? Moms/Dads Night Out? Yoga? Crossfit? Dancing?

EMAIL the Social Committee at:

social@theclubatwellspoint.org

**B O A R D
MEETING**

Thursday, November 1st at 6:30pm

**ANNUAL
MEMBERS
MEETING**

Thursday, November 15th at 6:30pm



Come Celebrate the Holidays!

Landscaping Tips

Trees

The dangers of spreading oak wilt decrease dramatically between the months of July and January, so now is an ideal time to prune Oaks as well as most other landscape trees. Some trees are easier to prune after the leaves have dropped, but minor canopy pruning can be done anytime. Keep in mind, when pruning Oak trees, any wound should be sprayed with pruning paint, this seals the wound and further prevents the spread of disease. Also, be sure your pruning tools are sharp. Make sure to disinfect between cuts on different trees, especially oaks, to help minimize spread of disease. Cuts should be made parallel to the branch, and no closer than a quarter inch from the branch.

Perennials

Never prune more than a third of the foliage of any plant. Depending on the plant, this could shock its system, forcing the plant into dormancy, or ultimately, death. Lantanas may be sheared as well now. Even if the plant has a nice show of flowers, a light shear may flush a good deal of new growth and the coming season could see many more flowers than if it had been left alone. Remember, flowering plant will do much better if it is deadheaded. Removing the spent flowers from the plant helps to increase flower production. Do not cut back perennials after the first hard freeze, be patient and wait until after second hard freeze in December or January. Perennials that are cut back too early may experience a growth flush which will reduce chances of plant coming back in the spring.

Mulch

It is time to mulch again. No matter what type of mulch you apply be sure to install at least 1" - 3" of mulch depending on existing depths. Keep mulch away from tree trunks to help minimize damage to the trunk. Mulch helps to protect against erosion, reduces compaction, and conserves moisture and reduces water use.

Turf

Keep up with leaf removal as it occurs. Large amount of leaves left on turf can cause disease problems. Turf should respond more efficiently to watering now that it's not forced into survival mode by the heat and the drought. Continue mowing St Augustine grass at 4 inches and Bermuda and Zoysia a little shorter, and mow as consistently as possible. As the weather cools a bit, the landscape naturally wants to bounce back and begin storing energy for the winter as soon as possible. Whichever fertilizer or amendment you choose, whether it's for your beds, turf or trees, obtain as balanced a mixture as possible, and follow the directions on the package to avoid over-feeding, or burning your landscape with good intentions.



Alert 360 Equipment Package (Packages may vary)

Alert 360 Community Partnership

As many of you may be aware, our residents have been the victim of home and vehicle burglaries and vandalism recently over the past several years. As a result of the heightened awareness for safety and security in our community, we have partnered with Alert 360, formerly Central Security Group, to provide **the residents of our community a security package at a special contracted price that you will not find anywhere else.** 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.

OPTION 1: (without cameras) **Monthly Service: \$39.48 (\$0 activation/installation)**

Touchscreen Keypad & Integrated Control Panel, 8 wireless door/window contacts, 1 motion detector, 1 keychain remote, 2 wireless glass break detectors

OPTION 2: (with cameras) **Monthly Service: \$50.53 (\$0 activation/installation)**

Touchscreen Keypad & Integrated Control Panel, 8 wireless door/window contacts, 1 motion detector, 1 keychain remote, 2 wireless glass break detectors, 2 outdoor wireless cameras

For more info, please contact **Luke Hoffmeister with Alert 360**

Email: Luke.Hoffmeister@alert360.com

Phone: (512) 568-3200

Please be sure to mention "THE CLUB AT WELLS POINT SPECIAL PRICING"

ACT Security Group



We are pleased to announce a new contract with ACT Security Group, who will be providing on-site security services for our Amenity Center & Park. In the event you see any security issues that needs to be reported or report a rules violation in the common area, please contact ACT Security Group. please call 512-420-9988. They will be conducting nightly checks and will respond to any calls.

CLUBHOUSE RENTAL

RENT THE CLUBHOUSE FOR YOUR NEXT EVENT!



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The Clubhouse is a climate controlled multi-purpose space that can be used for small and large events. It is equipped with a full kitchen that includes a convection oven, 5-burner cook top, microwave oven, dishwasher, garbage disposal, farmhouse sink with sprayer and pot filler, large refrigerator and freezer, and a very large island. It also has a full living room area with couch, arm chairs, end tables, coffee table, a 65" 4K HD TV, Blu-Ray & DVD player, live TV (Sony PlayStation Vue) and on-demand streaming device (Amazon Fire TV). Also available are 64 folding chairs, eight 8-foot and eight 6-foot tables, six counter stools, two long benches and two bistro tables w/ four chairs. You can pair your Clubhouse rental with a pool party rental during the pool season. Pool party rental rules still apply.

MAXIMUM ALLOWED OCCUPANCY: 80 PEOPLE

HOURS AVAILABLE: 7 AM to 12 AM (17 hours per day). All reservation request must include any necessary set-up and/or clean-up.

You can also reserve for several consecutive days in a row, as one continuous rental. We had one group rent it on Friday for set-up and decorating and a catered rehearsal dinner. They rented all day Saturday for more set-up/decorating and then their event later that day through the end of the night. They rented Sunday morning for clean-up and a catered family breakfast/brunch, since all of their family members were in town for the event. You must reserve all available rental hours in between your desired start time & date and your desired stop time & date.

ALCOHOL POLICY:

If you are 21 years of age, you may serve/allow alcoholic beverages to be consumed by guests 21 years of age and older.

If alcoholic beverages will be present at your event AND you will have children 12 years of age or below AND the pool is open for the season, you must hire a certified lifeguard for the duration of your event, which must be verified by CWP and/or PAMco. We will provide a list of approved lifeguards.

If alcoholic beverages will be present at your event AND your event will be 5 hours long or more AND you will have more than 30 guests at your event, you must hire an off-duty police officer for the duration of your event, which must be verified by CWP and/or PAMco. We have contracted with Pflugerville Police Department to provide security services. No other security services are allowed. We will provide you with the appropriate contact information.

COSTS:

\$10.00 per hour usage fee (non-refundable)

\$25.00 per hour security/cleaning deposit (refundable)

RECURRING USE: Recurring use is allowed and will be reviewed on a case by case basis. A fee and deposit may be required, and such amounts will be determined by the CWP Board or its designee. Non-Profit and/or community-invited events may be eligible for a fee and deposit waiver. Recurring events are only allowed Monday through Thursday. No recurring events on Friday, Saturday, or Sunday.

Please visit our website at www.theclubatwellspoint.org for more information, reservation form, and payment details. Questions? Email us at clubhouse@theclubatwellspoint.org.



Committee Round-up

WE WANT YOU!

Join a Neighborhood Committee Today!

The community wants YOU! We are soliciting for NEW members to join our committees that make it all happen. There are several committees that you can join. This is how we help divide up some of the responsibilities.

Architectural Committee - Works with members on major repairs and new construction on their lots. Most communication is via email, with the occasional house inspection.

Social & Events Committee - Works to provide the community with a variety of events and activities year round.

Landscape & Park Committee - Works with the related vendors, the board, and the community on all items related to the landscaping and irrigation of all HOA owned property, as well as any park related items, such as the playground, tennis/ basketball court, etc.

Pool & Amenities Committee - Works with the related vendors, the board, and the community on all items related to the pool and fitness center.

Clubhouse Committee - Works with all items related to the new clubhouse, including reservations.

We need you to help make a difference in our neighborhood.

Join the Board of Directors!

Each year we, as a community, elect new Board Members to the Board of Directors. We currently have seven (7) board seats, of which three (3) will be elected/re-elected this year, and the other four (4) will be elected/re-elected next year. Each term is for two (2) years.

Our next election is at the upcoming Annual Members Meeting on Thursday, November 15th. If you are interested in joining the Board, please nominate yourself by emailing mark@pamcotx.com and board@theclubatwellspoint.org.

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.

The Club at Wells Point
1101 Arrow Point Drive
Suite 101
Cedar Park, TX 78613

Property Manager:
Mark Haggberg
(512) 910-8100

Email:
board@theclubatwellspoint.org

Visit us on the web at:
www.theclubatwellspoint.org