



The Wellington Word



WELLINGTON OF FLOWER MOUND

Volume 30, Issue 1

January through June 2025

2025 Annual Meeting, Proxy and 30th Anniversary

The annual meeting for the Wellington Homeowners Association will be held on Wednesday, February 26, 2025, at 5:00 PM in the clubhouse multi-purpose room. Elections will be held for three (3) board member positions. It is very important that owners return a signed proxy ballot if not attending the meeting. For the HOA to conduct business, 237 addresses (10% of the total homes in Wellington) must participate. Proxies may be returned by mail (3520 Furlong Dr, Flower Mound TX), email (wellington@wellingtonhoa.net), fax (972-539-3022) or placed in one of the drop boxes located at the clubhouse). On Wednesday, February 26, refreshments will be available in the clubhouse foyer during the day to commemorate the association's 30th anniversary. Wellington was established in 1995!

<http://www.wellingtonhoa.net>

Wellington Association Managers

Gail Dwight &

Cindy Rademacher

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Fran Mills,

Cooper Fitness Director

(972) 874-8329

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HOA Assessment Payment Due March 1

You should have received your HOA assessment statements, and payment is **due March 1**. The semi-annual assessment billing rate is \$495. If you have not received a statement, please contact Guardian Association Management at info@guardianam.com or call 972-458-2200.

College Students—Seasonal Summer Positions available

The HOA will be hiring 3 current college students (or students starting college in the fall) to work during the summer at the HOA clubhouse and amenities. Hours include weekends and holidays and consists of approximately 30 hours a week. Duties include keeping the facilities orderly, restocking supplies, assisting at events, clerical work, errands, ad-hoc projects and interacting with residents. If you or someone you know may be interested in the position, please have the applicant send an email to manager@wellingtonhoa.net. In the email, include the following information: name, address, phone number, school you are or will be attending in the fall, any work experience, clubs or organizations you belong to, any computer skills/software you are familiar with (i.e. Microsoft Word or Excel).

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2024 Holiday Lighting Winners

Congratulations to the winners of this year's Holiday Lighting Contest:

- 3704 Appalachian Way
- 3500 Camara Court
- 3521 Derbyshire Court
- 3109 Dwyer Lane
- 4004 Edna Valley Court
- 3004 Southmoor Trail

Mont Clair Drive
2024 Favorite Street

For pictures of all the winning homes turn to pages 4-5 or click [here](#) to view pictures on our website

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Manager's Page

January—August 2025 Events

- February 26** HOA's 30th anniversary celebration—refreshments available during the day in the clubhouse foyer.
 - February 26** Annual Meeting 5:00 pm.
 - March 1** Semi-annual assessments due.
 - April 1** The new 2025 gate code will be effective. *The new code may be found in the annual meeting notice, on the March assessment statement and on the HOA website when you login as a member. Woods at Wellington residents will receive a separate mailer in March.*
 - April 11** Pools are scheduled to open for the 2025 season
 - May 23** End of School Pizza Party (date will change if end of school date changes)
 - June 6-7** Neighborhood Garage Sale
 - August 9** Wellington Basketball Sharpshooting Contest
-

2025 HOA Projects

- Repairs to the area around the cement spillways at the clubhouse and Clearpoint ponds
 - Putting green to be replaced by a covered pavilion
 - Resurfacing of the basketball court and two tennis courts
 - Replacement of the treadmills
 - Landscaping updates at three cul-de-sacs (Castlewood, Dressage and Diamond Point) and at the clubhouse front entrance
 - Repainting of the clubhouse foyer and multi-purpose room
-

Thank you to Wellington's 2024 Volunteers

Thank you to our many volunteers in the community. Whether on a board, committee, or assisting with the Charity Dog Walk or Basketball Sharpshooting Contest, our volunteers are appreciated. A special thank you goes to our "Volunteer of the Year" – the Board of Directors. The board members contribute ideas, energy, guidance and expertise to the community. They donate significant time to attend meetings and answer email/phone requests from staff in order to make informed decisions in the best interest of the community.

Other Information

Payment Information

Please mail payments to the address listed on the statement and as shown below. Payments cannot be processed at the clubhouse. If you pay online, please verify that the payment amount and address is correct and that the payment was successfully processed. Your association assessments may be made online (for a fee) using a major credit card. E-check transactions are also available.

PAYMENT ADDRESS: Wellington of Flower Mound
 c/o Guardian Association Management Processing Center
 P.O. Box 93784
 Las Vegas, Nevada 89193-3784

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Neighborhood Corner

- Please remove all holiday decorations and lighting from the exterior of your home and yard by January 31st.
- Treat your winter weeds! Visit with your local garden center for options and ideas. While treating weeds, you may need to mow weekly to keep weeds from becoming unruly and sprouting over 6 inches tall.
- Turn off sprinkler systems when the temperature is near freezing.
- Mulch your leaves or rake and dispose of them.
- Remember to keep your dog on a leash and to properly dispose of their waste.
- Remember to complete an Architectural Request Form for any exterior projects prior to starting.
- Take time to review your property for maintenance needs. Examples: exterior painting (house trim, chimney, shutters, garage doors, front door), fence repairs and/or re-staining, yard issues (dead plants, weeds, pruning, landscape border in disrepair, bare areas), broken or uneven concrete surfaces, and mailbox lid re-painting.

The following forms and policies have been updated. The latest version may be found on the HOA website:

ACC Guidelines – updated

[www.wellingtonhoa.net/Libraries/Architectural Documents/ACC 5 - Guidelines.sflb.ashx](http://www.wellingtonhoa.net/Libraries/Architectural_Documents/ACC_5_-_Guidelines.sflb.ashx)

ACC Bulletin #10 - updated

[www.wellingtonhoa.net/Libraries/Architectural Documents/ACC BULLETIN 10 roofs.sflb.ashx](http://www.wellingtonhoa.net/Libraries/Architectural_Documents/ACC_BULLETIN_10_roofs.sflb.ashx)

ACC Bulletin #17 - updated

[www.wellingtonhoa.net/Libraries/Architectural Documents/ACC BULLETIN 17 landscaping-xeriscaping.sflb.ashx](http://www.wellingtonhoa.net/Libraries/Architectural_Documents/ACC_BULLETIN_17_landscaping-xeriscaping.sflb.ashx)

Code Enforcement – Fine Schedule – updated

[www.wellingtonhoa.net/Libraries/Policy Documents/Code Enforcement - Fine Schedule.sflb.ashx](http://www.wellingtonhoa.net/Libraries/Policy_Documents/Code_Enforcement_-_Fine_Schedule.sflb.ashx)

Code Enforcement Policy – updated

[www.wellingtonhoa.net/Libraries/Policy Documents/Code Enforcement - Policy.sflb.ashx](http://www.wellingtonhoa.net/Libraries/Policy_Documents/Code_Enforcement_-_Policy.sflb.ashx)

Wellington Yards of the Month August 2024



2600 Cape Brett Dr

3712 Sidney Lane



Yards of the Month are selected by the Landscape Committee to represent the “best” yard(s) in Wellington!

Wellington Yards of the Month September 2024



**2604
Napier
Lane**

**3213
Parkwood
Drive**



2024 Holiday Lighting Contest Winners



**3704
Appalachian
Way**

Thank you again to our volunteer judges for generously donating their time and effort:

The Barringhaus family, Ryan & Jen Collinsworth, the Dellaria family, the Dungey family, Michael Halligan, Kollin Kennedy, the Perkins-Groth family, and the Reyes Levalle family.

Thanks also to our talented photographer, Meredith Butterfield.



3500 Camara Court



**3521
Derbyshire
Court**

3109 Dwyer Lane



4004 Edna Valley Court



**3004 Southmoor
Trail**



2024 Heart & Sole Pedometer Program

Thanks to all the Wellington residents who participated in the 2024 Heart & Sole pedometer challenge. Wellington residents logged a total of 14,545,793 steps (approximately 6,254 miles)! A total of 35 participants completed this year's program, and 47 people enrolled, which translates to a 74% adherence rate. To break it down between the adults and the kids, we had 44 adult participants and 33 adult finishers. This year 3 kids signed up, and 2 kids finished. To see how this year's results compare to past years click the [Results link here](#). We have Wellington data for every year going back to 2009 when we first started the pedometer challenge.

This year's grand prize winner, drawn at random from the list of all adult finishers, was Jonathan Cartray who received a \$20 Academy gift card for his efforts. All finishers received a Wellington visor to help them get their steps in while keeping the sun out of their eyes.

For the third year in a row Tammy Gendron is our top stepper, this year finishing with 780,673 steps. Our second place finisher this year is Lisa Stearns, who logged 647,969 steps. Third place finisher is Scott Harris, who logged 589,486 steps. In the Kids' division the top finisher is Abhijith Kishore Ramachandruni, who ended with 431,880 steps. His sister Samantha came in second with 408,963 steps. Great job everybody! Thanks to all who participated—we hope you'll consider stepping with us again next year.

Holiday Incentive Challenge

For the 2024-25 holiday season there were 26 Wellington members who participated in the WAC's challenge incentive program and 20 finishers. For this challenge we track healthy behaviors, with points earned for tracking daily habits like getting enough sleep, eating a healthy breakfast, watching less than an hour of TV daily, getting at least 30 minutes of activity daily, etc. Successful finishers were awarded a customized Wellington shirt for their efforts.

Wellington Wednesday Workout Spring 2025

- **New Strength Training Program coming on Wednesday mornings.** 10-week strength training class offered free to Wellington members by Cooper Aerobics and Cooper Wellness Strategies.
- **Benefits of Strength Training:** Includes increased muscle strength and mass, improved bone density, better weight management, improved balance and flexibility, reduced injury risk, better blood sugar control, better mood, better sleep, and improved cognitive function.
- **Program Details:** [Make an appointment for assessment](#)
 - Starts with a Cooper Quest™ cardiovascular assessment (1 mile walk on treadmill).
 - Includes checking blood pressure, resting heart rate, and body fat percentage.
 - Participants fill out an exercise PAR-Q and questionnaire.
- **Class Schedule:** Begins on March 19, meets in the Wellington gym every Wednesday from 8:45-9:45 am, ending on May 21.
- **Participation Requirements:** Limited to the first 30 residents who register for assessment, must commit to attend at least 7 of the 10 sessions, and mandatory attendance for the first class on March 19. Register for testing at the link above.
- **Additional Information:** Participants will receive an iFit account, workout plan, and be grouped with others of similar abilities and goals. If it's been a while since you last exercised, check with your doctor before beginning an exercise program. To read more about the program go to [Wellington Wednesday Workout](#).

Third Annual Wellington One Fur Fun Festival & Pet Walk

On Saturday, October 19, 2024 Wellington held its third annual One Fur Fun Festival and one mile Pet Walk. All proceeds from the event went to Humane Tomorrow. This event was a family- and pet-friendly gathering and included interactive sponsor booths, snacks, several cake walks, a pet costume contest, and a one-mile stroll around the block, pet participation encouraged! Through sponsor donations, cake walks, the pet costume contest and registration fees we were able to raise more than \$2500 to support Humane Tomorrow. Many more pictures can be found on our website at [Wellington One Fur Fun Festival & Pet Walk](#).



We would like to thank our corporate sponsors for their generosity and support of our third annual One Fur Fun Festival & Pet Walk:

Top Dog sponsors: Tina Murphy (Taylor Realty Associates), 1-2-Tree, i9 Sports Cooper Aerobics, and CertaPro Painters.

Best Friend sponsor: KLA Schools

We greatly appreciate the generous contributions and support of these companies to Humane Tomorrow and to the Wellington community. We couldn't do it without them!



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1-2-TREE
FLOWER MOUND, TX

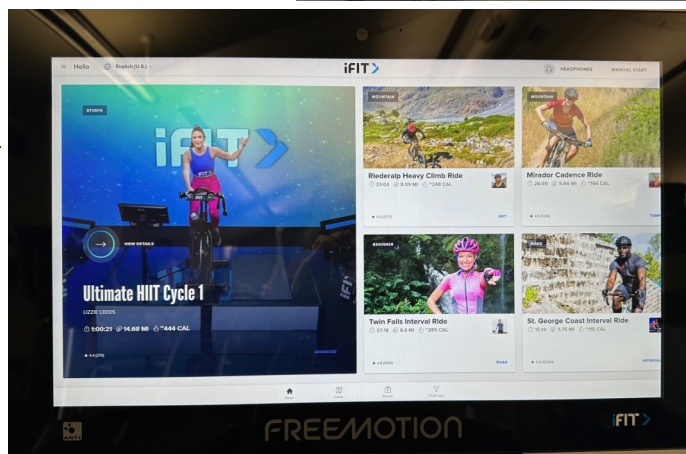
972-989-9332

What's New at the WAC?

Wellington has received a new cable crossover that includes multiple monkey bars, so friends can now compete together to do pull-ups. It also has dual pulleys on each side, which gives users more options on their workout.



We also have received three new FreeMotion recumbent bikes. These bikes come equipped with iFit virtual rides, so you can take a virtual spin class or travel the world on your bike without needing a passport or even packing a suitcase! Come check out these beauties today—fitness staff is happy to help you get started if you need us. Stop by the fitness offices or come to the [next equipment orientation on Feb. 12](#), or just hop on one and take a virtual class or even a quick trip to Maui!



MORE INFORMATION

Fran Mills: fitness@wellingtonhoa.net, 972.874.8329

Wellington Free Boot Camp Starts 3/17/25!

The next Wellington FREE Boot Camp meets outside on the tennis courts twice weekly, Tuesdays and Thursdays, 5:30 – 6:15 am. Class starts on March 18 (the week following spring break) and runs for 6 consecutive weeks, ending on Thursday, April 24, 2025. Because of demand, participants MUST register first. If you are not already on the list but would like to be notified that registration is open for the next Boot Camp, please email us at fitness@wellingtonhoa.net or call the Fitness Director at 972-874-8329. About 2 weeks before class begins the Fitness Director will send out an email opening registration. The first 50 people responding are enrolled, and everyone after that goes on the waiting list. So if you're not already on the notification list let us know soon, and then make sure to check email!

Personal Training

Did you know that Wellington Athletic Club offers GREAT, reasonably priced, certified personal training? Here are just a few reasons why you might consider hiring a certified personal trainer:

- Workouts are more effective with a trainer
- A trainer keeps you accountable
- A trainer helps you identify your goals and find the best way to achieve them
- A trainer can help you to avoid injury
- A knowledgeable trainer with experience training clients with chronic conditions can design a program just for you

For more information or to set up an appointment call the Fitness Office at 972-874-8329.

We also offer FREE equipment orientations on the 2nd Wednesday of each month. Sign up [HERE](#)

Group Ex Spring 2025

All classes posted on our [Group Exercise](#) schedule are FREE to Wellington residents; NO registration is necessary. You can also participate in iFit virtual training, giving you access to hundreds of free virtual exercise classes. ALL skill levels are welcome. The group ex schedule may vary depending on holidays, instructor availability and other factors. Please check the online schedule for exact class times and dates.

Sunday	3:45-4:45 pm Yoga
Monday	8:45-9:30 am HIIT It! 6-7 pm Barre Pilates
Tuesday	8:45-9:45 am Yoga 6-7 pm Yoga 7:15-7:45 pm HIIT It!
Wednesday	6:30-7:30 am Interval Walk Meets at Post Oak Park
Thursday	8:45-9:30 am HIIT It! 7:15-8:15 pm Strength Yoga
Friday	8:45-9:30 am Dance Fusion
Saturday	8-9 am Core Training