

# *The Williamsburg News*

**Williamsburg Estates  
Keller, Texas 76248**

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June 2015 Edition

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## **2015 WILLIAMSBURG HOMEOWNERS' ASSOCIATION BOARD OF DIRECTORS**

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## President's Corner

Hello, Williamsburg Residents,

I'm sure everyone was excited to see the sunshine! When you live in Texas, it is hard to complain about "too much rain." It is nice to have a little sun so we can all enjoy our backyards and pools.

We have several new neighbors that have recently moved into our neighborhood. Welcome! We hope you enjoy living here as much as we do. I'm sure Leona Dean will be contacting you soon to officially welcome you to Williamsburg. Leona is our board member who is chairperson for the Welcome Committee.

The board has received a couple of calls concerning yards in the neighborhood where there is no grass, weeds in the flowerbeds, and untrimmed bushes and trees. We understand that with all the rain, the lawn maintenance companies as well as owners who do their own yard work have not been able to get caught up with mowing and trimming. Please remember that beautiful homes and yards that are well kept is what makes our subdivision so beautiful and appealing. Take a walk around your property and see if it needs some TLC! If you would like to read the CCR's concerning landscaping, etc. you can find it on the Williamsburg website [here in Section 9.11](#) on Garbage and Weeds.

The 4th of July will be here soon. Wouldn't it be wonderful if every resident in our neighborhood took the time to fly the American Flag!!!! We live in the greatest country in the world and sometimes we forget to be thankful for all that we enjoy. **"God Bless America"**

Wishing everyone a fun summer! Remember, you can always contact any member of the Board if you have questions or concerns.

Don't forget to check out our website for information and find out what's going on in Keller, Tarrant County, and the DFW Metroplex by checking the [Events page here!](#)

Until next time,

*Pat Howard*

President, Williamsburg of Keller HOA

## Neighborhood News

**Kevin, Jaymee & Kach Cauble**

775 Windemere Way

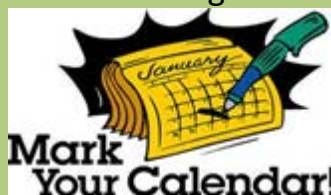


# Home to Williamsburg

**Minutes of Open Board Meeting Held Tue., June 9, 2015.** Click [this link](#).

**NEXT BOARD MEETING - Tue., August 11, 2015.** No meeting in July.

Homeowners are invited to attend Open Board meetings that are held on the second Tuesday of each month from 6:45 PM – 7:45 PM at the Keller Public Library, 640 Johnson Rd, Keller, TX. If there is inadequate content for a meeting, homeowners will be notified of the meeting at least five days in advance of the scheduled meeting date.



## Neighborhood News (cont.)

**Overnight Parking on the Street Not Allowed.** Homeowners are reminded that no vehicles are allowed to be parked overnight in the street. This is per the Code, Covenants and Restrictions (CCR's), Section 9.10 Vehicles, "*No vehicles shall be parked in the street overnight.*" You can find a copy of the relevant CCR on the Williamsburg of Keller website by clicking [here](#).

If a resident has a unique circumstance that requires a rare exception, the resident needs to make a request for an exception by contacting a Board member or submit the request via the [Contact Us page](#) on the Williamsburg of Keller website.

Any prolonged or habitual violation will require the Board to take action. Effective immediately, please move your vehicles to your driveway or garage during the night.

**The Trails at Bear Creek and the Board's Role.** There's a lot of activity going on at the Black property with the development of the Trails at Bear Creek. A question has come up about what is the Williamsburg of Keller Board's responsibility to keep the resident's apprised of the neighboring development.

The Board will keep residents updated about the Trails at Bear Creek development as it directly affects Williamsburg.

The Board does not consider it feasible for the Board to keep up with the Trails at Bear Creek if it does not directly affect Williamsburg. This would put Board in the middle of items for which they are not necessarily knowledgeable nor for which they are responsible. E.g., the Trails at Bear Creek wanted to appeal the City's decision about some trees. This was a City Planning & Zoning Commission and City Council item. We did not notify Williamsburg residents of this item since it did not affect Williamsburg.

If you want to keep up with the Trails at Bear Creek, here's some links you may find helpful:

- M/I Homes – The Trails at Bear Creek:  
<http://www.mihomes.com/FindYourHome/CommunityDetails.aspx?Community=267711000000&cookiecheck=true>
- City of Keller: Sign up for agendas for the Planning and Zoning Commission and City Council at [Keller Connect](#) at the following website  
<http://www.cityofkeller.com/index.aspx?page=185>.

## CITY OF KELLER – NEWS TO USE



### **VACATION WATCH PROGRAM. Keller Police Department House Check**

The Keller Police Department provides a security house check service for all residents of Keller and Westlake. This service is available to residents who will be away from home for at least three days, with a maximum of 21 days.

**How it Works.** The program provides the Keller Police with a current list of vacant homes in the city, allowing officers and Volunteers in Police Services, when time permits, to check your residence while you are away.

**This service does not replace your responsibility to properly secure your home. The police also suggest you also make arrangements with a neighbor to watch your home during your absence.**

Upon completion of the form below, bring a copy to the Keller Police Department at 330 Rufe Snow Drive. There, a Records Clerk will assign you a personal house check number. This number is very important to this service, as it allows the police officer to check your residence by radio, without giving your actual address. It is important that you protect your number from unwanted disclosure.

When you return, please call the police department at 817-743-4522 with your personal house check number to cancel the service.

Click [here](#) for more information, including Keller Police House Check Request Form or put in browser window <http://www.cityofkeller.com/index.aspx?page=1497>.

*Please note that a house check request should not be submitted if someone will be allowed to stay at the residence during your leave. This creates a safety issue for officers as well as for the person staying at the residence. If you plan to be away longer than 21 days, you may wish to speak with the sergeant on duty.*



## CITY OF KELLER – NEWS TO USE

### Keller PD launches Take Me Home Program

Residents with loved ones who may need special assistance if they are alone or in an emergency may now register with the Keller Police Department through the Take Me Home Program. Take Me Home is intended to assist those who are unable to communicate or properly identify themselves in the event they become disoriented and those who may act in a manner that could be misinterpreted by first responders.



The program is a free service for any Keller resident who has difficulty communicating, though it is particularly intended to serve individuals with Autism, Down Syndrome, or developmental or cognitive disabilities as well as senior citizens who may suffer from dementia or Alzheimer's.

For more info on how the program works and the form to complete, go to [this link](#) or put this in your browser:

<http://www.cityofkeller.com/index.aspx?recordid=4315&page=15>.

## MASTERWORKS: MUSIC ON THE PATIO

**7-8 p.m., Keller Town Hall Back Patio  
1100 Bear Creek Pkwy.**

- June 24 - David Carr Dr. & Band - Jazz
- July 22 - Time Warp - Variety

Enjoy your evenings on our patio with good music, friends and fun. This FREE event will feature a variety of artists spanning several different genres. Bring a blanket and some chairs!

## WHAT'S COOKING IN THE 'BURG?

This is a 5-star wonder breakfast dish that is something like a breakfast casserole containing eggs, milk, cheese, onions, peppers, [bacon](#) and hash brown potatoes. It also makes a great anytime entrée for a change of pace meal.

### Rancher's Breakfast Pie

#### Ingredients

1/3 cup - Milk  
2 cups (8 oz) - [Sargento Shredded](#) Monterey Jack Cheese  
3 tbs - Chopped green onion  
2 tbs - Chopped green bell pepper  
8 slices - Crisply cooked crumbled bacon  
2 cups - Refrigerated shredded hash brown potatoes  
1/2 ts - Salt  
1/2 ts - Pepper  
1 tbs - Butter or margarine melted  
Paprika



#### Directions

Prep: 15 min  
Total Time: 1 hour

6 Servings

1. Combine eggs and milk in large bowl. Stir in cheese, onion, bell pepper and, if desired, bacon.
2. Pour into greased 9-inch pie plate. Toss potatoes with salt and pepper; sprinkle over egg mixture. Drizzle butter over potatoes; sprinkle with paprika. Bake in preheated 325 F oven 40 minutes or until knife inserted in center comes out clean.

[http://find-recipes.com/meal\\_finder.php?recipe\\_id=1393](http://find-recipes.com/meal_finder.php?recipe_id=1393)