

# *The Club at Wells Point*

OWNERS ASSOCIATION, INC.

## *The Club* AT WELLS POINT *Community Update*



## **Fall Newsletter**

**Lots of exciting news to share.**

It's been a fun summer and we have accomplished a lot this year, so far. Here's a quick look back: a great Easter/Egg Hunt event, 3 awesome Movie in the Park events, a huge 4th of July Independence Picnic Celebration (over 250 attendees), a fantastic Back to School event, a massive new playground, and beautiful new pool furniture. We hope you have had fun and met many of your neighbors. The year isn't over yet and we still have more in store for everyone.

We have our annual fall neighborhood garage sale in less than 2 weeks, we have a great National Night Out event planed. We are bringing back the Halloween/Fall Celebration on Friday, October 31st, and **WE ARE BUILDING A CLUBHOUSE!** Yes, that's right. We are building a clubhouse at our park that will be available year-round for our residents.

Keep reading below for all the details.

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## Clubhouse Project Moves Forward



The above image is just stock photo and does not represent our future clubhouse.

As many of you may know by now, the HOA is underway on a project to build a new clubhouse in our community. Currently, our facilities include a small fitness center, men's and women's restrooms with showers and lockers, and a small storage building & pool pump house.

**HISTORY / BACKGROUND:** Over the past year we have been exploring the feasibility of building a new clubhouse that would be for year-round resident use. We set out on this endeavor in October 2013 at a board meeting, discussing the possibility of building a clubhouse. That discussion resulted in an agenda item at the November 2013 Annual Members Meeting, where the idea was discussed with

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the community and the support for a clubhouse was unanimous. The Board voted to create an exploratory committee to determine the feasibility of such a project, with the goals of determining the costs and affordability. We needed to identify how much such a building would cost to build, how would we pay for it, and could we afford it without raising our dues, going over budget, and using too much of our annual revenue typically reserved for non-recurring expenses. After meeting with engineers, architects, builders, bankers, and our property manager (accountants), it was determined that we could indeed afford to build a clubhouse without raising dues, going over budget, or consuming too much of our revenue dedicated for non-recurring expenses.

This information was taken to the Board at our June 2014 board meeting, and it was decided to put out a survey to the community to gauge the pulse on how everyone felt about the idea, including sharing the financials. At the July 5th Independence Day Picnic, our largest community event, a survey was presented to our residents. The Board called a special board meeting a week after the event to review the results of the survey and we were pleased to know that the community overwhelmingly supported building a clubhouse. At that meeting, the Board voted to create a Clubhouse Building Committee to oversee the project from start to finish, to secure the financing of the project with a lender, and to secure the services of an architecture firm. As we continue through the process, the Clubhouse Building Committee will present to the Board seeking approval on the various stages of the project.

**FINANCIALS:** The anticipated costs of this project is \$300,000-\$360,000. The HOA would use up to \$60,000 of our own money and finance between \$240,000 - \$300,000. We would take out a 15 year loan from our current bank at 4.5%, with a 7 1/2 year reset (which means the interest rate would reset at 7.5 years to the current market rate, meaning the rate could stay the same or go up a bit). The calculated monthly payment would range from about \$1,800 to \$2,200 per month, depending on what we actually borrow. The HOA would have a line-of-credit for \$300,000, administered by the bank. In order to draw from the account, an approved invoice would have to be submitted to the bank in order for the bank to release the funds. Once the project is completed, the outstanding amount drawn from the line-of-credit would convert to the 15-year term loan and we would begin making payments. There is not a penalty for paying it off early, which we would

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strive to do in order to save money.

The HOA generates about \$200,000+ per year from dues and other sources of income. We budget about \$150,000 - \$160,000 each year to pay for recurring expenses, such as landscaping, pool maintenance, electricity, common repairs, social events, etc. This leaves us with about \$40,000 - \$50,000 each year to either put in the HOA bank account or put towards special projects, such as the new playground, new grilling station, new pool furniture, new landscape renovations, updating the fencing around pool, and more. The new loan payment would absorb about \$21,000 - \$26,000 each year, leaving us around \$20,000 - \$30,000 each year to pay for special projects. In addition to the annual revenue, we also have reserves in the bank in the case of unexpected emergencies/expenses.

The budgeted amount of this project (\$300,000) would include everything from the fees for the architect, engineers, surveyors, and permits, to the costs of construction, new landscaping, interior finishes and furnishings, appliances, electronics, and tying it into our controlled access system and CCTV Security Surveillance System.

**VISION and USE:** We are looking to create a 2,000 square foot space that can be used year-round by the HOA and its residents. This would include board meetings, members meetings, HOA-sponsored events, and private resident usages, such as birthday parties, anniversaries, graduation parties, holiday events, sporting event watch parties, movie nights, and so much more. Ideas have been proposed such as yoga classes, study groups, cooking classes and more.

The facility would come equipped with wi-fi, cable/satellite television, full kitchen, tables, chairs, seating area with couch(es), storage room with more tables and chairs, and more. We are also looking at having covered areas in front of the building with some seating and gathering space, as well in the rear, opening to the pool. Due to the fact that we do not have on-site staff, the clubhouse would be available by reservation only. We are still looking at how all of that would work, but when we figure out those details, we will certainly make that information available to everyone.

We are looking at a few possible configurations for the new space that would either

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incorporate the existing building or just simply be a stand alone space next to the existing building. Either way, we hope to update the exterior veneer of the existing buildings to match with the new space. If we expand the existing space, then we hope to be able to have a larger fitness center, along with new equipment. More details will be release as we make progress.

The Clubhouse Building Committee is made up of nine members of the community (homeowners). 4 members are from the Board, 2 members from our Landscape Committee, 2 members from our Social Committee, and one resident (who is also a co-chair on the committee). This group of people will be there to see the entire project through from start to finish and are already hard at work.

## **PROGRESS:**

- We have secured financing through Western Alliance Bank, the HOA's current financial institution.
- We have ordered an extensive survey of our park and amenity center land from Crichton and Associates.
- We have contracted with the architecture firm, Winn Wittman Architecture.

-- **ABOUT WINN** ([www.winnwittman.com](http://www.winnwittman.com))

Winn is considered one of America's leading residential architects. His works have been featured on the covers of numerous national and international magazines, as well as having received awards and accolades from the American Institute of Architects, the Dream Home Awards, World Architecture News and Architectural Record, among others.

**CURRENT STEP:** We are in the initial design phase, where we will begin to figure out the layout and floor plan of the new space, as well as exterior schemes.

**TIMELINE:** We hope to have everything complete by the beginning of May 2015.

IF YOU HAVE ANY QUESTIONS,

PLEASE EMAIL: [Board@TheClubatWellsPoint.org](mailto:Board@TheClubatWellsPoint.org)

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**Annual Fall Neighborhood Garage Sale  
Saturday, September 20th, 7:30am-12pm**

A graphic sign for a garage sale. At the top, a green banner contains the text 'THE CLUB AT WELLS POINT' in white. Below this, the words 'NEIGHBORHOOD' and 'GARAGE SALE' are written in large, bold, yellow and red letters respectively. Underneath, the date 'Saturday, September 20th' is written in a black serif font. To the left of the date, the times '8:00 AM' and '12:00 PM' are listed in yellow. To the right, there is a cartoon illustration of a man with a long nose and a red shirt, standing next to a red bicycle. Various household items like a framed picture, a vase, and a teapot are scattered around the bicycle.

**THE CLUB AT WELLS POINT**  
**NEIGHBORHOOD**  
**GARAGE SALE**  
**Saturday, September 20th**  
**8:00 AM**  
**12:00 PM**

It is time for some fall cleaning. The kids are back in school and you are finally getting your house back in order. What better way to help you get rid of some of that stuff you no longer need than a neighborhood garage sale. Join in on Saturday, September 20th, from 7:30am - 12pm. Just open your garage and set your stuff out. Be sure to have change ready the day before, nickels, dimes, quarters, dollars, fives and tens.

We will be advertising in the local newspapers and online in various places.

Happy Selling!

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## **National Night Out 2014**

**Tuesday, October 7th, 6:30pm-9pm**

National Night Out, “America’s Night Out Against Crime,” is dedicated to the development and promotion of various crime prevention programs including neighborhood watch groups, law enforcement agencies, state and regional crime prevention associations, businesses, civic groups, and individuals, devoted to safer communities.



**POLICE-COMMUNITY PARTNERSHIPS**

NATW’s Executive Director, Matt Peskin said, “It’s a wonderful

opportunity for communities nationwide

to promote police-community partnerships, crime prevention, and neighborhood camaraderie. While the one night is certainly not an answer to crime, drugs and violence, National Night Out represents the kind of spirit, energy and determination to help make neighborhoods a safer place year round. The night celebrates safety and crime prevention successes and works to expand and strengthen programs for the next 364 days.”

We will have some new activities this year.

National Night Out is designed to:

- Heighten crime and drug prevention awareness
- Generate support and participation in crime efforts
- Strengthen neighborhood spirit and police community relations
- Let criminals know that neighborhoods are organized and fighting back

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This is an annual event for our neighborhood and communities across the state of Texas to promote crime prevention. **Our event is held at The Club at Wells Point Amenity Center & Park, located at 1501 Club Chase Dr.** We will have visits from city council members, local law enforcement, fire department personnel and more. As always, we will be providing food, beverages, snacks, games, and prizes for everyone. Don't forget to turn on your porch lights and lock your doors.

## **Fire Truck Tram from Kiddie Express Train**



## **Ikon-X Lazer Tag with Game Coach from Freedom Party Rentals**



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We are always looking for sponsors from local businesses who are interested in supporting the cause and reaching the residents of our community. If interested, please contact [board@theclubatwellspoint.org](mailto:board@theclubatwellspoint.org).

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Fall Festival - Halloween Event

**Friday, October 31st**

Quarterly Board Meeting

**Tuesday, September 23rd**

Annual Members Meeting

**November - Date to be announced**

Donuts w/ Santa

**December - Date to be announced**

Christmas/Holiday Lights Contest

**Judging Date is Sunday, December 14th**

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**GREATER TEXAS  
LANDSCAPE  
SERVICES**  
*Outside Solutions*

**Tips & Tidbits**  
from **Debby Cole**

*Texas' Landscape Lady*



## **Tips from our Landscape Company Greater Texas Landscape Services September, 2014**

### **Welcome to Autumn!!**

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**Question of the Month: "Is there new technology which will make monitoring my irrigation system easier?? With all of the apps out, I would think there is something out there now."**

As a matter of fact, we have been evaluating some really cool technology which makes life predictable and easy (when it comes to monitoring irrigation systems).

In the past, most monitoring devices (e.g. Maxicom) were cumbersome, difficult to understand and expensive. Now with the ease of an iPhone or an iPad, anyone can monitor a home or commercial irrigations system....no when things aren't working correctly.....and make the changes from the comfort of your desk or living room couch!

And the best part? They come with their own weather station (not depending upon something in the vicinity) AND they are affordable.



#### **Turf Aeration: Does a Body Good!**

We are often asked what one task is essential to keep turf healthy, wealthy and wise. It isn't mowing or applying water or even fertilizing. It is aeration. And fall is a great time to do it!

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A little known fact is that the roots of lawn grasses/turf need just as much air in the soil as they do water. When our soils become compact through foot traffic, dog traffic, settling (due to weather), the air spaces within the soil disappear.



Imagine soil particles (with clay) as large stacks of plates. The particles NEED to have air and water between them. As soils become compact, no space for air exists. This affects the roots, the fertility of the soil and the health of the turf.

By aerating the soils twice a year, more water can penetrate. Additionally fertilizers and additives such as compost can work their way into the soil and root zone where they do the most good.

Aerating twice a year makes a huge difference in the health and appearance of turf. Do it!

## **Plant of the Month: Zinnia Marylandica**

There are Texas Superstar selections which are monitored and rated carefully by a board of experts. This Zinnia has the members excited about these disease-resistant "mounds of color". The blooms will last until frost when planted right now. They are promoted as replacements to the fall mums which we all love (but



mums don't last very long in bloom!) The colors are fall gorgeous (reds, oranges, yellows) and the disease resistance is a plus. To be designated a Texas Superstar, a plant must not just be beautiful but also perform well throughout Texas.

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## **Be "Earthkind"-Compost!**

Fall is a great time of year in Texas to begin composting. We have an abundance of leaves and the cooler temperatures seem to invigorate gardeners and stimulate new projects.

Compost bins come in all shape, sizes and price ranges (such as the small one pictured which is less than \$30).



Stop grinding up vegetable waste from the kitchen in the disposal and put it (with the fall leaves) into your own compost bin! Check online for the LARGE number of styles and sizes available for the home garden.

Note: do not put leaves (especially live oak leaves) into a compost bin without grinding them up first. They will be slow to break down and frustrating for the composter!

## **Landscape Tips for September**

Check for leaks in irrigation valves, heads, pipe. Turn off the system until repairs are made.

Water according to your locally approved schedule (contact your City if you don't know your schedule).

Watch for brown patch in St. Augustine lawns.

Convert turf areas to low water use plants/materials.

If you are eligible for an exemption in your community for large property variance, apply for it and use it!



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**HomePlace Structures is the company who we purchased our new playground from. They have a great celebration coming up and everyone in the community is invited. Be sure to tell them The Club at Wells Point HOA sent you. Here are the details.**

An anniversary is a special day spent each year to remember the beginning of something – a relationship, a business, a foundation. But there's something too formal about anniversaries. We would much rather have a party – like a birthday party! At Homeplace Structures, we want to celebrate the 15 fun years we've spent here in Austin – so come out and celebrate our Birth-Aversary with us on September 20!

Stop by Homeplace Structures on Saturday, September 20 for Food, Fun, & Freebies! No birthday gifts necessary. You, the community, have already given us so much, so we're giving back to you! After all, it's not a party unless there's people!

From 12:00PM – 3:00PM on September 20, we will be having our Birth-Aversary Celebration! For the young – and young at heart – there will be face painting, balloon animals, caricature artists, and free-to-play Playscapes & Trampolines!

Food will be catered by Branch Bar-B-Que to make sure you're fully fueled for all the fun! There's also a Chick-Fil-A giveaway! Not interested in Chick-Fil-A? Not a problem. We'll also be raffling off:

- A FREE Grand Sequoia Playscape (installed locally)
- Accessory packages for all of our playscapes
- Instant Cash Rebates
- Secret Bonus Items! (Guess you'll have to stop by to find out)

Make sure you don't miss out on this one-time special event! We only turn 15 once, so come celebrate our Birth-Aversary with us!

Don't know us yet? Come get to know us now! Homeplace Structures is a local, family-owned business in Austin. **We are located on 15718 North IH-35 (Austin, TX 78728).** We are the premier provider of backyard products, offering a variety of portable utility buildings, gazebos, playscapes, trampolines, and quality wood furniture.

Austin's original portable building designer Sam Smucker is our owner and operator, ensuring that our team's products are built to last for generations.

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## **Other HOA Benefits**



As most of you may know, University Federal Credit Union now has a Pflugerville branch and The Club at Wells Point is a Community Business Partner. What that means for you is as a result of being a resident in this neighborhood; you and your family have membership access. All you have to do to open an account and take advantage of all of the great credit union services is tell them that you live in The Club at Wells Point.

For more info, visit: [www.ufcu.org](http://www.ufcu.org).

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Freedom Party Rentals is the company we use for all of our Movie in the Park events, as well as the Water Tag and Laser Tag. They also do much more. Tim Masters and the rest of the Freedom Party Rentals team really enjoy working with us and as a special thank you for all of our business; they want to extend an ongoing special offer to our residents. All you have to do is mention The Club at Wells Point HOA and you will receive 10% off any service you purchase with them.

Visit them online at [www.freedompartyrentals.com](http://www.freedompartyrentals.com)