



# Greenways Homeowners Association

June 2010

Volume 10, Issue 03

## Contact Information

### 2010 Board Officers

Amy Hamilton—Pres.  
garyh11@suddenlink.net  
806.681.9830

Kimberly Warminski—VP  
kwarminski@hotmail.com  
806.681.9578

Charlotte Adams—Sec./Treas.  
danchar@suddenlink.net  
806.570.9989

### Staff

Muff London—Sales Office  
mlondon@greenwaysofamarillo.com  
806.467.1000

Tommy Stafford—Sales Office  
tommys@greenwaysofamarillo.com  
806.467.1000

Phyllis Weiss—HOA Manager  
greenwayshoa@gmail.com  
806.433.3610

### Inside this issue:

<b>Block Party</b>	<b>2</b>
<b>HOA 2010 Budget</b>	<b>2</b>
<b>Your Pet</b>	<b>3</b>
<b>Why a Lease Law?</b>	<b>3</b>
<b>HELP!</b>	<b>3</b>
<b>APD Phone #'s</b>	<b>3</b>
<b>Mark Your Calendar</b>	<b>4</b>
<b>Neighborhood Watch Tip</b>	<b>4</b>
<b>Bulky Trash Pickup</b>	<b>4</b>
<b>Garage Sale</b>	<b>4</b>

## Annual Greenways HOA Picnic Date Set

Mark your calendar for our Annual Greenways HOA Picnic

**Saturday, August 14th from 6:00 pm to 8:00 pm.**

You will be receiving an invitation via email around the end of July. We hope you will plan to attend. We served around 250 residents last year. The food will be wonderful and this is a great opportunity to see old friends and make new ones.



We need volunteers to help with this event. It takes a lot of manpower to pull this off, so if you would like to help, please contact Patti Ward at pawcats@suddenlink.net. See you there!

## Greenways HOA Board of Directors Meeting

The latest Board of Directors meeting was held on Thursday, June 24th. In attendance were Pres. Amy Hamilton, VP Kimberly Warminski, Developer Eddie Scott, Board Members Patti Ward, Sonny Moore, Jim Worthington, and HOA Manager Phyllis Weiss.

Agenda items included the review/approval of minutes from the May 5, 2010 board meeting, review/approval of the financial reports, a report on the plans for the 2010 Annual HOA Picnic, a security update, discussion about tree replacement and lawn maintenance, park lighting, and homeowner dues collection.

Eddie Scott will be meeting with Larry Offerdahl, City Parks and Recreation Department, regarding lighting for the Greenways Park and Nature Area. Eddie will provide the Board an update from this meeting.

The Board approved the plan and budget for the 2010 Annual Picnic presented by committee chairman Patti Ward.

The Board approved continued periodic security patrols by off-duty police officers. Dates were set for July and August patrols.

The Board reviewed the progress on tree replacement. A large percentage of the trees targeted for replacement have already been replaced and the Board agreed to continue to monitor the situation and send out second notice letters as needed.

The collection of Homeowner Dues was discussed. It was determined that further action needs to take place to increase the collection of these dues.

The next Board of Directors meeting is set for Thursday, July 22, 2010 at 6:30 pm. There being no further business, the meeting was adjourned.

### Important Phone Numbers

Potholes/Alley Repair—378-6815  
Mosquito Control—378-9472  
Animal Control—378-3092  
Street Lights Out—378-3000  
Mailbox Problems—468-2156

## Neighborhood Watch Block Party



On May 23rd, the residents on Southwood Dr. and Norwood Dr. got together for a Neighborhood Watch Block Party, hosted by Fred and Linda Barksdale, Sam and Mary Brillhart, and Greg and Belinda Britten.

This was a great opportunity to get to know neighbors and listen to a presentation by Sgt. Brent Barbee, Amarillo Police Department. We would like to thank Brent and the APD for providing this type of personal service. It gave residents the opportunity to ask questions in a relaxed atmosphere. On top of the good information, the food was excellent and everyone had a great time. This was the first meeting on these blocks, but everyone agreed to have another get-together in the near future. Through these types of parties, neighbors get to know and trust each other and really start looking out for each other. (Thanks Fred and Linda for your report.)

## Greenways HOA 2010 Budget

<b>Income</b>	
Dues	20,475.00
Transfer fees	<u>2,750.00</u>
<b>TOTAL Income</b>	<b>\$ 23,225.00</b>
<b>Expenses</b>	
Professional Fee—Accountant	925.00
Management Fee	6,800.00
Office Advertising/Promotion	73.00
Automobile Expense	100.00
Office Supplies	400.00
Phone Allowance	280.00
Website domain	300.00
Printing	600.00
Postage	600.00
P O Box Rental	44.00
Utilities	145.00
General Supplies	127.00
Storage Unit	400.00
Insurance Directors & Officers Liability	1,275.00
<b>Events</b>	
Easter	100.00
Annual Picnic	3,500.00
Christmas Lighting	3,000.00
Firemen's Holiday	100.00
Security	3,156.00
Common Area Improvement	600.00
Pet Butler	400.00
Mowing	<u>300.00</u>
<b>TOTAL Expenses</b>	<b>\$ 23,225.00</b>

According to the US Census Bureau the average annual HOA dues in the US are \$420 for single-family homes and \$2,400 for condos. That makes the Greenways HOA Dues of \$39 per Lot look pretty good.

## Your Pet is Your Responsibility

This is a subject that is dear to my heart and seems to be one we have to address on an "all to often basis". If you own a pet in the Greenways, you must abide by the City Ordinances as well as our own Covenants and Restrictions.

Pets add so much to our family life. They love us unconditionally, they are loyal, and if they are able, they would protect us with their own lives (speaking primarily about dogs here...cats are another matter all together). But they depend on you to be responsible and take care of them to the best of your ability.

The main complaints we receive here at the HOA are, barking dogs , cats allowed to run free, and dogs allowed to run unleashed.

First of all, according to the Covenants and Restrictions you are allowed to have up to two "outdoor pets" per Lot and you are expected to pick up after them and keep them from being a nuisance. That includes but not limited to excessive barking.

Article 2 of the Covenants and Restrictions says the pets must be restrained. That means cats too. I know cats are independent creatures, but you are not supposed to allow your cats to run free any more than you do your dogs. The City of Amarillo Ordinance says you **must** leash your animals or risk having them picked up by Animal Control.

### ***Unleashed Pets Can Also Effect Your Property Values...***

I know those of you who do not own pets are getting a little tired of hearing this and you think it does not effect you. However, if the Greenways developes a reputation as a community with too many unleashed pets you could see an effect on all the property values. This is everyone's problem. The Covenants and Restrictions are in place to help elevate the property values in all of the Greenways. Please be a responsible Owner and understand adhering to the C & R's benefits the community as a whole.

## **Greenways HOA 2010 Budget**

**continued from Page 2**

For those of you who have paid your dues...Thank You. For those who have not, please understand **they are not optional**. They are mandatory.

Please do not force the Board of Directors to take further action, which could include a lien against your property.

If too many homeowners stop paying their HOA fees, lenders may be unwilling to make mortgages or refinance properties in the community, and that can hurt property values.

**Amarillo  
Police Dept.  
Non-Emergency  
Dispatch 378-3038**  
  
**Emergency call 911  
or 378-6146**

### **Why a Leash Law?**

- Pets at large are often killed or severely injured by cars.
  - Pets at large often attacked or are attacked by wild animals.
  - Pets at large often bite other pets that are in their own yard, and often bite children playing or people on bicycles.
  - Pets at large are unlawful nuisances.
  - Pets at large are often sickened by eating spoiled garbage, antifreeze, etc.
  - An unleashed dog at large can easily run up to an aggressive but leashed dog and cause a confrontation wherein the leashed dog will have to be released to defend itself.
  - Pets at large can be lost or stolen.
- Remember....Unleashed Is Unloved.**

# **HELP!**

Get involved in **The Greenways** by volunteering to serve on one of our committees or on the Board of Directors.

**IMMEDIATE NEED.....**

**Annual Picnic Committee  
Saturday, August 14, 2010**

**It takes a lot of manpower to put on an event of this size. Last year, we fed over 250 residents. We need help setting up, working the event, and tearing down. It is a great way to get acquainted. Please contact Patti Ward at pawcats@suddenlink.net**

## Mark Your Calendar

July 4th —Independence Day  
 July 22nd—Board of Directors Meeting  
 Aug. 4th -5th —Canyon ISD Registration  
 Aug. 14th —Annual HOA Picnic  
 Aug. 23rd —First Day of School :-(  
 Sept. 6th—Labor Day—School Holiday

### Bulky Trash Pick Up

When you have large items that won't fit into the dumpster you may arrange for special collection by calling the City of Amarillo Solid Waste Department at 378-6813.

The City operates a fixed-route brush collection service for tree trimmings and other brush. Please call the same number to find out when they plan to be in your area before discarding large items or your trimmings.

There is also a brush/tree limb collection site at 7500 S. Soncy Rd. available for residents to deposit tree limbs and brush. These are ground up to wood chips and are free for public pickup.

## Neighborhood Watch Tip....

### Put your car keys beside your bed at night..

If you hear a noise outside your home or someone trying to get in your house, just press the panic button for your car. The alarm will be set off, and the horn will continue to sound until either you turn it off or the car battery dies, hopefully scaring off a would-be intruder.



So the next time you come home for the night and you start to put your keys away, think of this, and set them beside your bed instead. It's a security alarm system that you probably already have and requires no installation. Test it.

## Greenways HOA Annual Garage Sale

The Annual Greenways Garage Sale held on June 5th was a success...except for the fact that the truck that was supposed to be at the bridge on Bayswater Rd. left too soon and missed a lot of donations. We want to apologize for any inconvenience this may have caused you. We received several calls about this. It seems the truck came early and left around 3pm. I guess there was a lack of communication. This will give us something to work on next year. Again...sorry for the inconvenience and we appreciated your calls.



## FROM OUR RESIDENTS

Phyllis:

I was so glad to see that you guys approved an off duty police officer to patrol. I have noticed teenagers hanging out at the park, especially in the late afternoon and even in the middle of the night! Because there are no lights over there, I think they assume no one can see them. So, thanks on that!

Also, I'll volunteer for the Christmas light judging this year if you still need volunteers. Sounds like fun! If you have plenty of volunteers, no worries, I'm happy to be the one that doesn't go. That time of year is always busy.

Thanks for a job well done.

Katherine Stribling

Become familiar with your Covenants & Restrictions. You can get these on our website at [www.greenwayshomeowners.com](http://www.greenwayshomeowners.com)

PO Box 50564 • Amarillo, TX 79159 • 806.433.3610 • [greenwayshoa@gmail.com](mailto:greenwayshoa@gmail.com)  
[www.greenwayshomeowners.com](http://www.greenwayshomeowners.com)