

Westchase Association

P.O. Box 720517 † Dallas, Texas 75372 † (214)824-1500 † Fax(214)828-2415

SUMMER NEWSLETTER 2016

Summer is finally here! Your Westchase Association Board of Directors have some news and updates for you.

Recent Patio Fire-Late on the evening of 6/10/16 a small fire of unknown origin was found on a patio in building B and quickly extinguished. Fortunately, damage was minimal and confined to the patio fence. Police and Fire Depts. were on the scene. *As the source of the fire is yet unknown, we want to remind residents of the two biggest causes of fires in outside areas: Grilling in enclosed areas and carelessly thrown cigarette butts.* Below is the city code on grill use. Cigarette butts are considered trash and must not be thrown off patios or balconies or into any lawns or common areas. Please snuff cigarettes out completely and properly dispose of them. Fines will be levied against violators. Do not let this happen to you!

Barbecue-Grilling On Balconies or Inside Patios is Prohibited and Against City of Dallas Fire Code!!

Consistent with the Dallas County and City of Dallas Fire Department Code, the Westchase Association Rules say: The use of barbeque grills on a balcony or porch (patio) is expressly prohibited. **DALLAS FIRE CODE says: Barbeque grills may not be used within 10 feet from any building wall, fence, siding or roof overhang.**

PARKING REMINDER: Each home is allowed only 2 vehicles to park on site on a permanent basis. Each home has one covered spot assigned to their home. Second vehicles may be parked in any available uncovered & unmarked space; parking in these unassigned spaces is at a first come first serve basis. Residents risk towing if more than the allotted 2 vehicles consistently park on site. Towing is at vehicle owner expense.

TRASH- Just a reminder - Trash may be left out **ONLY BETWEEN THE HOURS OF 6:00 PM ON MONDAY AND 9:00am ON TUESDAY.** *There is a \$100 fine for trash violations.*

HOA Website - www.westchaseassociation.com

In it you will find answers to most of the questions homeowners tend to ask. Also included are copies of the HOA's Rules and Regulations, Bylaws, preferred vendors and general updates on the property. Maintenance and rule violations may also be reported thru the website.

Noise Complaints -Unfortunately these are on the rise. Part of the problem is loud children, 2nd floor homes with tile or hardwood floors (not carpet as designed), and in some cases, inconsiderate residents. If you are guilty, you can be fined for each written complaint. If you are suffering from such problems, please read the rules published on the website so you know your rights. Then talk to your neighbor. If this does not resolve the problem, report the "who, when, what rule violated" info thru the Westchase website home page; use the Violation Report tab. Also, the police can be called as this is a violation of city code. See **Dallas City Code Section 30-1 and 30-2.**

Pool Use – Only residents and their guests (limit four) may enjoy the Westchase pool. Trespassers are not rare. **Please call 911 to report non-residents using the pool.** Further explanation of pool use rules may be found on page four of your rules and regulations at the website. We want everyone to enjoy the pool this year but please remember safety first!

Window Treatments and Screens -Per HOA policy all window treatments, curtains, and/or blinds must be white or off-white. They must be hung properly and should not be broken or visibly unappealing from outside your home. Use of posters, foil, sheets, clothing or other non-window treatment materials are not to be installed. Several homes have torn, damaged window screens. These too must be kept in good shape, repaired as needed and be in compliance with the HOA rules.

Have a Great Summer!