

# The Club at Wells Point

OWNERS ASSOCIATION, INC.

Dear Resident,

## EVENTS:

You and your household are invited to attend The Club at Wells Point Annual Spring Festival and Easter Egg Hunt on Saturday, March 26th, from 11am to 2pm.



**Date:** Saturday, March 26, 2016

**Time:** 11am-2pm

**Location:** 1501 Club Chase Dr.  
The Club at Wells Point Park

**RESIDENTS ONLY!**

**All Ages are welcome!**

[TheClubatWellsPoint.org](http://TheClubatWellsPoint.org)

This is one of the favorite events of the year and this year will be no exception. So please bring your entire household and bring your neighbors too! Come celebrate the start of the spring season.

We always try to have something for all, so please don't stay at home, we will have activities, food and fun for everyone. Bring your smiles, appetites, energy, and Easter baskets and let's have some fun!

## FOOD!

Just like years past, we are bringing back the food truck. Snappy Snacks Mobile Catering, a local Pflugerville company, is back for a third year. They have a variety of delicious foods to choose from. We will be providing a \$5 food voucher, which will pretty much get you a meal. Anything over \$5, you will have to pay the difference. We will be providing drinks separately. Like always, we will have sweet tea, lemonade, and water. We will also have free snow-cones, popcorn, and other snacks. In order to get a food voucher you must be present and the voucher will be personally given to each and every person, upon showing proof of residency, such as this letter or a utility bill **AND** a photo ID. We want to make sure our limited resources are being used on the residents of the community.

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## **FUN!**

We will have over 1,000 prize/treat filled eggs to hunt for. There will be 3 Egg Hunts for the different age groups at separate times:

- Toddlers: Walking Age - 4yrs old
- Elementary: 5yrs old - 8yrs old
- Older kids: 9yrs old – 12yrs old



Tell the kiddos to be on the lookout for that Golden Egg, as its lucky finder will win a prize basket. There will be 2 golden eggs in each of the 3 egg hunts. In between each egg hunt, there will be many fun things to enjoy, such as: Potato Sack Race, Duck Pond, Ring Toss, Egg & Spoon Race, 3-Legged Race, Milk Bottle Toss, Face Painting, Basketball Shoot-out, Bean Bag Toss, 5 in 1 Bouncy House, Toddler-only Bouncy House, and more. The winners of the races will also win a prize basket.

## **Spring Neighborhood Garage Sale:**

Please participate in the Spring Neighborhood Garage Sale on **Saturday, April 2<sup>nd</sup>**, from 7:30am to 11am. You may open earlier than that and you may stay open later than that. Please take advantage of this event to help get rid of things you no longer want or need. We will advertise in the local newspaper and place signs throughout the area.

Please do not forget the get change, such as \$1 bills, \$5 bills, \$10 bills, quarters, dimes, nickels, and pennies. Do not leave any money out in the open and be safe. Good Luck with your sales!

## **Upcoming Events:**

**June 10<sup>th</sup> – Movie in the Park**

**July 2<sup>nd</sup> – Independence Day (4<sup>th</sup> of July) Family Picnic**

**August 5<sup>th</sup> – Movie in the Park**

**August 27<sup>th</sup> – Back to School Bash**

**September 24<sup>th</sup> – Fall Neighborhood Garage Sale**

**October 4<sup>th</sup> – National Night Out**

**October 8<sup>th</sup> – UT vs. OU Football Watch Party – (contingent on clubhouse completion)**

**October 29<sup>th</sup> – Fall Festival & Halloween Party**

**November – December: Annual Holiday Lights Contest**

**December 18<sup>th</sup> – Cocoa w/ Santa (announce Holiday Lights Contest Winners)**

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## **COMMUNITY UPDATES!**

### **Clubhouse Construction:**

We have run into a few setbacks, however, the project is still moving forward. We just completed a full set of Site Development Plans, which are a pre-requisite to being able to submit our Building Plans. We are currently in the permitting phase with the City of Pflugerville, and once complete, we will schedule the construction. The construction will likely coincide with the operation of the pool season and we will work diligently to minimize any disruption of the use of the pool, however, there may be some temporary closures. Again, we will do our best to ensure that we keep the pool open as much as possible.

Actual rendering of the soon-to-be new Clubhouse & Amenity Center



### **Pool:**

The pool opens for the 2016 season on Saturday, May 7<sup>th</sup>.

### **Fitness Center:**

The fitness center will close during the clubhouse construction. We are building a new fitness center that will be larger with new equipment. We will publish closure dates once we determine them.



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## DECLARATION, COVENANTS, CONDITIONS & RESTRICTIONS (DCCR) REMINDERS

### Dogs/Pets:

We've had several reports of dogs running loose in the neighborhood and not being secured on a leash. We've also had a recent report of an attack by an unleashed dog that sent both the person and their dog to the emergency room. This is a very serious issue and needs to be addressed as such. It is a violation of our Declarations, Covenants, Conditions, and Restrictions (DCCR's); **"No domestic pet shall be allowed to make an unreasonable amount of noise or become a nuisance, and no domestic pets will be allowed on the Property (Property means our entire subdivision), other than on the Lot of its owner, unless confined to a leash. No domestic pet shall be allowed to run at large and all domestic pets shall be kept within enclosed areas..."** Here are the penalties for such violations:

- Violation with no incident/attack within a sliding 6 month period:
  - 1<sup>st</sup> time – courtesy notice
  - 2<sup>nd</sup> time – courtesy notice
  - 3<sup>rd</sup> or more times - \$50 fine for each occurrence
- Violation with incident/attack causing injury to another person or secured/leashed pet (police report required):
  - Every time - \$250 fine
- Violation with incident/attack causing casualty to another person or secured/leashed pet (police report required):
  - Every time - \$500 fine and petition to the City to remove the aggressive animal from the community.

We must work to ensure that we have a safe community for everyone. Please keep your pets secured or leashed at all times.

### Unsightly Articles; Vehicles:

We would like to remind everyone of the restrictions regarding unsightly articles and vehicles. This is an ongoing issue and will continue to be, however, it is important to understand what is acceptable and unacceptable. Here are some excerpt from the DCCR's:

- "No article deemed to be unsightly by the Architectural Committee shall be permitted to remain on any Lot so as to be visible from adjoining property or public or private thoroughfares." **This includes broken-down/inoperable vehicles parked in your driveways and on the roadway in front of or near your home.**
- "No repair or maintenance work shall be done ...on any automobile (other than minor emergency repairs), except in enclosed garages..."
- "No Owner shall keep, or permit to be kept, more than two (2) automobiles on the driveway or other areas of the Owner's Lot in such manner as to be visible from any other portion of the Property for any period in excess of seventy-two (72) consecutive hours." **This does not include automobiles kept in your garage. No parking on the grass of your Lot. Park in your garage or driveway.**
- "No automobiles or other vehicles may be parked overnight for more than two (2) consecutive nights on any roadway within the Property." **Again, Property means our entire subdivision.**

The goal here is to keep our streets/roadways clear and safe, our lots clean, and sidewalks unobstructed. These restrictions will be enforced. If you have any questions regarding these rules, please direct them to our property manager, James Browder with Goodwin Management.

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## **Landscaping and Lot Conditions:**

One of the most important things we can do to keep our home values stable and increasing is to take care of our lots and keep them looking beautiful with proper maintenance and care.

Here is a list of requirements for every lot in the community:

- **Each Owner shall keep all shrubs, trees, grass and plantings of every kind on such Owner's Lot cultivated, pruned, and free of trash and other unsightly material.** Here is a list of helpful tips to avoid the most common violations:
  - Lawn maintenance should be performed once a week
  - Lawns need to be mowed then edged along all curbs, driveways and sidewalks
  - Grass needs to be trimmed along flowerbeds, house foundation, fence line, trees and other fixtures in the yard
  - Flowerbeds need to be free of weeds and overgrown grass
  - Grass needs to be removed from cracks in the driveway, sidewalk and curb line
  - Sweep up grass clippings and leaves from the street, sidewalks and driveways
  - Basketball goals need to be maintained in good condition.
- The front and the side yard of each Lot shall be fully sodded. Decorative groundcover/rock in the front and side yards of each Lot may not exceed ten (10) percent of the total area of the front and side yard of such Lot. While we encourage Xeriscaping, it must be approved by the Architectural Committee prior to installation. No Owner or Lot is exempt from this requirement under any circumstance, and retroactive enforcement actions will be taken.
- The Architectural Committee shall be entitled to make recommendations with respect to tree disease control, whereupon the Owner or Owners to whom the recommendations are directed shall be obligated to comply with such recommendations.
- Trees, shrubs, and hedges must be pruned and trimmed regularly in effort to maintain safety and uniform aesthetics.
- No signs in the yards, except for "For Sale" or "For Lease/Rent" signs, and no more than 3 political signs no more than 90 days in advance of an election.
- "No rubbish or debris of any kind shall be placed or permitted to accumulate upon the Property and no odors shall be permitted to arise therefrom so as to render the Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property or to its occupants."
- Garbage and trash shall be kept at all times in covered containers and such containers shall be kept within enclosed structures or appropriately screened from view. Trash and Recycling picks up on Tuesdays. You have 24 hours to put away your receptacles. Inspections are done on Thursdays. You will receive a violation if your receptacles are left out in view.
- AGAIN, No article deemed to be unsightly by the Architectural Committee shall be permitted to remain on any Lot so as to be visible from adjoining property or public or private thoroughfares. This includes trailers, graders, trucks (other than pickup trucks), boats, tractors, campers, wagons, buses, motorcycles, motor scooters, and garden maintenance equipment shall be kept at all times, except when in actual use, in enclosed structures or screened from view. Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials

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or scrap or refuse of trash shall be kept, stored or allowed to accumulate on any portion of the Property except within enclosed structures or appropriately screened from view.

- No aluminum foil, reflective film or similar treatment shall be placed on any Improvement located upon a Lot.
- Each fence located on a Lot shall be maintained and repaired by the Owner of the subject Lot. In the case of a fence located on, or immediately adjacent to, the property line between two Lots. If the rear and side yards of each of the two Lots are enclosed by a fence, the respective Owners of the two Lots shall be jointly and severally obligated to maintain and repair the subject fence. No barbed-wire, cloth, agricultural or chain link fences shall be constructed on any Lot.

**Our #1 goal is to preserve and enhance the value of property, improve the marketability of our homes, and improve the quality of life in our neighborhood.**

We look forward to serving you.

If you would like to serve your community, please join one of the committees:

Social & Events Committee: [social@theclubatwellspoint.org](mailto:social@theclubatwellspoint.org)

Landscape & Park Committee: [landscape@theclubatwellspoint.org](mailto:landscape@theclubatwellspoint.org)

Architectural Committee: [ac@theclubatwellspoint.org](mailto:ac@theclubatwellspoint.org)

Pool & Amenities Committee: [pool@theclubatwellspoint.org](mailto:pool@theclubatwellspoint.org)

Clubhouse Committee: [clubhouse@theclubatwellspoint.org](mailto:clubhouse@theclubatwellspoint.org)

Sincerely,

The Club at Wells Point Board of Directors

[board@theclubatwellspoint.org](mailto:board@theclubatwellspoint.org)

- John Horner – President
- Justin LeBlanc – Vice President
- Lynn Green – Secretary
- Fadi Salem – Treasurer
- Nisreen Singharaj – Board Member
- Evy Green – Board Member
- Susan Pennington – Board Member