Westin Park Subdivision 2022 Property Owners Association Newsletter

Hello, Westin Park Neighbors! We hope your year 2022 has begun on a high note. Your POA board members are again ready to keep the neighborhood as attractive and functional as you deserve. We hope you have stayed healthy and safe this past year. We look forward to a wonderful year!

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.

2022 Activities and Dates

The activities noted below do not include social events that we will host intermittently throughout the year. Those events will be posted on our social media platforms, so we encourage you to subscribe to one of those platforms.

4th Thursday of Each Month—POA Board Meetings—6:30pm. The purpose of these meetings is to conduct POA business. All residents are welcome! We will meet at the pool house or at a board member's home in inclement weather. **Please strongly consider getting involved.** You may want to serve on the board or simply be involved in a project to benefit our subdivision. With responsibilities split among more people, we will be able to manage our very nice neighborhood more efficiently and get more done. If you are seriously interested in being of help, email judyc@conwaycorp.net or call Lisa at 501-472-3439.

May 27 (Friday)—Swimming Pool Opens—10:00am. See the website for pool hours and details. Regular hours are Monday-Thursday, 10:00am-8:00pm; Friday and Saturday, 10:00am-7:00pm; and Sunday, 1:00pm-6:00pm. Under age 12 must be accompanied by an adult. Remember, you may reserve the pool for private parties. Reservation forms are available on the website and at the pool during open hours. Pool will close for the season on September 5.

May 28 (Saturday)—Annual Business Meeting—11:00am. We will conduct our annual business meeting at the playground/park to make announcements, get to know our neighbors, and have a good time. During the annual business meeting, property owners in good standing will vote on some changes to the Westin Park Property Owners Association By-Laws as recommended by the current board, elect board members for the new year, and discuss ways to improve our neighborhood. As usual, bring questions/concerns/compliments along with lawn chairs and a picnic basket. If your POA dues are paid in full, you will receive your pool key for the 2022 swim season. Simply return your old key to exchange for a new one. Please note that voting privileges will be extended to property owners whose dues are paid in-full by March 1, 2022. Dues must be delivered in person, paid online, or postmarked by March 1, 2022, in order to be considered a property owner in good standing and eligible to vote at the business meeting. Only one vote may be cast per lot owned. An alternate location will be selected and disclosed on our social media platforms in the event of inclement weather.

June 3 & 4; October 7 & 8 (Friday/Saturday)—Annual Neighborhood Yard Sales—7:00am to 12:00pm. Signs will be posted at all 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 your old stuff and find new "treasures." For questions, contact Judy Corcoran at 501-733-9407.

JANUARY 2022 BILLING FOR POA DUES

Dues for Westin Park are billed in January of each year and are due by **March 1**. Many of our residents pay yearly dues on time, and we are thankful for those who submit timely payments consistently. However, there are some who are not as diligent with paying yearly dues. The payment of dues in a timely manner enables us to maintain the subdivision and provide amenities to the residents that no other subdivision in Conway enjoys. If dues are not paid, we aren't able to maintain and update things as you've come to expect. Any dues not paid by **March 1** will be considered delinquent, and a late charge of \$15 will be added to each additional statement that has to be sent. If dues are not paid after three statements are sent, a lien will be filed on the property at the owners' expense (\$55). Also, please note that failure to pay dues in-full by March 1 will disqualify that property owner from voting at the annual business meeting in May.

ONLINE METHOD 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). You can then select a designated dollar amount and put in your lot number and address in the **NOTE** section. Please note that each PayPal transaction costs the POA roughly \$5, so we ask that owners wishing to use this service provide \$155 instead of \$150 to cover the associated cost of this payment method. We hope this will make paying dues a bit easier. We will still accept payment by mail via check and direct payment by cash or check to the POA board members (see contact information on website), but lifeguards will not be able to accept payments at the pool.

How are your dues used? The POA board tries to use these funds wisely. Listed below are the largest expenses we incurred this past year. This is not a complete list, but they are some of the largest:

| VENDOR | AMOUNT | VENDOR | AMOUNT | VENDOR | AMOUNT |
|--------------------|------------|-----------------------------|------------|-------------------------------|------------|
| Lawn Maintenance | \$8,802.30 | State Farm Insurance | \$4,392.46 | Faulkner County Tax Collector | \$2,855.36 |
| Lifeguard Expenses | \$8,290.82 | Pool Cleaning & Maintenance | \$3,582.64 | Ace Plumbing | \$2,133.13 |
| Conway Corporation | \$4,399.64 | Aqua Tech (Pool Repairs) | \$3,200.00 | 3 Wise Men (Christmas Décor) | \$1,548.00 |

The chart below is used to display information on property owners whose annual dues are in arrears. For the first time in several years, the POA does not have any property owners with dues in arrears. This is an amazing milestone and speaks to the dedication of our property owners to upkeep and maintain common property in the Westin Park neighborhood. **GREAT WORK, NEIGHBORS!!!**

| LOT | NAME AND ADDRESS | AMOUNT | LOT | NAME AND ADDRESS | AMOUNT | LOT | NAME AND ADDRESS | AMOUNT |
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