



# Greenways Homeowners Association

August 2013

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## 2013 Board Officers

Bob Murray—President  
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806.335.5443

Mike Price—Vice President  
mike.gwb@sbcglobal.net  
806.335.0853

Jim Worthington—Treasurer  
jnworthington@suddenlink.net  
806.352.5881

See a full list of Board Members  
on our website.

## HOA Manager

Lisa Whatley  
greenwayshoa@gmail.com  
ghoalisa@suddenlink.net  
806.433.3610

## Greenways Development Office 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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## Save the Date!

The Annual Greenways Picnic is just around the corner! We will have an "old fashioned" neighborhood picnic with all the trimmings! Join us on Saturday, September 28th at 5:00 pm for hamburgers, hotdogs and the trimmings! We will have lots of games and a bouncer for the kids! Help us get the word out! Share this information with your neighborhood friends and make plans now to attend! Additional details and more information to come.



# GREENWAYS ANNUAL NEIGHBORHOOD PICNIC

Saturday, September 28th, 2013

5:00 pm ~ 7:00 pm

Parkway Between Greenbriar & Parkridge

**FREE FOOD/BYOB!**

**GAMES & ACTIVITIES FOR THE KIDS!**

## Free Ice Cream on the 4th of July

We had a wonderful July 4th celebrating our nation's independence! Free ice cream was provided by Frosty Treats of Amarillo courtesy of the Greenways Homeowners Association! Thank you to everyone for turning out and spreading the word. Also, a big thanks goes out to Fred Barksdale and many other neighborhood volunteers for helping pick-up trash. We hope to again provide ice cream treats at no charge next year as well! Next year we will have a trash can nearby and will confirm with the City of Amarillo that the sprinklers are turned off in that area!



### Developer's Corner

**By Tommy Stafford, Greenways Development Office**

The Greenways of Amarillo are currently completing construction plans for Unit 28, South of Pineridge to Kingsgate, West of Glenwood to West Landon Drive. This Unit will consist of 97 regular lots. We hope to break ground in September. We have currently sold all of the regular lots, but we do have some nice Parkway lots available along our West Park area.

The Amarillo housing market is very strong right now and interest rates are still ideal! The recent rains have been very nice and we have been mowing steadily to keep the perimeters under control. Thank you for choosing The Greenways as your neighborhood.

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

## Large Trash & Bulky Waste Items

The end-of-summer is almost here and fall will be here before we know it! Now is the time to clean out those garages and attics! If you have large trash or bulky items that will not fit in your neighborhood dumpster, please be sure to call and arrange for a special collection of these items. "You may place your items near the trash dumpster, **only after making the proper advanced arrangements with the city.**"

**AMARILLO SOLID WASTE DEPARTMENT**  
**806-378-6813**

## Covenants & Restrictions 101

Many reoccurring covenant violations are occurring in the Greenways. Let's take a closer look at some of the most frequent violations by reviewing several matters covered by the Covenants and Restrictions as follows:

- 1.) **Trailers:** No trailer of any kind can be parked for storage in the driveway or front residence of any Lot. All trailers must be concealed from public view and cannot be visible from the alley or street.
- 2.) **Storage Buildings:** No prefabricated structure or building may be moved onto a Lot. If you are going to add a storage building, shed or playhouse, you need to have a written plan approved by Tommy Stafford in the Greenways Development Office prior to construction.
- 3.) **RV Parking:** The covenants specifically prohibit any temporary or permanent parking of recreational type vehicles on lots or streets unless completely concealed from public view. However, the HOA has allowed a maximum 72 hour limit for temporary parking of recreational type vehicles only for loading/unloading.
- 4.) **Outdoor Pets:** The warmer months almost always bring an increase in outdoor pet activity, so remember ... no more than two outdoor pets per Lot. Pets must be in yard inside a fenced area or on a leash. The homeowner must keep dogs from barking and pick up after your pets.
- 5.) **Landscaping Requirements:** To preserve the community aesthetics, homeowners are expected to comply with all landscaping requirements as set forth in the covenants. Specifically, dead or damaged trees must be replaced and landscaping watered, fertilized, mowed, trimmed and kept free of weeds.

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

## June HOA Board Meeting

The Greenways HOA Board meets the third Tuesday of every other month. Our last meeting was Tuesday, June 16th. Here is a summary of what was discussed:

- HOA Board will make an effort to maintain a relationship with the PID Board and meet together to discuss budgets and improvements.
- An April and May balance sheet was presented by Jim Worthington.
- Board discussed a course of action and steps to take for HOA Manager to follow-up with Violation Enforcement.
- Security Patrols for the remainder of 2013 have been scheduled and are within the budgeted amount.
- Annual Picnic dates were discussed and Saturday, September 28th from 5:00 pm until 7:00 pm was selected. Greenways HOA will provide hamburgers, hotdogs and trimmings. Games and bouncers for kids will be provided. Residents will be notified by newsletter, e-mail and possibly a mail-out postcard.
- Within the next few years it is expected that the Greenways Developer will complete the sale/development of all remaining lots, thus necessitating the transition from a developer-controlled to owner-controlled association. Your HOA is working on a written transition plan to ensure a smooth hand-off of duties and responsibilities. This will be an HOA Board standing agenda item until completed.

## **Thank you if you have paid your \$50 HOA dues!**

If you have not paid, please mail your dues to:  
Greenways Homeowners Association  
c/o: Wayne Rogers Bookkeeping Services,  
4000 SW 34th Avenue #D  
Amarillo, Texas 79109

***If you did not receive an invoice, please contact [ghoalisa@suddenlink.net](mailto:ghoalisa@suddenlink.net)***

### Upcoming HOA Board of Directors Meeting

The next Board of Directors meeting is scheduled for:

**Tuesday, August 20th  
5:45 pm  
6003 Tuscany Village**

***Residents who wish to address the Board need to contact Lisa Whatley no later than  
Monday, August 19, 2013 at 5:00 pm to be added to agenda.***

### **Planned Improvement District Assessment (PID) Update**

The Greenways residents should have received a Notice of Public Hearing from the Amarillo City Commission regarding the annual assessment for all property in the Greenways Public Improvement District. The hearing date is at 3:00 P.M. on August 13, 2013, City Commission Chambers, 3<sup>rd</sup> Floor, City Hall, 509 E. 7<sup>th</sup> Avenue, Amarillo, Texas. As delineated in the City's letter, the Greenways PID Board is recommending a 7.5% increase over the previous year's assessment. The increase is a result in developer debt service payments, increased utility cost (water) and inflation.

The Greenways HOA Board held a meeting on July 15<sup>th</sup> with a select few of the PID Board Representatives as well as Kathleen Collins, the City of Amarillo Representative. The purpose of the July 15<sup>th</sup> meeting was to explain the increase in PID Dues and to invite our HOA President to attend the PID meeting on August 13<sup>th</sup>.

***The public hearing gives the residents an opportunity to voice their objections and/or comments to the commission.*** Written or oral objections/comments or requests for additional information prior to the hearing may be made by contacting Kathleen Collins, Planning Department, City of Amarillo, phone 806-378-6288 or [Kathleen.collins@amarillo.gov](mailto:Kathleen.collins@amarillo.gov).

**PID Hearing  
Tuesday, August 13, 2013  
3:00 pm  
City Commission Chambers, 3rd Floor, City Hall  
507 E. 7th Avenue**