


 A large stone sign for Van Buren Estates. The sign is made of stacked stones and has a circular logo on top featuring a horse. The words "Van Buren" and "Estates" are written in large, dark letters on a wooden or metal band across the top of the stone structure.
 

# Van Buren Estates

this issue

VBE Vision **P.1**Violation Prevention & City of Weston news **P.2**FAQ's and Communication **P.3**Resources and Events **P.4**

## VAN BUREN ESTATES HOA INFO:

### Management Company:

Legacy Southwest Property  
Management  
(817) 768-3999  
8668 John Hickman Pkwy  
Ste. 801  
Frisco, TX 75034

### Community Association Manager:

Lindsay Gilliland  
lindsay@legacysouthwestpm.com

### Website:

[www.vanburenestateshoa.com](http://www.vanburenestateshoa.com)

### VBE HOA Board:

Mike Blanton – President

Todd Weeks – Vice President

Marie Salisbury – Secretary

### VBE ACC:

Constance Dentry

Jeffrey Metzger

Montgomery Self

### VBE Communication Team:

Constance Dentry

Marla Johnston

Wendy Weber

### VBE Social Committee:

Wendy Weber

## Van Buren Estates Vision

Join us in realizing the Vision for Van Buren Estates (VBE). Our quarterly newsletter aims to connect with all residents and keep them up-to-date on community events in Weston. With helpful tips, we hope to encourage everyone to contribute to the neighborhood's beauty and abide by the VBE HOA CC&Rs and Design Guidelines. Stay informed and get involved in the small town charm by learning about upcoming events in the City and Community.

The City of Weston City Council meets the 2nd & 4th Tuesday of each month at City Hal (301 Main Street) at 6:30 PM. Each meeting's agenda is posted to the city website ([www.westontexas.com](http://www.westontexas.com)) 72 hrs prior. All are welcome & you can learn about events, developments, city plans, etc.

Did you know that the City of Weston has a volunteer fire department and is part of the Fire District of Weston Fire and Rescue.

The City of Weston is always looking for qualified volunteers. You can go to the City of Weston's website to find out more about volunteering.

[www.westontxfd.com](http://www.westontxfd.com).

The fire department's Chief Deal reported at a recent council meeting that Weston now has a better rating (06/06Y) for insurance purposes and aims to improve to 05, resulting in lower homeowners' insurance costs.

Did you know that the City of Weston is working hard on installing Waste Water Treatment lines in downtown Weston? Why should that matter? For businesses (like maybe a restaurant) to come into Weston, they will require sewer service. Since this newsletter will be published quarterly, I would suggest joining the Van Buren Estates Facebook page for timelier information.

<https://www.facebook.com/groups/715953629796767>


 A colorful poster for a Spring Block Party. The text at the top reads "VAN BUREN ESTATES HOA" in orange and "SPRING BLOCK PARTY" in large blue letters. Below the text is an illustration of a picnic scene with a red and white striped umbrella, a guitar, a cooler, and a picnic basket. At the bottom, the text says "SUNDAY, MAY 21 FROM 5- 8 PM • FORD CT CUL-DE-SAC" and "PLEASE BRING A SIDE DISH OR DESSERT TO SHARE. HOA WILL PROVIDE HAMBURGERS, HOT DOGS, AND MUSIC. DON'T FORGET CHAIRS AND YOUR OWN DRINKS."
 

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## Community Resources

City of Weston:

Utility Providers:

Trash Collectors:

Internet Providers:

### Schedule of HOA Board

#### Meetings:

The next HOA meeting is scheduled for June 7th at 6:30pm. This will be our first in-person meeting with the VBE homeowners. We will meet at Weston City Hall. Please mark your calendars and looking forward to seeing everyone.

### Schedule of City of Weston

#### Council Meetings:

2nd and 4th Tuesdays at City Hall at 6:30 PM

## Social Committee

We are looking forward to growing our spirit of unity and friendship within our community.

One of our residents, Wendy Weber, has volunteered to organize a Social Committee and is looking for members to join in creating a fun and welcoming community of VBE members. Please consider joining by reaching out to Wendy at: (480) 209-4162 or email [Wendy@WendyWeber.com](mailto:Wendy@WendyWeber.com)



# Common HOA violations and how to prevent – Education is the key!

As we learn about our community, here are some frequent violations with education.

Legacy Southwest Property Management, which is contracted by Van Buren Estates HOA, is a full-service community management company that specializes in providing personalized financial / property management services for homeowner's associations.

Legacy's philosophy is simple: The best professional management is found on your property, not behind a desk. Legacy Southwest Compliance managers tour VBE property on a weekly basis. Legacy Southwest personnel work directly with Van Buren Estates Board and ACC to manage expectations in our community.

**Remember to access the current DCCR (Declaration of Covenants, Conditions and Restriction) go to the Van Buren web page at <https://www.vanburenestateshoa.com>**

#### Common Violations

**Trash can storage** (This includes improper storage of any items on the front or side of home such as bikes, grills, lawn equipment, etc.) - The items should not be visible from any road. The CC&R's Section 6.19 reads: Garbage / Weeds / Vegetation. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. All garbage shall be kept in City approved containers. All garbage containers shall be placed where

designated by the City on the day of collection. Such garbage shall not be placed in such location more than 24 hours ahead of scheduled pick-up and the container shall be removed from such location within 24 hours after such scheduled pick-up and stored out of public view and shall not be visible from any road. The Design Guidelines state in section 6.16: All utility meters, equipment, air conditioning compressors and similar items must be visually screened from view from any street by solid masonry of the type used on the dwelling, wood fencing in compliance with Section 6.14 hereof or landscape shrubbery.

**Not sending in request** - Section 7.03 (c) reads: An Owner desiring to construct or install any improvements on such Owner's Lot must submit to the ACC Plans, in duplicate, for such improvements, that contain sufficient detail and information to show the following (the "Plans"): (i) General plan for the residence showing exterior shape, elevations, height, exterior materials, window locations, roofing and colors of all exterior surfaces; (ii) Lot grading for drainage and retaining wall purposes; (iii) Fencing and driveways; (iv) Swimming Pools; (v) Landscaping; (vi) Other matters specifically requiring ACC approval as provided in this Declaration; and (vii) Such other information as may be required

**Dumping on vacant lot** - (this includes dirt, brick, rock, garbage left over on vacant lot). The Design Guides Section 1.10 #20 simply state No Dumping. In addition, like the garbage information, the CC&R's Section 6.19 reads: Garbage / Weeds / Vegetation. No lot shall be used or maintained as a dumping ground for rubbish, trash or garbage. All garbage shall be kept in City approved containers.

**Not Screening Pool Equipment** - The Design Guidelines state in Section 2.9 B - Pool equipment should typically be located adjacent to the main residence and sited so as not to cause an audible nuisance to neighbors. Pool equipment must be completely screened with evergreen planting or a masonry screening wall. Planting options must fully screen the equipment at the time of plant material installation. Masonry screens must be at a height not less than that of the tallest piece of the equipment, shall match the masonry used on the residence and detailed to complement the architecture of the residence; and Section 2.10 A - All pool equipment (pumps, tanks, etc.) must be visually screened from view. In addition, section 6.16 reads - All utility meters, equipment, air conditioning compressors and similar items must be visually screened from view from any street by solid masonry of the (cont on Page 4)





## FAQ's

### **What is a homeowners' association and what is its purpose?**

Homeowners' associations are non-profit corporations created to help preserve property values through the use of architectural controls, design guidelines and deed restrictions. Additionally, associations provide for the shared ownership and maintenance of common areas and community facilities. Assessments are charged to owners for the maintenance and upkeep of these common areas and amenities.

### **What is the Board of Directors and what do they do?**

The Board of Directors is established in the Declaration of Covenants, Conditions and Restrictions to act as the governing body responsible for making decisions, establishing policies, enforcing rules and regulations and deed and use restrictions and is responsible for the collection of assessments.

### **When does the association hold meetings?**

Our next meeting is June 7th at 6:30pm. This will be our first in-person meeting with the VBE

Please mark your calendars and looking forward to seeing everyone.

### **What do my dues pay for?**

The dues paid are used to operate the association's business. For example, there are utilities that operate irrigation and lighting in the community. The "common areas" owned by the association must be maintained, so contractors are hired to maintain the landscaping and other amenities. The association carries general liability, property and Director's/Officer's liability insurance to protect the association's assets and Board of Directors. In addition, the association pays a management company to collect dues, pay expenses, maintain the financial records, communicate with owners, supervise contractors and so on. There are taxes the association is responsible for, and the association should always plan to set aside funds for future repair or replacement of the association's capital assets.

### **Do I need approval to make exterior improvements to my property?**

Yes. Any alterations or additions to the exterior of your property must be

### **What if I make changes to my property without ACC approval?**

Everyone must seek ACC approval in writing prior to making external changes to their property. If you make changes without prior approval, your investment could be at risk. Additionally, if your modifications are outside the guidelines of the ACC you may be required to remove or reverse the improvement(s).

### **If the ACC approves a modification for my neighbor, can I assume the same modification will be approved for me?**

No. Each property and project is different. Applications are reviewed based on the individual characteristics and circumstances for each property. Always get ACC approval before making changes to your property.

### **Who do I call to report problems in the community?**

You can report an issue on the VBE website under "Contact Us" Please report problems to Legacy Southwest Property Management at (817) 768-3999. All reports remain anonymous.

## EYE ON IT

### Path to least resistance - Communication between neighbors

We all have the intention of living in a serene, tranquil community. To capitalize on this we must speak with each other! If you have any challenge, issue or concern with things in your community, please go to the source first. Please talk with your neighbor before escalating it to the HOA management company and or board.

"How did you meet your neighbor?" "My yard service team broke their sprinkler!" I'm so grateful I received a phone call from my neighbor alerting me to a mishap on their property caused by my maintenance team.

It opened up a line of clear communication and valid concern for each other's property.

No-one wants to be the bearer of bad news, but things happen. Taking a proactive stance and opening up dialog with each other is the most productive way to solve an issue.



## Westonites Unite

We want to share some City of Weston Information as well as info about Utilities, Trash, etc. Did you know that one of our residents is an Alderman on the Weston City Council? His name is Jeff Metzger. We elected him last November for his first term of office. If you have concerns about our community, he will welcome your questions and input. His e-mail is [jmetzger@westontexas.com](mailto:jmetzger@westontexas.com). Did you know that we are in the CCN (Certificate of Convenience and Necessity) for Weston Water Supply Corporation (WWSC)? That means that we only have one option for where we get our water. Did you know that your water source is from well water? Did you also know that one of our residents is on the Weston Water Board? Her name is Kelly Geissler. She was appointed last year when another board member stepped down. If you have a Weston Water account, you are a member of WWSC with voting rights. Did you know that we only have one option for electric service? We are part of a co-op; Grayson Collin Electric Cooperative. As members, we have voting rights. Did you know that you must choose what company that you want to pick up your trash? Each household chooses what trash company that they want to utilize. The trash companies can and do pick up on different days of the week. The companies that service VBE are: Alford Services, Bradshaw & Sons, Cain's Trash Removal, and Waste Connections. You need to contact them directly to retain their services. Did you know that there are at least two providers for internet service? AT&T and Optimum have lines into VBE. Fiber connections may be available for you to connect to your house. You would need to contact the companies to determine if fiber is available (or ask one of your neighbors). Did you know that there are volunteers' groups in Weston that you can get involved with? There are two relatively new groups that were formed last year. One is a non-profit 501c3 organization; Weston Heritage Guild (WHG) and the other is Women of Weston (WOW). The WHG meets on the third Thursday of each month at the Weston City Hall (301 Main Street) beginning at 6:30 PM. The WOW meets on the second Monday of each month at the Weston City Hall (301 Main Street) beginning at 6:30 PM. If you are interested in getting involved in our community, please consider attending one or both meetings to learn more about what they do and how you can help our community grow. The other volunteer group in Weston is Weston Fire Rescue that was mentioned in the intro to VBE newsletter. You can go to their website, [www.westontxfd.com](http://www.westontxfd.com) to learn more about them.

## Violation Con't

(from Page 2)

type used on the dwelling, wood fencing in compliance with Section 6.14 hereof or landscape shrubbery; and section 6.27 of the CC&R's reads: No above ground pools are permitted. All pool service equipment shall be either screened with shrubbery or fenced and located in either (a) the side yard between the front and rear boundaries of the dwelling, or (b) the rear yard. The pool and fencing shall comply with City codes and be approved by the ACC.

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