



Greenways Homeowners Association

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Contact Information

2012 Board Officers

Lloyd Wood—Pres.
lskip21@suddenlink.net
806.676.5741

John Lyne—Vice Pres.
jmylyne.nebraska@gmail.com
806.367.3511

Jim Worthington—Treas.
jmworthington@suddenlink.net
806.352.5881

See a full list of Board Members on our website.

HOA Manager

Phyllis Weiss
greenwayshoa@gmail.com
pweiss@suddenlink.net
806.433.3610
806.674.9639

Staff

Muff London—Sales Office
mlondon@greenwaysofamarillo.com
806.467.1000

Tommy Stafford—Sales Office
tommys@greenwaysofamarillo.com
806.467.1000

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Board of Directors Meet

The HOA Board of Directors met on January 17, 2012 and on March 20, 2012. Here are some of the issues covered during these meetings.

- 2012 HOA Budget.** The Board approved the 2012 Operating Budget. You may review the specifics of this budget on page 2.
- Security Patrols.** The Board continues to support providing security patrols for the Greenways. It seems the patrols have been instrumental in improving the situation in the Park area, as well as reducing suspicious and unauthorized activity throughout the community. Word has gotten out that the Greenways is not the place to "hang out" because we have security patrols. More patrols have been scheduled for spring and summer.
- HOA Dues.** The Board voted unanimously to increase the annual HOA dues by the allowed 10% to \$46.00 per Lot (\$69.00 for Lot 1/2). The Board deemed this increase necessary to cover the added expenses of the security patrols and expense involved in more effective enforcement of the covenants & restrictions and collection of the HOA dues.
- Tree Replacement.** The HOA has arranged to have trees planted on particular Lots to bring those Lots into compliance with Article 5. We will be filing the appropriate paperwork to recover these expenses from the Lot owners.
- Neighborhood Watch.** The Board actively supports Neighborhood Watch and will be helping residents plan their Block Parties and Neighborhood Watch activities.
- Doggie Waste Stations.** The Board authorized the purchase of three additional doggie waste stations to be placed in the new greenways common areas and at the entrance to the greenway off Andover Dr.

The next Board of Directors meeting is scheduled for Tuesday, May 22, 2012 at 6:00 pm at 6003 Tuscany Village. **Residents who wish to address the Board need to contact Phyllis no later than Monday, May 21, 2012 at 5:00 pm in order to be added to agenda.**

Covenants & Restrictions 101

With the warming of the weather and winter turning to spring and summer, there are several matters covered by the Covenants and Restrictions you may want to review.

- Article 2.9**—Parking your RV in the street or driveway to load or unload for your trip. Please limit this to a 72 hour maximum. They are not suppose to be there in the first place.
- Article 2.12**—Animals seem to become more of a problem in the spring and summer. Remember...no more than two outdoor pets per Lot. They must be in your yard or on a leash, you must control barking dogs....and you must pick up after your pets.
- Article 5**—You must comply with all landscaping requirements. Dead or damaged trees must be replaced and landscaping watered, fertilized, mowed, trimmed and kept free of weeds.
- Article 3.7**—All HVAC systems must be screened so they are not visible from the streets or greenways.
- Article 2.18**—No signs, including garage sale signs, are allowed on any Lot, except residence for rent or sale signs, builder signs during construction and sales period, and political signs no more than 30 days before election day (these must be removed within two days after the election).
- Article 2.7**—No prefabricated structure or building may be moved onto a Lot. If you are going to add a storage shed, please call the sales office and talk with Tommy Stafford or Muff London to get approval.

You may review a complete copy of the Covenants & Restrictions governing your residence/lot on our website.

**THE GREENWAYS
HOMEOWNERS ASSOCIATION
2012 BUDGET**

Revenue	2012 Budget
Dues	\$ 28,500.00
Transfer Fees	\$ 3,800.00
Total Revenue	\$ 32,300.00
Operating Expenses	
Advertising & Promotion	\$ 50.00
Automobile Expense	\$ 50.00
Board Liability Insurance	\$ 1,450.00
Christmas Lighting	\$ 3,000.00
Contract Labor	\$ 6,500.00
Covenant enforcement landscaping/liens*	\$ 1,500.00
Miscellaneous Expense	\$ 100.00
Legal & Accounting	\$ 3,000.00
Office Supplies	\$ 300.00
Pet Waste Removal & Management**	\$ 1,400.00
Picnic/Tailgate Party	\$ 3,000.00
Postage & Delivery	\$ 1,200.00
Post Office Box Rental	\$ 50.00
Rent Expense	\$ 500.00
Repairs & Maintenance	\$ 1,500.00
Security	\$ 7,000.00
Telephone	\$ 350.00
Utilities	\$ 150.00
Website Maintenance	\$ 300.00
Total Operating Expense	\$ 31,400.00
Income After Operating Expenses	\$ 900.00

Notes:

- * Contractor fees for landscaping, etc., undertaken by HOA when homeowner refuses to comply. Legal fees to recover above expenses via lien filings, etc. expensed under legal & accounting.
- ** Includes new greenways responsibility for Pet Butler plus purchase & installation of 3 new pet collection stations for new greenways.

Parade of Homes

The 2012 Parade of Homes is just around the corner! Mark your calendar for April 26-29 and May 3-6. As always, the line up of Parade homes will be awesome.

Tickets will be available at each of the homes, Pak A Sak and at United. You certainly won't want to miss the Parade homes in The Greenways. Builders of these homes include Boyd Johnston Homes, Mark Meister/Dominion Homes, Jimmie & Muriel Fields Builders, Ron Connally Construction, Leon Gillispie/Amarillo Classic Homes, April & David St Clair/Rafter Cross Homes, Jeff Bryant/Stately Homes, and Barrett Saikowski/Prestige Homes.

Congratulations to Barrett Saikowski who built this year's Texas Panhandle Builders Assn Showcase Home.

**Developer's Corner**

The Greenways continues to grow. Thirty-eight new Lots will be completed by July 2012 along Coulter St. and just south of Ledgestone Dr. This will be the last residential area developed along Coulter St. Our next area of development will be 30 new single-family Lots and 16 garden home Lots west of Greenways Dr., along Oakview Dr. and Kingsgate Dr. A bridge will be built to connect the east and west sides of The Greenways over the new park area that was built in 2011. The bridge has been designed for use by the residents, but not as a direct route through The Greenways. We are pleased with this design because it limits as much through traffic as possible on our residential streets. We plan development for this area to start this summer. You may review our Master Plan on our website at www.greenwaysofamarillo.com to see the actual street design and our new areas of development.

Our best customers are still our current residents!!! Many of our residents want to stay in the Greenways and simply move up or down in the size of their homes. Our main focus is to make our neighborhood family-oriented and friendly with plenty of outdoor spaces to enjoy our beautiful Texas Panhandle sunsets!



Become familiar with your Covenants & Restrictions. You can get these on our website at
www.greenwayshomeowners.com

Congratulations to the CISD Campus Teachers of the Year



Channing McCormick
Hillside Elementary



Rhonda Byars
Greenways
Intermediate



Craig Hubbard
Westover Park
Jr Hi



Jan Weston
Randall High



Randall High School senior Lauren Ribera wins first place in Commercial Baking at the State Skills USA contest Saturday in Corpus Christi. Lauren will compete at the national competition this summer in Kansas City.

GREENWAYS LOT NUMBERS

748 Total Lots in the Greenways
Of those:
52 Lots are owned by Builders
90 Lots are owned by the Developer
606 Lots are owned by Residents

**Next Board of Directors Meeting Scheduled for
Tues. May 22nd 6:00 pm
6003 Tuscany Village**

A portion of your HOA Dues has gone toward the purchase of Doggie Waste Stations, as well as a fee to Pet Butler to maintain the stations and to clean the pet waste from the greenways.

Please help us by using the facilities that have been provided and always keep your pet on a leash!



Lawn and Tree Care

It's time to get back outside and work in the yard. I did it all this year...aerated, thatched, fertilized, pre-emerged, and mowed (well...I didn't do it, but you get my drift). Now all I have to do is water. And the timing was perfect...just before the cool rainy spell.

I hope you were as fortunate. If not...it's not too late. The care you give your landscaping today will pay off later in the summer when maintenance becomes more challenging. As you set your sprinklers to water, please remember your trees. Most sprinklers systems will not give your trees enough water for their survival, and we all know how expensive trees are.

If in doubt, please call or visit one of our local nurseries for advise on how to best maintain your landscaping.



GREENWAYS COMMUNITY GARAGE SALE
Saturday, June 2, 2012
8:00 am-2:00 pm

You have your garage sale during this time and we will set out signs and advertise. There will be a truck at the bridge on Bayswater Rd. from 2:30-3:30 pm to collect what you have leftover for charity.

Canyon ISD Important Dates

April 6th—Good Friday
Early Release

April 23th-27th
STAAR/TAKS Testing

April 28th
Randall High School Prom

May 25th
Early Release-End of School
RHS Graduation 5:00 pm
CHS Graduation 7:30 pm

Important Phone Numbers
Potholes/Street/Alley Repair
378-6815
Mosquito Control
378-9472
Animal Control
378-3092
Street Lights Out
378-3000
Amarillo Police Dept.
Non-Emergency Dispatch
378-3038
Emergency call 911 or
378-6146
Mailbox Keys
Ross St. Post Office