

THE Current

SHADOW CREEK RANCH

Volume 1 Issue 6

Official Publication of Shadow Creek Ranch

June 2009

Community Comparison

Many residents have been asking comparison questions regarding Shadow Creek Ranch dues and other nearby communities. We thought this might help clarify some of those questions.

Master Planned Community Comparison

<i>Community</i>	<i>Acres</i>	<i>Total # of Homes</i>	<i>09 HOA Dues</i>	<i>Lakes</i>	<i>Recreation Centers</i>	<i>Hiking Trails / Paths</i>	<i>Meeting Clubhouse</i>	<i>Pool Complex</i>
<i>Silver Lake</i>	<i>1,800</i>	<i>4,500</i>	<i>\$580</i>	<i>6</i>	<i>1</i>	<i>18 miles</i>	<i>1</i>	<i>1</i>
<i>Fairfield</i>	<i>3,200</i>	<i>5,700</i>	<i>\$975</i>	<i>8</i>	<i>1</i>	<i>25 miles</i>	<i>3</i>	<i>7</i>
<i>Shadow Creek Ranch</i>	<i>3,700</i>	<i>6,119</i>	<i>\$815</i>	<i>19</i>	<i>3</i>	<i>24 miles</i>	<i>1</i>	<i>2</i>
<i>Silver Creek</i>	<i>290</i>	<i>787</i>	<i>\$662</i>	<i>6</i>	<i>2</i>	<i>11.5 miles</i>	<i>0</i>	<i>1</i>
<i>Sienna Plantation</i>	<i>10,500</i>	<i>20,000 at close out</i>	<i>\$895</i>	<i>14</i>	<i>3</i>	<i>est. 50 + miles</i>	<i>1</i>	<i>3</i>
<i>Lakes of Savannah</i>	<i>1,425</i>	<i>3,400</i>	<i>\$529</i>	<i>7</i>	<i>3</i>	<i>15 miles</i>	<i>1</i>	<i>1</i>
<i>Southern Trails</i>	<i>523</i>	<i>1,474</i>	<i>\$750</i>	<i>4</i>	<i>1</i>	<i>est. 12 miles</i>	<i>1</i>	<i>1</i>

(Continued on Page 3)

SHADOW CREEK RANCH



IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY	911
Fire.....	911
Ambulance.....	911
Sheriff – Non-Emergency.....	281-331-9000

SCHOOLS

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Laura Ingalls Wilder Elementary	281-245-3090
Manvel Junior High	281-331-1416
Alvin Senior High	281-331-8151
Manvel High School	281-245-2235
Alvin ISD Administration	281-338-1130
Alvin ISD Transportation	281-331-0960

UTILITIES

Electricity - Reliant Energy	713-207-7777
Gas - Center Point	713-659-2111
Trash Removal - City of Pearland	281-652-1600

OTHER NUMBERS

Pearland Post Office	281-485-2132
Poison Control.....	800-764-7661
Brazoria County Health Department	979-864-1484
Animal Control.....	281-756-2265

CITY

Pearland City Hall.....	281-652-1600
Pearland Utility Billing - Water Dept.	281-652-1603
Pearland Animal Control.....	281-652-1970
Pearland Police Dept - Non-Emergency	281-652-1100
Pearland Public Works.....	281-652-1900

NEWSLETTER

Editor

Melanie Smith msmith@amitx.com

Publisher

Peel, Inc. 512-263-9181

Advertising..... 512-263-9181

MGMT COMPANY

ASSOCIATION MANAGEMENT, INC.

Community Manager

Michael Martinez..... 713-931-1122

On-Site Manager

Melanie Smith 713-436-4563

Assistant to On-Site Manager

Kimberly Cartwright..... 713-436-4563

Service Specialist

Vaness Aviles..... 713-984-7265

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Developer's Corner

BROADWAY PROJECT

The first phase of the Broadway Project— the mile from Kirby Drive to Kingsley Drive—is now complete. Signals are now working at Half Moon Bay and Kingsley Drive. Landscaping is complete and the hydro seed grass is growing.

The second phase of the project from Kingsley Drive to FM512 is progressing nicely. The road construction is complete and landscaping is underway. The road will be open to Windward Bay West by July 1st. The schedule for opening the remainder of Broadway from Windward Bay West to FM512 is contingent on railroad approval, but we expect that it will be shortly thereafter.

BASKETBALL COURTS

As you may have noticed, the basketball hoops have been removed from the Reflection Bay Recreation Center. The basketball courts had been attracting a negative element from outside the community. The gates and card readers were being vandalized causing expenses that come out of your pocket. At the annual Reflection Bay meeting there was overwhelming support for removing the basketball courts from the recreation center. The HOA is currently reviewing options for use of the courts and will keep you posted as decisions are made.

As always, please call the Pearland Police Department if you see anyone who you think does not belong in Shadow Creek Ranch. There are officers on patrol in the community all the time and they have been notified to help in this situation.

HOA FEES

You can now pay your HOA fees with a credit card. All credit cards are accepted with the exception of Visa.

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SHADOW CREEK RANCH

Master Planned Community Comparison - (Continued from Cover Page)

Master Planned Community Comparison							
Community	Tennis Courts	Basketball Courts	Neighborhood Parks	Water Park	Volleyball Courts	BBQ Pavilions	Fitness Center
Silver Lake	4	0	3	0	1	0	0
Fairfield	4	1	22	1	2	3	1
Shadow Creek Ranch	2	6	15	1	3	2	0
Silver Creek	1	0	0	0	0	0	0
Sienna Plantation	8	2	36	3	1	15	1
Lakes of Savannah	0	2	6	0	0	0	0
Southern Trails	0	0	1	1	0	1	1

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SHADOW CREEK RANCH

Delinquent Assessments Cost You

When your Board establishes the budget each year it tries to anticipate the expenses for the coming year then divides that total by the number of homes or assessable lots to arrive at the assessment amount - just enough to cover expenses and break even. The budget is approved in late fall and the assessment is billed in late November or early December. The importance of the annual assessment is that is virtually the sole source of revenue for your community - and why it is necessary that everyone pay the assessment when it is due.

Those owners who fail to pay the assessment on time place a burden on every other homeowner - because they ultimately have to make up the shortfall. If delinquencies become significant and are not collected on a timely basis the Board is forced to decide whether there is sufficient cash available to operate the association as everyone would wish to have it operated - all the maintenance and services that make your home and lifestyle as enjoyable as possible have to be paid for.

In addition to the foregoing, collection activities can result in significant fees (late fees, interest, legal fees) being added to the amount owed - not to mention the undesirable but real potential of foreclosure. So it is vital that owners make every effort to see that their assessment is paid and to communicate promptly with management if they have a problem. Your board and your manager want to work with you in every way they can.

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JUNE BANDS --

Friday, June 5 - David Caceres (Jazz)

Friday, June 12 - Ezra Charles (Boogie Woogie w/ New Orleans sound)

Friday, June 19 - Mango Punch (Latin & Pop)

Friday, June 26 - Sound Advice (Rock-n-Roll & Variety)

Soliciting In Shadow Creek Ranch

Shadow Creek Ranch is unable to enforce a no soliciting rule on public streets. All streets within Shadow Creek Ranch are public with the exception of the gated communities and are therefore governed by the City of Pearland. According to the City of Pearland you may place a small sign near your front door, perhaps in your shrub beds, that says "No Soliciting". This puts a would be solicitor on alert that they are trespassing. If you still find unwanted items on or near your doorstep you can contact the distributor and let them know that you will pursue a trespassing charge if you find their materials on your property again. Again, according to the City of Pearland – small signage is your best option.

Soliciting is legal providing they do not knock on your door to engage in conversation with you. If they do that, they need to have a city issued license.

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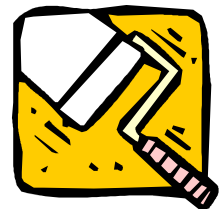
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SOCIAL CLUB NEWS

SHADOW CREEK YOUTH SOCCER

Shadow Creek Soccer Club registration is now open - Ages 4-9. Fall season begins in September and registration deadline is July 31. Register and find more information at www.shadowcreeksoccer.org.

BRIDGE

Calling all bridge players. Come out for an evening of bridge and fellowship with your neighbors here in Shadow Creek Ranch. All levels are welcome. If you haven't played in a while, or would like to know more about the game, this is a great way to get back into the game.

We play every second Friday of the month 7PM. For directions and more information call BARB at 713-436-6314 or e-mail bfgiddens@hotmail.com.

ADULT VOLLEYBALL

Every Friday at 6PM at Half Moon Bay Rec Center. Volleyball has begun! We meet every Friday at 6pm at Half Moon Bay Rec Center.

SPRING/SUMMER/FALL SAND VOLLEYBALL

WHERE: Reflection Bay Rec. Center

WHEN: Every Fri at 6PM (weather permitting)

WHO: Anyone 14 and up (as long as you can get the ball over the net)

Check out the website info at <http://soccer.meetup.com/63>

Email me at davidsayroo@yahoo.com

BUNCO

Our 4th bunco group is growing fast, we need just a few more players to join. If you want to meet more ladies here in SCR then join our group! We will teach you how to play! We will play once a month in the evening from 7pm to 9pm or so. To join email angelicque@guzmanexpress.com

PROGRESSIVE DINNER

Our next progressive dinner will be in July and the theme will be BBQ! Who doesn't love a BBQ so start think of what you want cook and plan on getting together one Saturday night (I will email the date). We always love to have new people join us for an evening of fantastic food and a fabulous social time. If you would like to attend or host please email angelicque@guzmanexpress.com to be added to the list.

LADIES LUNCH CLUB

Looking to try new restaurants and meet other ladies from SCR residents? Well look no further come out to lunch with us. We meet at different restaurants once a month and have great time. We have plenty of places here in Pearland that we have yet to try. So if you would like to come out and have lunch email angelicque@guzmanexpress.com to be added to the list.

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SHADOW CREEK RANCH

Shadow Creek Ranch Salsa Club (aka SCR Salseros)

Dear Friends,

Would you like to learn how to dance Salsa? Think you have "two left feet" or no rhythm? Are you looking for a fun, new activity for you and your significant other? Or are you single and wanting to meet new people? Join the Latin dance revolution and become part of SCR Salseros. We offer comprehensive, patient and humorous instruction in Latin dancing, so you can learn to dance and have a fabulous time! No dancing experience or partners required. Please contact Christian Gutierrez via email at christian@latindancefactory.com (preferred) or via phone at 832-693-5842 for more information.



For your calendar (RSVP by email please)

Sunday, June 21, 2009; 5:30pm to 8:30pm. Salsa Social with new and existing SCRS members. Free latin class starts at 6:30pm

Friday, June 26, 2009; 9:00pm to midnight. Taco Milagro (2555 Kirby Dr Houston, TX 77019) we will be hosting our monthly salsa outing.

Monday, July 6, 13, 20; 7pm to 9pm. Latin Dance Overview Class - 3 week course to learn Salsa, Bachata & Merengue

Hope to hear from you soon. Keep on dancing! Christian



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SHADOW CREEK RANCH

Go Green Tips

You don't have to change your lifestyle be more green friendly to the environment. By changing a few of your habits you can start making your life more green friendly. If you start with these small changes

Making environmentally friendly decisions shouldn't mean having to change your entire lifestyle. Instead, think of going green as giving a few daily habits a makeover, or in this case a "green-over." Start simple, and stick to these small changes that, when continued on a regular basis, can have a huge positive impact on the environment.

- **VEGGIES-** Buy locally grown produce. The produce we buy from the stores has to travel thousand of mile to get to us and that's not great for the environment. If you buy locally you help support local farmers. Try Froberg vegetable and fruit farm in Alvin.
- **USE WATER BOTTLES AND FILL WITH FILTERED TAP WATER.** Put filtered tap water in your bottles and place in the frig to get cold. All those plastic bottles are not good for our landfills.
- **PAPER OR PLASTIC?** Don't use either one. Buy reusable bags this will save trees (about 14 million) and oil (about 12 million barrels). Keep them handy in the pantry or in your vecichale. You can get reusable bags any where...the grocery store, book store, even online. Check out reusablebags.com.

- **GIFT GIVING-** Instead of the bags we are all (you know you are) re-giving another way is to buy a reusable bag and give the gift in that. So it's two gifts in one!

SOMETHING TO THINK ABOUT

You see bamboo everywhere now..clothes, linens, floors etc. Well I began to hear that the bamboo used in material is or might not be all that earth friendly. Yes it grows fast and cbe harvested easily but to turn it in to material is not that environmentally friendly. The process that is uses is not environmentally friendly,most of the time it is a chemical process that is used.

So we as consumers have to be careful of what we buy that is environmentally friendly. Do your research and find out if a product is truely environmentally friendly or not. As for clothing made from bamboo (or any environmentally friendly fabric)all you can do is by the products that have an "organic, sustainable" certification from an independent company such as Oeko-Tex. This is a certification that is most comprehensive but it only guarantees that the product is safe for consumers. When it comes down to it at this time there is no way to be sure that a fabric has been made using environmentally friendly methods . So you may not be getting environmentally friendly clothing like you think you are. Goes to say buyer beware.



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SHADOW CREEK RANCH

School District Facilities Announcements

As most residents know, the majority of Shadowcreek Ranch is part of the Alvin Independent School District (the only portion that is not is the west side of Shadowcreek Ranch, which is part of the Fort Bend ISD).

The first item is the district's recent purchase of land near Shadowcreek Ranch. The property wraps around the southwest corner of Broadway and Kirby. It has a large frontage on Kirby and a smaller one on Broadway. This is one of the last remaining parcels of land in the area that would be big enough to accommodate a high school (or both junior high and elementary school) and positions AISD to better serve our growing portion of the district.

FROM THE DISTRICT'S PRESS RELEASE REGARDING THIS PURCHASE:

"Alvin ISD closed on the purchase of approximately 70 acres of land in west Pearland on March 17, which, according to the Dr. Robby McGowen, superintendent of schools, will serve as a future school site. The site is located west of State Highway 288 and south of Broadway Street (FM 518) just west of Pearland Town Center.

"With Alvin ISD being one of the fastest growing school districts in the Houston area, it is important that we be conservatively proactive in attaining sites for future schools," said McGowen.

"This location is an appropriate location to serve students and families and is large enough to accommodate a future high school or a junior high school and an elementary school," McGowen added.

The cost of the land is \$6.2 million, or \$2 per square foot.

"This price is considerably less than other parcels of land in this quickly developing area," McGowen said.

Alvin ISD encompasses 250 square miles in northern Brazoria County and currently serves approximately 16,083 students in grades PreK through 12 at 21 campuses. "

The other announcement concerns the districts plans for future facilities. The AISD board is considering including a bond proposition on the ballot for this November. They have chartered a Facility Advisory Committee (FAC) of more than 40 parents, local business owners, community members and Alvin ISD staff members to help advise them on the facilities needs of the district. The board and administration of AISD has committed to keeping the entire process as open and transparent as possible. To facilitate this, they are posting all information presented at FAC meetings on the district website (www.alvinisd.net). There is a link on the main page that will take you directly to the FAC section of the site. In that section are both the Powerpoint presentations that are shown to the FAC but also the meeting minutes that detail the discussions, decisions and recommendations that happen during the meetings.

Of particular interest to Shadowcreek residents are the demographic trends that are detailed in the presentation from the April 20th meeting. These projections show that Wilder Elementary will be almost 350 students over capacity and that Ryan Junior High will be nearly 500 students over capacity within five years if no new schools are built by then.

Over the next few months, the board will need to decide if there will be a bond proposition and if there is one, how much new construction it will cover. Their options will range from just doing the bare minimum to planning for the optimistic end of the demographic projections. If you are interested in making sure that our children will be attending schools that are not overcrowded, please check the FAC site every month, keep up to date on the process and participate in the online forum that is part of the site.

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SHADOW CREEK RANCH

An Open Letter to Residents of Shadow Creek Ranch Regarding Property with Signs Denoting Future Plans

At the time that Shadow Creek Ranch was in the planning stage, the developer wished to make it a comprehensive community with many amenities for its future residents. The city agreed to the waste water treatment plant, park land, areas for residential, retail, and office. A future location for a library branch, and possible fire and police station were acquired. There was no time line set in place. Future did not mean imminent. In planning building projects, the city council endeavors to make the best use of tax dollars to serve the most people for the most urgent needs. A citizens group, including mostly Shadow Creek Ranch residents, has formed a Friends of the Library organization and made presentations to the Pearland City Council and Brazoria County Commissioners Court regarding a Pearland branch of the Brazoria County Library on the west side. Several options are being considered. There is a concern that the present site is not a good location because of lot size and it is in the northwest corner of Brazoria County and not central enough to serve more county residents. I'm sure there will be a continuing dialog to address these issues and determine how, when, and where we can have another branch library. As to the fire station, we are building a fire station on the west side of Kirby south of Broadway next to the new water tower. It will be central to the current west side development and will serve Shadow Creek Ranch as well as neighborhoods to the south of you. Friendswood Development will be building our next fire station in Lakes of Savannah on Hwy 6 per our development agreement. It is quite possible that as the Spectrum develops, the next fire station would be on Shadow Creek Pkwy. There is no specific schedule for that to happen, but it is a part of the over all plan. With regards to a police sub station, we have decided to build our new police station central to the city on Cullen. It is currently under construction. Our policy does not include setting up sub stations. Our intent is to put as many officers on patrol in the community as possible. It would be a waste of tax payer

dollars to build, maintain, and staff additional facilities, when modern technology makes it unnecessary. Our patrol cars have the computer capability to allow our officers to receive dispatches, research license numbers and driver licenses, and make their reports from remote locations. They can be in the neighborhoods instead of at the station. This also improves response time. We have extremely strict hiring standards and therefore, I believe we have one of the best trained, professional forces in the area. Crime makes the news, but success in catching the perpetrators doesn't. My hope is that the word gets out to the criminal element that Pearland is not the place for criminal activity.

Many questions have been asked regarding the future park on Shadow Creek Parkway. The first of two development phases was on the most recent bond election. The city entered into an agreement with a private entity to investigate the possibility of raising funds to expand and expedite the project. That effort was unsuccessful due to the downturn in the economy. Phase one of development is still scheduled for about 2012 as originally planned.

I hope that I have been able to answer your questions regarding the property set aside for future library, park, fire, and police stations. For more information about the city, check the city's web site at www.cityofpearland.org, tune in to the cable government channel 16, read the quarterly city report, "Pearland in Motion" mailed to each household, or call the city at 281-652-1600. The city council holds regular meetings on the 2nd and 4th Monday of the month at 7:30 P.M. at the city hall on Liberty Drive. Almost every Monday there is a public hearing or workshop starting at 6:00. All meetings are open to the public and the agendas are posted on the city's website.

Helen Beckman

Helen Beckman is the outgoing city council member who was on city council at the time of the SCR development agreement and is currently an at large member of the home owners association boards.



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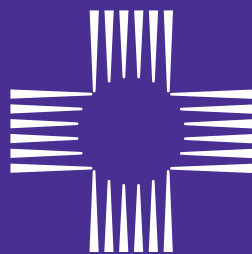
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SHADOW CREEK RANCH

Springtime Notes and Reminders from Management

School is out and summer is here. My number one request is that you pay extra attention while driving through neighborhoods. Use your driveway to park your car, not the street. The children are out of school and should be able to play safely on their block. No one wants to be responsible for the injury of a child who stepped out from behind a parked car. Please, park in your garage and/or your driveway. That is what is there for. We receive too many complaints from homeowners' using the streets to continuously park their car. Let's put an end to that. Thank You.

POOLS –

By the time you receive this issue, the pools will be open. Our returning pool management company B Cole has worked very hard to make sure all systems are up and properly functioning for the 2009 season. Keep in mind the staff of the pool company is comprised of high school and college students. They are well trained and competent to safeguard swimmers. They are not there to discuss why a resident is not allowed access to the pools. We do not share delinquent account information with them. If you are denied access to the pools and told to speak with HOA management, please do not question them or give them a hard time. They do not have any further information and are only doing their job as they have been

instructed to do it. Last year we had a few incidents of grown-ups and young adults giving the lifeguards a hard time. A few residents stepped in to support the lifeguards which was extremely appreciated. Please remember they are only there to tend to items related to the functioning of the pools and safety of the swimmers. Should anything occur that requires additional intervention please contact the pool company at the number listed at the pools, the supervisor on duty, the management company (myself) or the police if need be. Let's have a wonderful and safe summer enjoying the beauty, convenience and coolness of our pools. Respect the authority of the lifeguards and allow them to do their jobs.

LAKEFRONT PROPERTIES – FENCE MAINTENANCE

Please note that the maintenance of your black pole fencing is your responsibility. If you notice it starting to rust simply scrape it, smooth it and apply a black rustproof paint to it. Use Gloss Black Rust-oleum to extend the life of the fence. To prevent rust from appearing or returning it is recommended that you apply the Rust-oleum once per year. You may not alter the appearance, paint color or design of the fence. If you choose to install a lock and gate to have access to the rear walkway/lake, you must submit an architectural

(Continued on Page 13)

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SHADOW CREEK RANCH

Springtime Notes and Reminders - (Continued from Page 12)

request form. If you need to do any picket replacements make sure they are the exact same as the original.

SIDEWALK NEED HELP?? – If the sidewalk in front of your home is damaged, please immediately contact the City of Pearland and report the damage to Public Works.

STREET LIGHTS – Continue to report to www.Centerpoint.com- be sure to record the 6 digit pole number.

STREET SIGNS – We are actively reporting street signs to the City of Pearland. We feel that it may speed up the process if you would assist us and report any missing street signs in your section.

CURB PAINTING – Painting numbers on your curb is considered an alteration/improvement to your existing property. You therefore must receive approval from management. Please submit your architectural review form. Note that only small black numbering on white will be approved.

BYLAWS – Please remember to refer to your bylaws before making any exterior changes to your property. It is your responsibility as a resident of Shadow Creek Ranch to be familiar with them. You can find them listed as CC&R's on www.shadowcreekranch.net. Some items requiring approval are – satellite dishes, sheds, playground equipment, awnings, patio/decking, tree & shrub planting, exterior lighting, alterations to your fence etc. All reviews can take up to thirty days so please plan ahead as work may not begin until approval has been granted.

BLACK IRON FENCES ARE
THE RESPONSIBILITY OF THE
HOMEOWNER TO MAINTAIN.
PLEASE CONTACT OUR OFFICE
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CURB PAINTING REQUIRES
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SAMPLE.



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SHADOW CREEK RANCH

NOT AVAILABLE ONLINE

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Shadow Creek Ranch residents, limit 30 words, please e-mail msmith@amitx.com.

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com.

Stork Report in SCR

Grace Isabella Chumpitazi

Born 3/22/09 at 9 am

8 lb 7 oz, 20 inches

Proud parents:

Bruno and Corrie Chumpitazi

Keira Ashlyn Hysler

April 7, 2009 6:40pm

6lbs 15oz, 19.5 inches

Proud Parents:

Tommy & Jennifer Hysler

Kayla Elizabeth Mckewen

Born April 27, 2009 at 1:01p.m.

8lb. 3oz, 20.5 inches

Proud Parents:

Ryan and Analiza Mckewen

Proud Big Sister:

Briana Mckewen



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