

# *The Williamsburg News*

**Williamsburg Estates  
Keller, Texas 76248**

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March 2015 Edition

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

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## WilliamsburgofKeller.com

Hello Neighbors,

My name is Mai Thompson. I have the privilege of serving on the Board of Directors as Secretary and editor of this newsletter. I have also taken responsibility to develop a website for the Williamsburg of Keller Homeowners Association, Inc. at [WilliamsburgofKeller.com](http://WilliamsburgofKeller.com).

The Board of Directors is pleased to announce that [WilliamsburgofKeller.com](http://WilliamsburgofKeller.com) is officially open for business 24 hours a day/7 days a week. In addition to reading information on the website (e.g., this newsletter), we have the following services:

- **On-line registration and/or payment for events.** Currently you can register for the Spring Garage Sale and pay the \$5 registration fee via PayPal ([link to Home page](#)).
- **On-line Neighborhood Directory** that is encrypted and secured with password protection. After you receive an email about the on-line Directory and your password, check it out by accessing the [Home page](#) and click on the *Directory* button to the right.
- If you are going to make changes to your lot or to your home's exterior, find out how to contact and work with the **Architectural Committee**. Go to the [Home page](#) and click on *Architectural Committee* on the right.

We have put more on the website to help current new residents (e.g., HOA governing documents) and will put up new functions (e.g., resale certificates, neighborhood services like pet sitting, babysitting, and lawn/yard work).

If you have any comments, suggestions or requirements about the website, please let the Board know. You can easily communicate with us by going to the [Contact Us](#) tab and letting us know how we can improve or help.

One of my favorite perpetual subjects is trying to clear out clutter. I am looking forward to the **Spring Garage Sale. Williamsburg Estates and the Keys of Keller are doing it together.** We are going to increase our advertising to generate more buyers. We will be providing balloons and signage for our participants plus more.

- NOW! is the time to [register on-line](#) and mark your calendars for April 17-18 to take part in the Spring Garage Sale.
- Then clean out those closets and garages

We want to see all of you in mid-April when we have a prosperous and productive garage sale!

We also hope you find the newsletters useful as well as informative. Our HOA's mission includes creating a sense of community, improving the quality of life in our neighborhood, and enhancing our neighborhood's image. Please feel free to contact any other Board member or me with your input.

Happy spring cleaning,

*Mai Thompson*

## Neighborhood News

**BLACK PROPERTY DEVELOPMENT.** On Monday, March 9, 2015, the Keller Planning & Zoning Commission recommended

- a change to a 2.35-acre portion of a tract of land from PD-SF-25 (Planned Development-Single Family Residential-25,000 square foot minimum) to PD-C (Planned Development-Commercial) for two sit-down restaurants.
- a revision to the residential lots accordingly on the adjacent 35.09 acres portion of the tract of land zoned PD-SF-25 (Planned Development-Single Family Residential-25,000 square foot minimum).

The owner / developer, M/I Homes of Dallas, will come back at a later date with the site plan for the planned restaurant. The zoning changes will be going to the Keller City Council for final review and approval on Tues., 3/17.

Clarification is being sought about a condition that the City Council had put on the developer for City Council approval. The 2/17/15 re-zoning was approved with two exits to Rufe Snow and no future exits to the east (e.g., into Williamsburg). On 3/9/15 the developer changed the plan to having only one exit onto Rufe Snow. A variance supposedly is included to prevent future access into Williamsburg. **Upon reading the proposed variance, it does not provide any wording to protect our neighborhood from being a point of future access.** Come to the City Council meeting on Tues., 3/17 at 7:00 PM, Keller Town Hall to voice your position.

**INCREASED POLICE PATROLS FOR SPEEDING.** The City of Keller Police is increasing patrol coverage for **Williamsburg, the Keys of Keller and Danbury Parks** to monitor speeding. This is due to complaints about go-carts and residents' requests for a traffic study. **The speed limit is 20 mph through these neighborhoods** since they have grandfathered speed limits. Newer neighborhoods have a speed limit of 25 mph. We've been told the police will typically give citations for car going 8 mph above the 20 mph speed limit.

You can check the following websites to find out where the Keller police will be patrolling to monitor speed along Keller's major thoroughfares.

- Twitter: <https://twitter.com/kellerpolice>
- Facebook: <https://www.facebook.com/kellerpolicedept>

*(Editor's note: The above websites do not include increased-patrol sites like Williamsburg, Keys of Keller or Danbury Park.)*

**TRAFFIC STUDY.** The City of Keller wants to get updated traffic counts in Williamsburg since Rufe Snow has been completed. They want to see if there has been any change in the volume through the neighborhood since the last study was made in 2012. You may see the city's black tubes in the street to count traffic.

**KEYS OF KELLER TO JOIN WILLIAMSBURG FOR GARAGE SALE.** The Keys of Keller has announced that they will be joining Williamsburg for the April 17-18 Garage Sale. We will be advertising this as a two-neighborhood garage sale.



**SPRING TWO-  
NEIGHBORHOOD  
GARAGE SALE**  
**Friday, April 17th &  
Saturday, April 18th**



**Williamsburg Estates  
& the Keys of Keller**

**SPRING GARAGE SALE** - [click here to Register and Pay Online](#)  
([WilliamsburgofKeller.com](#))

**\$5 Registration Fee Pays for Balloons & Signage for  
Your House as a Garage Sale Site, Directional Signs to  
Your House, Entrance Signs and Advertising**

**Rain Dates: Friday, April 24th & Saturday, April 25th**

**REGISTER, START CLEANING OUT NOW, AND GET READY!!!!**

**NEIGHBORHOOD GARAGE SALE**

**MAIL-IN REGISTRATION FORM**

Needs to be received by Tue., April 14, 2015

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

(so we can deliver balloons, signage, and put directional signs in place)

- Make \$5.00 check out to Williamsburg of Keller HOA
- Mail completed form and check to Williamsburg of Keller HOA, P.O. Box 1741, Keller, TX 76244

## Neighborhood News (cont.)

**NEIGHBORHOOD DIRECTORY.** Residents will be receiving an email on Wed., March 18<sup>th</sup> about the Williamsburg Neighbor Directory. The directory will be password-protected on the WilliamsburgofKeller.com website. The password is being shared only with Williamsburg residents and will change yearly (unless a reason comes up to change it sooner). The directory will not be accessible to the public or to internet search engines.

The benefits of the on-line directory include

- Easier to have the latest information
- Easier and quicker to submit updates
- Easier and quicker for the Board to maintain.

Residents can access directory information in a variety of ways:

- Last name
- Street listing
- All residents by last name
- All residents by street listing

The information can be viewed or printed since the information is stored as PDF files.

For those residents who requested that their information not be published in the directory, “Not Listed” is shown. Changes to resident’s information can be submitted online any time and will typically be made within a 2 to 3 days.

As an extension of the Neighborhood Directory, we will have a **Neighborhood Services** section that will allow young residents (and those young-at-heart) to list their availability to provide neighborhood services such as babysitting, pet sitting, lawn/yard work. This listing will be available only to Williamsburg residents via the password access.

If you have questions or concerns about the Williamsburg Neighborhood Directory, please let Mai Thompson know at [mai.sonoftom@verizon.net](mailto:mai.sonoftom@verizon.net) or 817-337-0555.

**BUSINESS ADVERTISING IN NEWSLETTER.** Business can advertise in the Williamsburg newsletter. Advertising rates are

- \$20 – Full Page
- \$15 – Half Page
- \$10 – Quarter Page
- \$8 – Business card



## Minutes of Open Board Meeting Held Tue., March 10, 2015

- [Click this link.](#)



**Tue., April 14, 2015**

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. If there is inadequate content for the month, there will not be a meeting. Homeowners will be notified of the meeting at least five days in advance of the scheduled meeting date.

## CITY OF KELLER – NEWS TO USE

### City Council Approves Keller's First Noise Ordinance

2/17/2015

The new ordinance applies to noises and their vibrations created by both residents and businesses, and essentially works in three layers: a 24/7 standard for “unreasonable noise,” enhanced standards at night in and adjacent to residential areas, and a curfew for outdoor music played in commercial zones (regardless of whether complaints have been voiced).

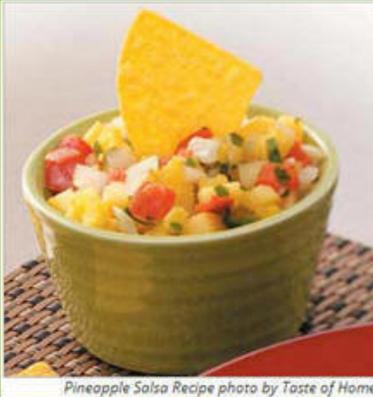


Enhanced standards in and adjacent to residential areas, which prohibit sound created by loudspeakers, PA systems, amps, yelling/shouting, barking dogs, lawn equipment (mowers, blowers) and similar, run from 10 p.m. to 7 a.m.

[Read more](#)

[FAQ's](#)

[Read ordinance](#)



Pineapple Salsa Recipe photo by Taste of Home

## What's Cooking in the 'Burg? **PINEAPPLE SALSA**

This mouthwatering salsa shared by Suzi LaPar of Wahiawa, Hawaii features fresh pineapple and a handful of seasonings. Serve it with tortilla chips or atop grilled chicken or fish for a jazzed-up meal.

**14 servings**

### INGREDIENTS

2 cups diced fresh pineapple  
2 medium tomatoes, seeded and chopped  
3/4 cup chopped sweet onion  
1/4 cup minced fresh cilantro  
1 jalapeno pepper, seeded and chopped  
1 tablespoon olive oil  
1 teaspoon ground coriander  
3/4 teaspoon ground cumin  
1/2 teaspoon salt  
1/2 teaspoon minced garlic

Tortilla chips

### DIRECTIONS

In a large bowl, combine the first 10 ingredients. Cover and refrigerate until serving. Serve with tortilla chips. Yield: 3-1/2 cups.

*Editor's Note:* Wear disposable gloves when cutting hot peppers; the oils can burn skin. Avoid touching your face.

Read more:

<http://www.tasteofhome.com/recipes/pineapple-salsa>