



Steeplechase

NEWSLETTER



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

Volume 4, Issue 2

February 2006

Emmott Elementary Third Grader Scores It Big

Emmott Elementary 3rd grader **Shane Huckins** plays first year flag football for Candle Light Little League and wins an "undefeated" and "Most Valuable Player" title. Shane played 12 games, scored 21 touchdowns, 6 interceptions and 24 extra points to be named most valuable player. Shane could not have done it without his buddy Emmott Elementary 2nd grader **Russell Lamson**.

GO LITTLE RABBIT!! Mommy, Daddy and Sissy are very proud of you. Way to go Cardinals!



Now Playing: "Chicago"!

Cy-Ridge High School presents "Chicago" on **February 2, 3, 4 and February 9, 10, 11 at 7pm**. Cy-Ridge High School has the honor of being one of 35 area high schools participating in the Theater Under The Stars *Tommy Tune Awards* program. The awards program is designed to promote high school theater. It is named after Houston's own Tommy Tune, a nine-time Tony-award winning Broadway star who got his start in theater at Lamar High School. The production will be judged in several categories. Awards and college scholarships for seniors will be announced at the gala Tony Awards type event held at The Hobby Center in May.

Ticket prices are \$12/adult and \$10/children. Please come out and support the Cy-Ridge Rams **dRAMa** program!

**View the Steeplechase Community
Association newsletter each month
on-line at www.PEELinc.com**

Pampered Pooch

Putting a sweet new spin on 'taking the dog out for a stroll' are these Churchill residents spotted by Myla Chandler of PCMI.



Photo by Myla Chandler

Community Calendar

- | | |
|---------------------|---|
| Feb. 06: | Open Residents Meeting @ 7PM in clubhouse |
| Feb. 10: | Deadline for March Newsletter |
| Feb. 14: | Happy Valentines Day |
| Feb. 28: | Pool Committee Meeting @ 7pm in clubhouse |
| Feb. 7, 14, 21, 28: | Seniors Group at Clubhouse @ 12:30pm |
| Mar. 7: | State Primary Election |

*Happy Valentine's
Day* ♥

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).....	832-922-8031
Community Group Events (Jinnie Kelley)	832-922-8030

NEWSLETTER PUBLISHER

Peel, Inc. Sales Office advertising@PEELinc.com, 512-989-8905
 Adver: Donna Sommer dSommer@PEELinc.com, 832-237-4684

COMMUNITY CENTER CONTACTS

Community Maintenance Concerns

PCMI..... 281-870-0585

Clubhouse Rentals

Private Events (Phyllis McFarland) 832-922-8031

Community Groups (Jinnie Kelley) 832-922-8030

Weekday Use of Club

Jinnie Kelley 832-922-8030

Private Pool Parties

Sweetwater Pools 281-988-8480

Board Member Contact

PCMI..... 281-870-0585

NEWSLETTER DEADLINE

The deadline for submitting articles
is the 10th of each month.

Please send all articles and photos to:

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

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

Steeplechase Board of Directors

Cobblestone	Churchill	Green-Brook-Bridge
Betty Hattman	Jon Lavalley	Jim Andrews
Sandra Jordan	Philip Ramirez	Clark Fredenburg
Virginia Kelley	Nace Peard	David Gerow
Dan Carr	Regina Abruzzese	Gayle Owens
	Mabel Butler	

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

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Municipal Utility District Election

The Board of Directors of Harris County Municipal Utility District No. 168 announces two (2) Director positions are open for election in May 2006.

The office of Director is a four-year position with election of qualified candidates by the registered voters of the Steeplechase subdivision. The filing deadline for candidates to be listed on the ballot is 5:00 pm, March 13, 2006 and to declare yourself as a write-in candidate is 5:00 pm, March 20, 2006. For information on candidate requirements, filing information and general questions, please contact the Board's legal counsel:

Jeanne H. McDonald
McDonald & Sechrist, LLP
P.O. Box 16819
Sugar Land, TX 77496
281-313-2213 (office)
281-313-2514 or 281-313-2513 (fax)

2006 Maintenance Fees

The 2006 Homeowner Association maintenance fees were due in January. Every homeowner should have received a statement from their respective association. If you did not receive a statement or need any additional information please contact our management company, PCMI at 281-870-0585.

Classifieds

HOT TUB FOR SALE, seats six. Works well and in good condition, selling because we need space on patio for the kids. Please call Tricia 832-443-5165

USED RED DANCER KAYAK w/paddle, spray skirt and gear bag for sale. This is a great whitewater boat for a smaller person. Originally paid \$625 for all. Call 281-955-6618.

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Steeplechase residents, limit 30 words, please e-mail to newsletter@steeplechasex.com.

Business classifieds (offering a service or product line for profit) are \$45, limit 40 words, please contact Donna Sommer @ 832-237-4684 or dsommer@PEELinc.com.

Business Classified

AVON FOR SALE – Would you like to see the new 2006 Avon book? Or become an Avon Sales Representative today for only \$10.00? For a limited time, get 50% off your first 4 orders. Call Molly for further details at 832-455-6125.

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STEEPLECHASE

Editorial ~ by Mary Anne Oller

My name is Mary Anne Oller and I have been a Steeplechase resident for 19 years. I would like to respond to Ms. Judy Durham's January editorial opposing the greenbelt fence project. I have no personal agenda and I do not even know Ms. Durham. I respect her rights but I think it's important to provide a factual counterpoint to her opinions so that we can all be fully informed.

1) Ms. Durham's editorial is a condensed version of a passionate letter she presented to the board and some residents in October. (It is a matter of public record that she distributed to board members, hand-delivered to neighbors along the fence line and residents at an Open Residents meeting where I received a copy.) In her newsletter editorial she generalized her original impassioned issues and eliminated some key points. When I read her original letter in October it seemed clear to me that she hoped to create enough radical dissent and support to win the fight for an upgraded fence. There is nothing wrong with that if the true motivation is on behalf of all residents. But her editorial fails to inform us that she lives along the Sturbridge section of greenbelt fence that will be entirely paid for by the association (as per the original Steeplechase covenants). Therefore, she will incur no cost for her new fence. In her original letter she stated that she prefers an upgraded brick or vinyl fence vs. a cost-effective wood fence that residents have voted for. She said she would settle for a wooden fence if it is very durable and attractive. (Note: If the association and residents had agreed to an upgraded fence it would have to cost every Steeplechase resident approximately \$300 to meet the expense beyond what is already allocated. In that case, Ms. Durham would also have to pay \$300 but that would be her only cost for a concrete or vinyl fence that would run about

\$60-80 per foot). Yet she continues to object to a wooden fence, is asking the board to seek legal advice before proceeding (at a cost to all of us), to do more research, and hold more resident meetings beyond the 1 ½ years they have been doing so.

- 2) She states that the greenbelt fence provides "privacy, security and value for everyone" and thus believes that the association should pay the entire cost. It does provide "value" for all, but only "privacy and security" for some. It seems illogical to suggest that the fence line residents should NOT be required to pay half of the fence repairs to insure the same protections that are an enjoyment and requirement of all of us.
- 3) I'm sure any of us would be grateful to save 50% by having the association plan and subsidize our own fence repairs. That even includes finding a contractor, negotiating a commercial discounted bid and overseeing the work. It's an equitable plan of action.
- 4) In her original letter she cites an unrelated legal matter about her neighbors who did not pay their annual association dues. This resulted in a legal process by our homeowners association to force them to meet their obligations. The author insinuated that the association was to blame for increasing her neighbors' financial troubles because they had to incur legal costs (she said her neighbors later settled the case by paying their dues). She expressed her worry to the fence line residents that they might face the same legal fate if they choose not to participate and she suggested that it might be difficult for the fence line residents to pay their share of the building costs. When each of us bought our homes, we knew our responsibilities regarding dues, repairs and maintenance relative to the size

(Continued on Page 5)

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Editorial - (Continued from Page 4)

- of our home and yard. There were no surprises, including the greenbelt fence issue for those particular residents. *Regardless of ability to pay, a homeowner has expected expenses. Period.*
- 5) The fence replacement issue was brought to Steeplechase residents' attention over a year ago and we've all been regularly updated since. Resident input was sought and the board gave much consideration and did much work before they reached a mutually beneficial and fiscally responsible decision based on the resident survey and the committee's work (including volunteer committee member Judy Durham's input). I don't think that anyone can accuse the association of not giving residents plenty of notice, opportunities to participate, and for those affected: time to prepare. The board accomplished the goal of pleasing the majority of homeowners.
- 6) The original wood fence was attractive, symbolic, and served us a long time. Because our neighborhood is aging, there will inevitably be other major repairs that will need our attention. It is smart to be fiscally responsible for this major repair rather than risk each homeowner having to pay a special assessment for this and every future major repair. Many factors, not just the fence, contribute to protecting property values. Keeping more money in homeowner's pockets allows us to maintain our own homes as well.
- 7) I have volunteered for Steeplechase in a variety of ways which has allowed me to be an active observer of how our neighborhood works. I know that the funds and expenses are closely monitored by our governing volunteer board and our hired management company (PCMI). Their efforts benefit us all. I know that our Board of Directors is staffed by our neighbors who all volunteer a great deal of their time and have nothing to gain. I know that

the board members work very hard with very little respect or appreciation. They spend countless hours on behalf of our community. Their job is hard and generally thankless. We are all very fortunate that they take the time to listen to everyone's complaints and even allow inflammatory editorials in spite of the further burden it will likely place on them. I hope this project can move forward soon and I look forward to seeing the improvements.

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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We currently publish newsletters for the following subdivisions:



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Fairfield	Steeplechase	Willowlake
Harvest Bend, The Village	Strathmore	Willow Pointe
Hastings Green	Summerwood	Winchester Country
High Meadow Ranch	Village Creek	Winchester Trails
Lakes on Eldridge	Villages of Langham Creek	Wortham Village

Austin

Barker Ranch	Harris Branch
Cherry Creek on Brodie Ln.	Highland Park West Balcones Area
Circle C Ranch	Lakeside Estates
Courtyard	Ridgewood
Coventry	Scenic Brook
Davenport Ranch	Settlers Estates/Crossing/Overlook
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STEEPLECHASE

TEEN JOB SEEKERS LIST

Teen Job Seekers not provided on-line

Harris County Sheriff's Department District 5 Patrol – Steeplechase Contract Report

437 Calls for November 2005

Burg. Residence:	1	Disturb/noise:	6
Burg. Motor veh:	1	Disturb/other:	4
Open Door/wind:	1	Animal humane:	1
Criminal mischief:	3	Telephone harras:	1
Theft Other:	1	Solicitors:	1
Forgery:	1	Meet the citizen:	6
Property Fnd/lost:	1	Welfare check:	1
Child Cust. Disp.:	1	Warrant service:	1
Terr. Threat:	1	Follow Up:	1
Suspicion Person:	5	Contract check:	319
Vehicle Suspicion:	1	Traffic Initiative:	1
Vehicle Abandon:	1	Accident Minor:	3
Vehicle Stop:	50	DWI:	1
Vehicle Stolen:	1	Unk.medical emerg:	1
Vehicle Speeding:	2	Hang-up:	2
Alarm/all	17		

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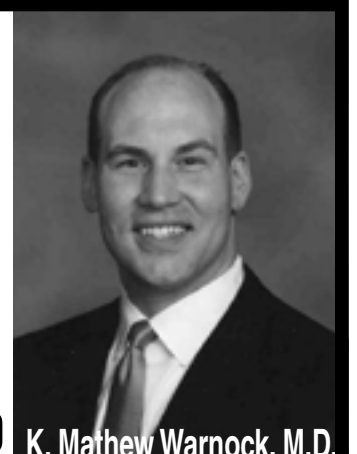
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Steeplechase Pool Survey

Please return by February 28th to: 11250 Steepleway Blvd.; Houston 77065
OR bring to Pool Committee Meeting at the clubhouse on Feb 28th at 7pm

The Steeplechase Pool Committee would like your input and suggestions.
 Please rate your experiences at the Steeplechase Pool last summer:

	GOOD	FAIR	NEEDS IMPROVEMENT
Cleanliness/clarity of water –			
Main pool:	_____	_____	_____
Adult pool:	_____	_____	_____
Kiddie pool:	_____	_____	_____
Cleanliness of pool area:	_____	_____	_____
Cleanliness of restrooms:	_____	_____	_____
Availability pool furniture:	_____	_____	_____
Courtesy of staff:	_____	_____	_____
Hours of Operation:	_____	_____	_____
Pool Entry/ID tags:	_____	_____	_____
Swim lessons:	_____	_____	_____
Overall Experience:	_____	_____	_____

How often did you visit the pool this summer? Approximate # of visits : _____

Did you visit: _____ daily _____ weekends only _____ mostly evenings

Did you usually use: _____ main pool _____ adult pool _____ kiddie pool

Other amenities you would like to see at the pool: _____

Other suggestions for pool/pool area: _____

General comments/concerns/suggestions: _____

Would you be interested in serving on Pool Committee? ____ If so, please provide name, phone, e-mail address:

Name: _____

Telephone: _____

E-mail address: _____





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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.

	July 05	Aug 05	Sept 05	Oct 05	Nov 05	Dec 05
\$160,000 & Above	1	0	0	0	0	1
\$140,000-159,999	1	4	1	2	1	3
\$120,000-139,999	2	7	2	2	4	2
\$110,000-119,999	2	0	2	0	2	1
\$100,000-109,999	1	0	0	1	0	0
\$100,000 Below	3	3	1	2	0	0
TOTAL	10	14	6	7	7	7
Highest \$/Sq Ft	78.97	77.12	75.76	75.55	74.87	67.50

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

- 9615 Cannock Chase
- 9503 Secretariat
- 9559 W Savile Cir
- 9627 Top Gallant Ct
- 12022 Flaxen
- 9734 Chiselhurst
- 11426 Autumn Chase
- 12238 Fetlock
- 9606 Oldenburg
- 9527 W Savile Cir
- 9835 Meadow Bend
- 12103 Hedgedown
- 9803 Meadow Bend
- 11214 E Travelers Way
- 11411 Springland
- 9802 Paddock Ct
- 9511 Secretariat
- 9815 Knights
- 9718 Chiselhurst
- 11211 E. Travelers Way Cir
- 9526 Suffolk Punch

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**According to information taken from the Houston Business Journal 3/2005

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