

Westin Park Subdivision

2024 Property Owners Association Newsletter

Hello, Westin Park neighbors! We hope 2024 is going to be the best year yet for our neighborhood! Your POA board members are working to keep our neighborhood attractive and functional by taking care of subdivision business and maintaining amenities. To help achieve this goal, and keep our personal property values as high as possible, it's important for everyone in our neighborhood to follow the bylaws and covenants, and be sure our personal properties are maintained and kept neat and visually attractive.

Website: <http://www.westinpark.com>

Visit the website for periodic updates and announcements, photos, minutes of meetings, bylaws, covenants and restrictions, pool hours, newsletter, POA board members, and contact information.

Facebook: Westin Park POA **Nextdoor App:** Westin Park Conway

Our POA uses Facebook and the Nextdoor app to display timely information such as lost and found, immediate concerns of residents, reminders, social events, and announcements such as event changes or unexpected pool closings.

2024 Activities and Dates

The activities noted below do not include social events that may be hosted intermittently throughout the year. Those events will be posted on our social media platforms, so we encourage you to subscribe to one of those. And, if you have ideas for events, or would like to co-host an event for our neighborhood, please contact us or attend a POA board meeting to schedule.

2nd Tuesday of Each Month—POA Board Meetings—6:30 p.m. The purpose of these meetings is to conduct POA business. All residents are welcome and encouraged to attend! We'll meet at the pool house or at Lisa Zinser's home (4855 Westin Park Dr) in inclement weather. **Please strongly consider getting involved.** You may want to serve on the board or simply help with a project or social event to benefit our subdivision. With responsibilities split among more people, we will be able to better manage our very nice neighborhood and get more accomplished. Some ideas that have been mentioned include: yard of the month, movies in the park, shade and/or a pavilion at the playground, more parking for park/pool, a Westin Park sign at Padgett/April entrance, bicycle parade, party at the park, etc. There are some great ideas for the neighborhood, but we need residents involved to make them happen. If you are interested in being of help, attend a board meeting, email Judy at judyc@conwaycorp.net or call/text Lisa at 501-472-3439. **Planned meeting dates:** February 13, March 12, April 9, May 14, June 11, July 9, August 13, September 10, October 8, November 12, December 10.

May 25 (Saturday)—Swimming Pool Opens—10:00 a.m. See the website for pool hours and details. Regular hours are Monday-Thursday, 10:00 a.m.-8:00 p.m.; Friday and Saturday, 10:00 a.m.-7:00 p.m.; and Sunday, 1:00 p.m.-6:00 p.m. Your 2024 pool pass must be presented to a lifeguard when entering the pool gate, and 2 guests are allowed per pass (unless special permission is given by lifeguard or board member). Under age 12 must be accompanied by an adult. Remember, you may reserve the pool for private parties outside normal operating hours. A \$20 fee is required for reservation, and lifeguards are to be paid \$15 per hour at the end of the party. Reservation forms are available on the website and at the pool during open hours. Pool will close for the season on September 2.

May 27 (Saturday)—Annual Business Meeting—11:00 a.m. We will conduct our annual business meeting at the pool house, where we will elect board members for the new year and discuss ideas to improve our neighborhood. As usual, bring questions/concerns/compliments and lawn chairs. If your POA dues are paid in full, you can receive your pool pass for the 2024 swim season and vote in the election. **An alternate location will be selected and disclosed on our social media platforms in the event of inclement weather.**

June 7 & 8; October 6 & 7 (Friday/Saturday)—Semi-annual Neighborhood Yard Sales—7:00 a.m. to 12 p.m. Signs will be posted at subdivision entrances, and an ad placed in the newspaper. Please post additional signs in your yard and around town as you wish. This is a great way to get rid of old stuff and find new "treasures". For questions, contact Judy Corcoran at 501-733-9407.

Rising Concerns

Over the last several years, we have been contacted by multiple residents about a number of issues: vehicles parked on lawns, tall grass during summer (Conway code), unsafe/illegal golf cart usage by youth(s) under the age of 16 (see City Ordinance #O-10-97), broken mailboxes, fencing, roofing materials (architectural), and storage buildings (bylaws/covenants), among others. We want to remind residents that several of these issues are regulated by City of Conway ordinances or Westin Park POA bylaws/covenants, while others are safety concerns or are necessary for keeping our neighborhood pristine and property values high for all residents. Please follow bylaws/covenants and city ordinances/codes, and contact us if you have questions concerning guidelines.

If every property owner in Westin Park maintains their property with this in mind, our neighborhood will continue to be a safe and beautiful place to live. We encourage you to get involved with your POA by attending some of our monthly meetings. Your involvement and feedback would be greatly appreciated!

January 2024 Billing for POA Dues

Annual dues of \$200 are billed in January and due by March 1 each year. We are thankful for the many residents who pay their dues on time, which allows us to maintain and provide amenities that no other subdivision in Conway has. Any dues unpaid by March 1 will be considered delinquent, and a late charge of \$15 will be added to each additional invoice that has to be sent. Because of the resources that have to be used to collect these dues, late charges will remain on the account until paid. If dues are still unpaid after three invoices are sent, a lien will be filed on the property at the owners' expense (\$55).

Methods for Paying Dues. As a convenience to our residents, we will accept annual dues payments through PayPal. Once you log into your PayPal account, you can click **SEND** and then enter the POA email address (payments@westinpark.com). Select a designated dollar amount, and enter your lot number and address in the **NOTE** section. Each PayPal transaction costs the POA roughly \$8, so if you use this service, please pay \$208 rather than \$200. We accept payment by mail via check and direct payment by cash or check given to a POA board member. Lifeguards will not be able to accept payments at the pool.

Use of Dues. These are some of our vendors/costs from 2023. This is not a complete list, but were our largest expenditures:

Lifeguard Payroll--\$10,698.42	B. Marshall (lawn maintenance)--\$8174.54	Faulkner Co. Pool Cleaning--\$5115.67
American Services--\$5075.20	State Farm Insurance--\$4332.60	Conway Corporation--\$4318.37
Faulkner Co. Tax Collector--\$2965.67	3 Wise Men (holiday décor)--\$1548.00	B. Stracener (repairs)--\$1380.00
Fairway Lawns--\$1088.52	Storie Outdoor Service--\$991.43	Kersey Locksmith Service--\$551.63

Properties in arrears. All property dues were paid in 2021 and 2022. To provide further transparency, we provide a list each year of all properties that are in arrears and have liens filed against them. This is the list from 2023:

Lot 299, Douglas and Mary Baker, 5330 Lantana Dr, \$230

Lot 42, Sara Bussell, 5110 April Dr, \$230

Lot 193, James M Cox, 5290 April Dr, \$230

Lot 238, Mickye Paxton-Carrington, 430 Wedgewood Pt, \$230

Please contact a Westin Park board member if you ever have questions or concerns:

Lisa Zinser, POA President, 4855 Westin Park Dr, 501-472-3439, lisa.zinser@yahoo.com

Steve McGarrigle, POA Vice-President, 340 Indian Hills Dr, 415-377-9182, steve.mcgarrrigle@yahoo.com

Kitty Cone, POA Vice-President, 4950 Prestonwood Rd, 501-425-2840, kclaw002@gmail.com

Judy Corcoran, POA Secretary, 4820 Canal Pl, 501-733-9407, judyc@conwaycorp.net

Cheri Sisco, POA Treasurer, 415 Honey Hill Dr, 501-472-6406, westinparktreasurer@gmail.com