



Steeplechase

NEWSLETTER



The Official Newsletter of The Steeplechase Community Improvement Association, Inc. and Steeplechase Community Center

Volume 2, Issue 11

November 2004

Who Needs a HOA?

Have you ever wondered why you have a homeowners association? You may not realize it, but your association may be the only thing that protects the value of your home or the quality of your neighborhood.

Community associations do a number of different things. They set and collect the maintenance fees needed to run neighborhood operations. They may maintain landscaping or recreation centers. They may provide for events or meeting places for neighborhood functions. However, the most important function of an association is to enforce deed restrictions.

Deed restrictions are legally binding rules, filed with the real property records, which provide for building, maintaining and using the homes in your neighborhood. They control how homes look and what can be done in the subdivision.

Think for a moment about why you bought your home in the first place. You may have liked the curb appeal of your house or its floor plan, but you probably also considered the neighborhood - how the houses looked next door and down the street. You bought the neighborhood at the same time you bought your house. You bought a lifestyle and surroundings which were much larger than your own property, encompassing everything from the subdivision entries and the recreation center to all the other homes in the neighborhood, assuming it would stay that way.

Unfortunately, many subdivisions don't stay as nice as when they were new. Just like a home, a neighborhood can be well maintained or it can be allowed to fall apart. The big difference between an attractive and an unattractive neighborhood is not really the deed restrictions. Most neighborhoods have reasonably good deed restrictions. The crucial factor is the willingness of the men and women who make up the association's board of directors to enforce the rules that you do have.

What could happen if you don't enforce your restrictions? Plenty! People can amaze you with what they will think is acceptable in a neighborhood. Your subdivision could become a real zoo. Consider the man who kept a full grown lion in his garage, or the couple who kept four or five monkeys in their backyard. Of course there's always the usual demand for goats, chickens and pigs. These are all real cases where one person's idea of what is acceptable probably differs

(Continued on Page 6)

Cypress Assistance Ministries

Community Buck(s) Donations

Holidays, Special Days and Everyday, we need your support. The following is a brief outline of how you may contribute to Cypress Assistance Ministries. We look forward to your visiting our facilities and hope that we will continue to do God's work together.

Angel's Attic Christmas Room Opening

A Holiday Tradition at Cypress Assistance Ministries is the opening of Angel's Attic, "Christmas Room". Shoppers eagerly look forward to the vast accumulation of donated Christmas decorations, clothing and super gift items. Mark your calendar for November 1st at 10:00 a.m. Funds received through the resale shop are utilized through out the ministry to give assistance to those in need in the Cypress-West Houston area.

Food Pantry Needs

It is official; we are planning Thanksgiving and Christmas at the ministry. Due to the increased number of families in 2004, our demands will be strained like never before. Turkeys and hams are especially needed, as well as other meat products. Your monetary donations are always welcomed too. Money spent at the Food Bank allows us to buy \$20 for every \$1 spent. If your church, company or special group is looking for a way to celebrate this holiday season, or you need information about our programs, now is the time to start planning. Please give us a call at 281-955-7684.

Angel Tree

Each year we invite the people of Cypress-West Houston to participate in our Angel Christmas Tree. Families with special needs and their children are depending on this ministry. We offer a selection of needs (Angels) so that you may choose how you wish to help. We hope you will come in and visit our Angel Tree, adopt an Angel(s) and start your Christmas spirit early.



STEEPLECHASE

IMPORTANT

Telephone Numbers



Emergency	911
Sheriff's Dept.	713-221-6000
Cy-Fair Fire Dept	911
Cy-Fair Hospital	281-890-4285
Animal Control	281-999-3191
HL&P (Street lights)	713-207-2222
Library	281-890-2665
Post Office	713-937-6827
Steeplechase Community Center	281-469-CLUB
Deed Restriction Issues (PCMI)	281-870-0585
Water/Sewer	281-240-1300
Architectural Control (PCMI)	281-870-0585
Trash Pick-up (Waste Management)	713-686-6666
(Monday & Thursday)	
Harris Co. Pct. 4 Road Maintenance	281-353-8424
Community Events	281-469-CLUB
Clubhouse Rentals:	
Private Events (Phyllis McFarland)	281-469-CLUB
Community Group Events (Barbara Lopez)	281-894-2894

NEWSLETTER PUBLISHER

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Steeplechase Board of Directors

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Betty Hattman	Jon Lavallee	Jim Andrews
Sandra Jordan	Philip Ramirez	Kevin Swicegood
Gerald Graphia	Minor Bostick	Barbara Lopez
Virginia Kelley	Tom Gerow	Clark Fredenburg
Cynthia Green	Nace Peard	David Gerow

If you need to contact a director within your subdivision, please contact **PCMI** at **281-870-0585** and they will forward your request.

Steeplechase Sanctioned Committees

Security
Communications
Pool
Playground

Welcome
Landscape
Clubhouse
Tennis

Articles in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or any of its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others.

COMMUNITY CENTER CONTACTS

Weekday Coordinator

Barbara Lopez 281-894-2894

Small Meeting/Private Function Rentals

Julie Bertsch 281-970-1007

Weekend Coordinator

Phyllis McFarland 281-469-CLUB

Private Pool Parties

A-Beautiful Pools 281-376-6510 or www.a-beautifulpools.com

NEWSLETTER SUBMISSIONS REQUESTED

Every news publication needs "reporters." Please submit your important news to the editor at newsletter@steeplechasex.com or contact me by regular mail to the clubhouse at 11250 Steepleway Boulevard, Houston TX 77065.

Business Classified Ads

Business Classifieds are \$45.00. Please contact Donna Sommer, djsommer@aol.com, 832-237-4684.

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Honey, It's Those Neighbors, AGAIN!

Neighbors. Every one's got some! You might be surprised to realize you are one. Neighbors become your best rear guard or your worst nightmare! Which are you? Have you met your neighbors? Do you know their name? What about the people across the street? Yeah, how about those people across the street!

Often times, the health of a community depends on how neighbors treat each other. Ideally, all of us should live with each other with mutual respect, honor, and concern for one another. Think about those words for a moment. Respect. Honor. Concern. When is the last time you gave or received any of those things to or from your neighbors?

You know those "good old days", when people welcomed each other into the neighborhood, or brought over the best brownies and homemade apple pie when someone had surgery, or to get acquainted. People would call on each other just to see how they were doing, or why they were missed at church on Sunday, or why senior Mr. Jones hadn't been seen picking up the newspaper for 3 days. Times were tough in the distant days of settling our beloved America, but folks found time to watch out and care for each other. They had events such as house raisings, when the folks would get together in the community and actually rebuild a house that had burned down, or gathered to build a church or a school, or a home for a newly wed couple. Veterinarians, Doctors and Clergymen made house calls; some still do. We still have the same need to have a sense of community, to care for our neighbors and to be a neighbor.

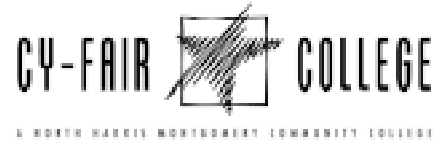
No one person can be a community, but one person can make the difference! Check on your neighbors. Lend a hand. Watch out for suspicious activities. Tell those kids to get out of the street! Tell those speeding through the neighborhood to slow down! Ask those teenagers, do your parents know what you are doing? Tell the parents! Get the names and phone numbers of the neighbors around you so you can make that quick phone call. Crime rates could drop if we kept that up for a year!

At some point, you or your neighbors are going to do something that becomes a nuisance. If your neighbor is doing something that is affecting you, then go and meet your neighbor and kindly talk to them about your concern. Don't sit at home and "stew" with contempt and frustration. Communicate! And, in turn, when your neighbor comes to you with a concern, don't blow them off. Listen. Respect them & evaluate the issue to see if there is something you can do differently. If you have to compromise, it's not going to kill you. After all, it is the neighborly thing to do. Protect your neighbor to neighbor relationships; they could be one of your best assets.

"Hey Honey! Let's go meet our neighbors!"

Nuisances: The Last Resort

If you're faced with a nuisance that will not stop, there is something you can do. The recommended approach is to try and work things out with your neighbor. (If your dispute concerns a deed restriction issue, the neighborhood association may be able to help you. Disputes with neighbors that do not concern deed restrictions are not within the neighborhood association's area of authority. You can check with PCMI, the Association's Management Company to see if there is a deed restriction issue). In other cases you may have legal remedies, for which it is best to consult a competent attorney for legal advice. One legal remedy may be filing a Nuisance Complaint with Judge J. Kent Adams, presiding Justice of the Peace for Precinct 4, Position 1, located at 6831 Cypresswood, Spring, Texas 77379. Phone: 281-376-5512, or for more information, contact an attorney or: www.ccl.co.harris.tx.us/jp/jp4-1.



Do you like small classes?

So do we!!

Get the classes you want - register early!

With the holidays right around the corner, give yourself a break and register early for spring classes. Early registration kicks off November 9. Registering early saves you time in line, provides a better opportunity to get the class you want before it's full and will be less stressful than the last-minute rush in January.



Online registration starts November 9
On-site registration begins November 15

Two convenient locations to serve you:

Cy-Fair College
9191 Barker Cypress Road
Cypress, Texas 77433
281.290.3200

The Fairbanks Center
a satellite location
14955 Northwest Freeway
Houston, Texas 77040
832.782.5000

Online registration available.
www.cy-faircollege.com

Affirmative Action/EEO College

STEEPLECHASE

NEWSLETTER DEADLINE

For the December issue is

November 10

Please send all articles and photos to:

Cynthia Green at newsletter@steeplechasetx.com

(high quality digital photos up to 2 MBs accepted)

or mail your submissions to the Steeplechase clubhouse at

11250 Steepleway Blvd., Houston, TX 77065

if you do not have a computer

Pilgrim Cap Place Cards

What you'll need:

3 inch terra-cotta flowerpots

Craft foam: black, yellow, green and purple

Scissors

Acrylic paints in black, white, red, green, and blue

Thick white craft glue; black fabric paint pen



Paint the entire pot black and allow it to dry. Choose a color to paint the band around the top of the pot. Let it dry. Make white dots on the rest of the pot by dipping the handle of a paintbrush in white paint and dotting on to the surface.

Cut a circle from black foam. Cut it about ½ inch wider all around than the pot opening. Use an appropriate size dish, cup or lid to trace. Place a small amount of glue on the rim of the pot and glue onto the black foam circle.

To make the buckle, measure the width of the band of the pot (the portion painted a different color). Cut a rectangle out of foam that measures about 1/8 inch deeper than the band on the pot. Glue it to the band. Let the glue dry.

Use a black paint pen to write the guest's name on the colored band. Allow it to dry before using.

Happy Thanksgiving!

SENIOR CITIZENS GROUP

The Steeplechase Seniors Group meets at the clubhouse for games, activities, and socializing on Tuesdays at 12:30 p.m. We have 12 "regulars," but we are always looking for new people to join us. If you have questions, please call Pat Parker at 832-912-7881 or Marty Mead at 281-955-9829. Please come out to play!

**Steeplechase Information Line:
281-469-CLUB - Option #3**



Opportunities for Growth

November 3, 7:30 – 9:30

Introduction to Shamanic Healing with Eric "Hugging Bear" Davis (\$20.00).

November 4, 7:30 – 9:30

I CAN SEE CLEARLY NOW: Baxter Coffee,

Free Introduction, Dream Builders.

November 10 and 17, 7:30 – 10:00

"The Three-Week Rule" Relationship class

Part 1 & II - Uona Cosbet (\$77.00).

November 11, 7:30 – 9:30

Opening to Receive Egan Sanders (\$20.00).

November 18, 7:30 – 9:30

How to Create More Time for the Holidays

Deb Smith RScP (\$10.00)

November 24, 7:30 PM

1st Annual Thanksgiving Eve Service

Lifeworks

Center for Spirited Living
Rev. Patty Rumpza
Sunday Gathering: 10:30 AM

11210 Steeplecrest Drive, Ste. 300
Houston, Texas 77065
281.970.6144
www.lifeworkscenter.org

Life is on your side. Spend your time wisely by exploring the truth: There is a power for good in the universe, available to everyone, and you can use it!

Celebrate the journey!

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Pumpkin Cake Roll

3 eggs	2 tsps. cinnamon
1 cup granulated sugar	1 tsp. ginger
2/3 cup pumpkin	1/2 tsp. nutmeg
1 tsp. lemon juice	1/2 tsp. salt
3/4 cup flour	1 tsp. baking powder
1 cup finely chopped walnuts	powdered sugar

Beat eggs on high speed for 5 minutes. Gradually beat in sugar. Stir in pumpkin and lemon juice. Stir together flour, baking powder, cinnamon, ginger, nutmeg, and salt. Fold into pumpkin. Spread in greased and floured 15 x 10 x 1" pan. Sprinkle with the finely chopped walnuts. Bake at 375 ° for 15 minutes. Turn out onto a towel which has been sprinkled with powdered sugar. Starting at narrow end, roll. Cool.

Filling

1 cup powdered sugar	4 tablespoons margarine
2 - 3 oz. pkgs. cream cheese	1 1/2 tsp. vanilla

Beat smooth. Spread over cooled, unrolled cake. Roll and chill. Slice. Very good and keeps well in refrigerator!



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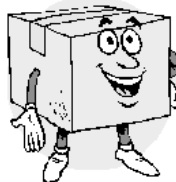
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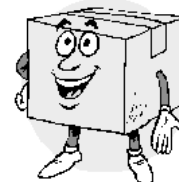
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STEEPLECHASE

Who Needs HOA - (Continued from Page 1)
from what you want in your own neighborhood.

Another consequence of inaction is that your neighborhood could become an architectural showcase for the weird and unusual. Take, for example, the man who painted his brick home black and orange, alternating each brick with one painted orange and the next one painted black. Or just imagine a vivid assortment of day glow blue, purple or pink houses down your street. People have differing views of what is attractive and, without deed restrictions, you have a good chance of your neighborhood looking dramatically different from the way it did when you bought your home.

What about commercial use of the properties? Again, you may be surprised. How would you feel about a portable toilet company keeping its toilets and cleaning them on the driveway next door? Or what about a big semi tractor-trailer truck parked across the street? Or people in every business under the sun operating out of their homes? It all happens and the only way you can preserve the lifestyle you thought you were buying is to enforce your deed restrictions. Without restrictions some people would leave garbage in their yards permanently, never maintain their homes, park their cars and boats on the grass in their front yards, park motor homes in the street for years, leave construction unfinished, and make every kind of bizarre, structurally unsound remodeling project you can imagine.

These are real examples of problems faced by many local subdivisions in the last ten years. If the deed restriction violations are not corrected, there can be very negative results. Dr. Barton Smith of the University of Houston Center for Public Policy estimates that property values in a subdivision with an inactive association can fall as much as forty percent due to failure to enforce restrictions.

To illustrate, multiply an average home price of \$50,000.00 times the number of lots in an average subdivision of 250 homes. This yields a total property value of \$12,500,000.00. This is the value of the assets that the association is trying to protect. If that property value is reduced by forty percent, the homeowners in the neighborhood lose \$5,000,000.00. Obviously, this is a disaster. Even worse, think about living in a subdivision that deteriorated that badly!

Even if home prices only lose ten percent in value due to a moderate failure to enforce deed restrictions, homeowners lose \$1,250,000.00.

That kind of loss is simply unacceptable and completely unnecessary. The association, acting through its board of directors, can control the appearance of the neighborhood by taking deed restrictions seriously and vigorously enforcing any infraction of those restrictions.

Failure to enforce your community rules is like allowing a bacterial infection to go unchecked. At first it may appear to be a small problem, but it soon spreads and becomes very serious. Like getting a shot or taking medicine, enforcing deed restrictions can be unpleasant, but it is necessary for the health and vitality of your neighborhood. Copyright W. Austin Barsalou July 15, 1995. Article reprinted with permission.

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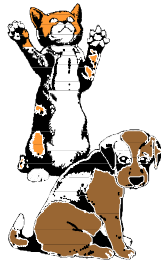
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Blessing of the Animals

Messiah Lutheran Church invites the entire community to bring their animals on Saturday, November 6 at 2 pm for a blessing service. All animals are welcome but they must be restrained.

**Free Popcorn, lemonade and balloons
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S	U	N	D	A	Y	R	P	X	D	S	P	T	C	F	N

To the wonderful staff of the Atrium Salon & Day Spa,

Robby and I enjoyed the wonderful facial by Rachel and the soothing massage by Dareshu. They both helped make our special day more relaxing.

Also talking with Sam on the arrangements made things exciting as it was a surprise for Robby. Thanks for the wine, the kindness, we will always remember and pass the word among our friends.

Thelma & Robby Coggin

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STEEPLECHASE

BE AN ANGEL!

If you would like to add your name to the list of neighborhood Angel Brigade volunteers, please send an e-mail to Jean Feller, Coordinator, at jfeller@evl.net or call Jean at 281-890-8153.

A big commitment is not necessary, so please do not hesitate to join. You may simply be called upon to help with offerings of food or clothing or to assist in other helpful ways such as mowing a lawn or sending a card to let those that are suffering know that you care.

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Northwest Harris County Aggie Mothers' Club

November 8, 2004 - Second Tuesday of the month

Your Aggie's memories last a lifetime. So true yours, as an Aggie Mom. Please join the Northwest Harris County Aggie Mothers' Club for an evening of fun and camaraderie making your very own 'memory' page, note card, or frame. It's a great way to socialize with our new 'Fish Moms' and allows them the opportunity to learn more about us too!

Our meetings begin with a brief social at 7:00p.m. at the Foundry Methodist Church, in the Fellowship Hall, 8350 Jones Road, Jersey Village (one block North of Hwy 290)

For more information or carpool possibilities please call:
Mary Vargo at: 281-433-3042, E-mail – mkvargo1@juno.com

December 14, 2004 - Second Tuesday of the month

With Christmas right around the corner, you will definitely need an evening of fun, laughter, and relaxation. Please join the Northwest Harris County Aggie Mothers' Club for their annual 'Ornament Exchange' party. Please bring an "Aggie-ized" ornament (if you can write anything 'Aggie' on it or if it's Maroon then it's "aggie-ized"!)

Our meetings begin with a brief social at 7:00p.m. at the Foundry Methodist Church, in the Fellowship Hall, 8350 Jones Road, Jersey Village (one block North of Hwy 290)

For more information or carpool possibilities please call:
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STEEPLECHASE

TEEN JOB SEEKERS LIST

If you are a teen and wish to have your name published, please email your name, address, date of birth, and phone number to newsletter@steeplechasetx.com by the editor's deadline. If you are currently listed, please notify the editor if changes are needed to your age or phone number.

Jessica Aceves	B, P	281-894-2894
Andrew Allen, 14	P	281-894-8437
Lauren Ayers, 14* **	B, P	281-894-5236
Jerrold Bean, 15***	P, L	281-955-8038
Melissa Bean, 13***	B, P	281-955-8038
Kaleb Bowden, 14	B, P	281-807-0188
Grant Busch, 13	L	281-894-8815
Elizabeth Erwin, 16	B, P	281-970-1884
Brittney Fowlkes, 14* **	B	281-890-5122
Josh Fuentes, 14	P	713-922-7073
Charles Garvin, 16	P,L	832-237-3011
Kelsey Garvin, 16	B,P	832-237-3011
Kelsey Julian, 14	B,P	281-807-0787
Andrew Kimberly, 14	L	281-469-2737 or 832-492-5546
Tanner King, 13	P	281-955-1668
Joey Lance, 15	L	281-955-8241
Gwen Lee, 14	B,P	281-807-5310
Samantha Machala, 13	B,P ..	281-894-6321 or 713-875-6295
Serena Mancuso, 16	P	281-890-4072
Rae Moss, 21* **	B	281-955-9336
Brenna Murphy, 15* **	B,P	281-890-3944
Adam Rees-Brown, 19	P,L	281-679-7417
Mallory Rivera, 16	B,P	281-955-1901
Meagan Rivera, 16	B,P	281-955-1901
Jessica Sproull, 16* **	B,P	281-894-9406
Kelly Theisen, 21	B,P	281-970-4331
Amanda Ortiz, 14	B	832-265-3122
Travis Rivera, 13	L, P	281-955-1901

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Steeplechase Committees

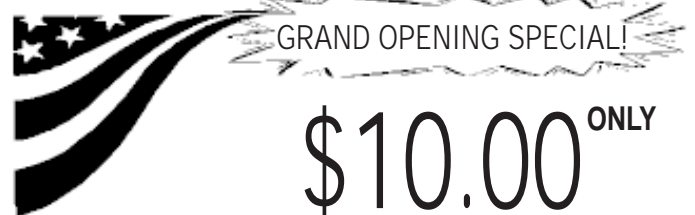
Welcome Volunteers

Get involved. All neighborhood committees welcome new volunteers. For more information, call 281-897-9298.

Advertising Information

- Please support the businesses that advertise in the Steeplechase Community Association Newsletter. Their advertising dollars make it possible for all residents to receive a newsletter each month at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales representative, Donna Sommer @ 832-237-4684 or dsommer@PEELinc.com for ad information and pricing. The deadline for ads is the 10th of each month for the upcoming month's newsletter.

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STEEPLECHASE

Volunteers Needed for Holiday Decorations



Many of our wreaths and decorations are in need of repair – no arts and crafts skills required, just a willingness to help. Scout and youth groups are encouraged to participate. Please call 281-897-9298 or 281-870-0585.

Steeplechase Website News

The Steeplechase Message Board is a great forum for neighbor to neighbor communication, however if you have a maintenance issue, complaint, concern etc. – please correspond directly with our community management company, PCMI at 281-870-0585 or Myla@pcmi-us.com for a prompt response.”



Check Out The Events At The Center For The Arts

“In/Wetland,” a unique indoor and outdoor exhibition of guest artist Jennifer Vanderpool, will be featured through Nov. 17. The Fall 2004 Cy-Fair College Student Exhibition will run Nov. 18 through Dec. 1. For information, call 281-290-5273. “A Taffetas Christmas” will be presented in the Black Box Theatre Nov. 18 through Dec. 12. For music lovers, Cy-Fair College and Langham Creek students will perform Faure’s Requiem Nov. 5 and a holiday concert with a plethora of performers and music styles is set Dec. 3. For tickets call 281-290-5201.

Cy-fair College Continues Fall Film Series

Join Cy-Fair College professors and student organizations as they host free films and discussions held at the Barker Cypress campus and Fairbanks Center. The film series is part of an effort to promote cultural activities on campus. Among some of the upcoming features are “Salt of the Earth Nov. 4, “Not One Less” Nov. 16 and “City of God” Dec. 2, all at Barker Cypress, and “Beijing Bicycle” Nov. 1 and “Hera Pheri” Nov. 18 at the Fairbanks Center. Go to www.cy-faircollege.com or contact Robert O’Brien by phone at 281-290-3257 or e-mail at robert.obrien@nhmccd.edu for information.

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STEEPLECHASE MARKET REPORT

Courtesy of "SUPER DAVE"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Apr 04	May 04	Jun 04	Jul 04	Aug 04	Sept 04
\$100,000 & Above	0	0	0	0	0	1
\$140,000-150,000	2	2	0	0	1	1
\$120,000-130,000	3	0	3	2	2	3
\$110,000-119,999	2	3	1	5	1	2
\$100,000 - 100,000	1	1	3	3	4	1
\$100,000 Below	3	3	1	1	3	2
TOTAL	11	9	8	11	11	10
Highest \$/Sq Ft	75.16	73.83	76.62	73.11	76.71	78.89

This chart represents the homes that have sold and closed in the past 6 months according to the Houston Multiple Listing Service.

Recent Sales By "SUPER DAVE" in Steeplechase

- 9838 Stableway
- 12326 Flaxen
- 12230 Flaxen
- 12034 Yearling
- 9806 Chiselhurst
- 10318 Springland Ct.
- 9603 Blackmore Cir.
- 9711 Knights
- 11435 Crayford
- 9811 Gold Cup Way
- 11419 W Travelers Way
- 12047 Canterhurst
- 12315 Paddock Way
- 12110 Hedgedown
- 11319 Yorkshire Oaks
- 11470 W Travelers Way Cir
- 9622 Dapple
- 9631 Cannock Chase
- 11810 Yearling
- 9526 Secretariat
- 11402 Hambleton Way

David "Super Dave" Flory



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*According to information taken from the Houston Board of Realtors (H.B.R.) computer.

**According to information taken from the Houston Business Journal 1/2/04.



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