

# SUMMERWOOD LIFE

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

## DEVELOPMENT UPDATE FROM NEWLAND COMMUNITIES!!

Model Home Village, Info Center grand openings signal new era for Summerwood

The grand openings of Summerwood's new Model Home Village and Information Center are just the beginning of some exciting changes in store for the community in 2010.

The Model Home Village showcases a growing variety of homebuilders and new-home designs priced from the \$160,000s to \$400,000s in Summerwood, where the builder lineup includes Lennar, Village Builders, Partners In Building, J. Patrick Homes and Brighton Homes. Brighton is a new addition to the Summerwood builder team – the first of several new builders to come on board this year.

Summerwood is also opening a new Information Center in the Model Home Village, to provide the latest details on schools, area shopping, and the more than 200 acres of recreational amenities offered in this 1,500-acre community.

"Summerwood has so many new homebuilders with new products that we didn't have the space to refresh the existing Model Home Village, which was one of the first of its kind in Houston when it opened a few years ago," said Jennifer Taylor, vice president of marketing for Newland Communities. "We took this opportunity to provide visitors and residents with an entirely new experience of new-home opportunities in Summerwood, from the moment they walk into the new Information Center, to the time they complete a convenient walking tour of all our new-home offerings in one location."

While the Model Home Village is designed to bring all of Summerwood's new-home offerings together in one place, the new community's new Information Center has been designed to deliver the Summerwood experience outside of its four walls.

"While the information center will continue to offer the same welcoming and informative environment, it has a more convenient footprint than the previous center, and there will be a new emphasis on the staff spending more time in the community, interacting with home shoppers and residents in the model homes, amenities and at special events," Taylor said.

The Model Home Village and Information Center are the first of several exciting developments planned for Summerwood in 2010, Taylor added.

"Summerwood is building some very positive momentum as the year begins, with the announcement of the new H-E-B grocery store to be built near the front of the community, and the start of construction on a new onsite middle school," she said.

Both the school and the H-E-B store are planned to be open by August.

The new Woodcreek Middle School, which includes a future YMCA campus, will be the second Humble ISD school to open in Summerwood. Summerwood Elementary School, also onsite, has received the highest possible accreditation rating from the Texas Education Agency, Exemplary. Summerwood students also attend Summer Creek High School, which opened last year directly across Beltway 8 from the community.

The Summerwood master plan devotes more than 200 acres to amenities including nature preserves, three community centers, 17 acres of lakes, neighborhood parks, and miles of greenbelt trails.

Summerwood has a new website, [www.SummerwoodTX.com](http://www.SummerwoodTX.com), where residents and homebuyers can get customized driving directions and the latest community information.



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### SUMMERWOOD MARKETING

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## SUMMERWOOD

### Community Activities 2010

SPRING GARAGE SALE APRIL 10TH  
 CASINO NIGHT MAY 15TH  
 SUMMER CELEBRATION JUNE 4TH  
 INDEPENDENCE DAY CELEBRATION JULY 3RD  
 END OF SUMMER BASH AUGUST 21ST  
 FALL GARAGE SALE SEPT. 4TH  
 ANNUAL MEETING SEPT. 23RD  
 NNO OCT. 5TH  
 FALL FESTIVAL OCT. 16TH  
 WINTER FESTIVAL DEC. 4TH  
 KIDS CRAFT DAY DEC. 11TH

**\*\*All dates subject to change.\*\***

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 for the most up to date information.**

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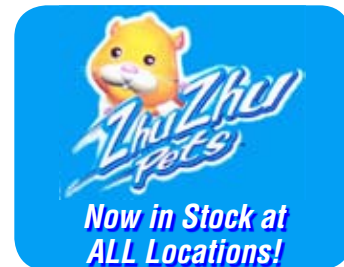
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## Have you visited [www.SummerwoodLife.com](http://www.SummerwoodLife.com) lately?

*Submitted by: Angela Douglas*

The website is chock full of information that is useful to all residents. Everything from when is the next garage sale to how to contact the Board of Directors or the property management company. It's a great way to "meet" some new neighbors or reconnect with some old ones. You can join the bunco group or find out if there is a scout troop for your little ones.

Everyone needs to register on the website, even if you registered a long time ago when you first moved in, and it's easy to do. Just click on the register tab at the top right hand side of the homepage. Choose your user name and password. When you get to the email part of the questionnaire, be sure to put the email address that you check the most frequently. This is an easy, efficient and cost effective way for your board and property management to communicate with you. Now I know, if you're like me you are saying to yourself "Is she crazy? Does she realize how many emails I get a day and she wants me to sign up for more?" While the HOA Board and the property management company do use email as a communication tool we do so sparingly. We will use it to send committee meeting reminders, event reminders, and important information that needs to be distributed quickly. We make every effort to limit the e-blasts to one or two per month.

*Here are the questions that I am asked most about the website:*

- Q:** I registered a long time ago and can't remember my user name and password.
- Q:** I have this email that gives me a user name and password, but they don't work, Why?
- A:** The answer to both of these questions is...If you haven't visited the website since August of 2009 you will need to re-register. If you can't remember the last time you visited, then it's a good bet you need to re-register.
- Q:** How long does it take to get approved?
- A:** An administrator goes through the requests on a daily basis, so it should be within a day or two. Unless there are some extenuating circumstances, then an email will be sent to you asking for more information.
- Q:** Extenuating circumstances?? How hard can it be...it's just my name and address.
- A:** The administrator uses the HOA database along with the county tax database to verify residency status on all requests. If the address is a new construction, then most likely it is still listed to the builder. In either case a new construction or new resale, it can take up to 6 weeks before the title companies complete

*(Continued on Page 4)*



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(Continued from Page 3)

all their paperwork. Also, if the property was purchased under only one person's name then we do need to verify the additional person or if the names do not match.

Once you get logged on there are many places to explore. Check out the groups available by clicking on the "groups" tab at the top of the page. The Document Library is a great source of information. Here you can find all of the deed restriction guidelines, architectural guidelines and request forms for that play set you want to put in the back yard. In the months to come we will explore more of the website and the important benefits for you, the residents.

If you have questions about the website or an area of the site you would like to see explored here, email [angela.douglas@summerwoodlife.com](mailto:angela.douglas@summerwoodlife.com).

## Your Summerwood Pool Committee

*Submitted by Jennifer Coenen*

Summerwood's Pool Committee has been hard at work to ensure that 2010's swim season is our best yet! After a long cold winter, the Central Pool is now open for Swim at Your Own Risk. Beginning May 1, both pools will be open for guarded swim.

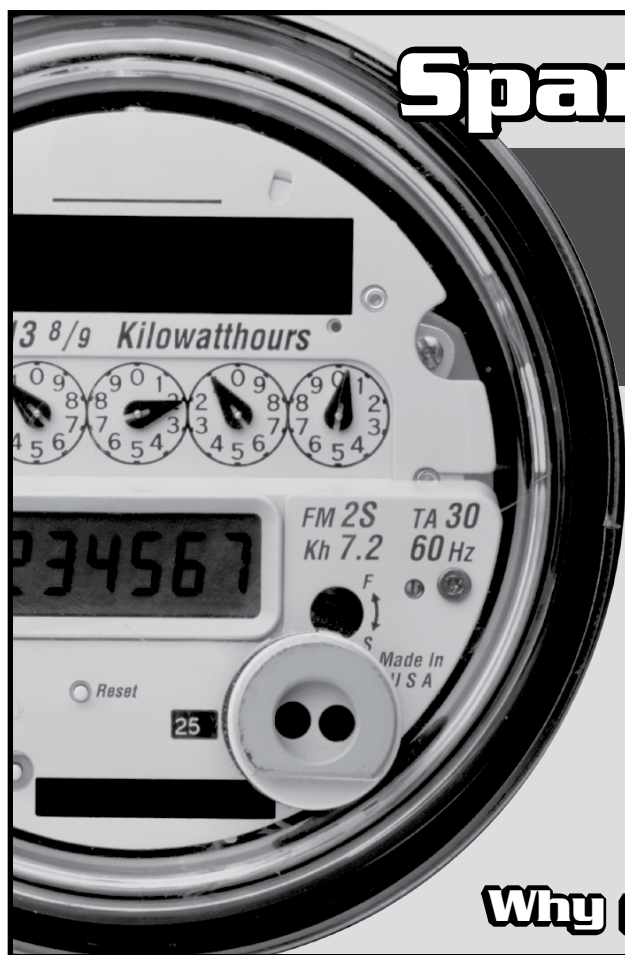
Summerwood's own swim team, the Stingrays, will be posting their scheduled practices for the Central Pool. During Stingray practice time, the East Pool will be open for your enjoyment. Swim Team registration starts April 5th in the Central Pool Clubhouse. For more information on our swim team, please visit their website at [www.summerwoodstingrays.com](http://www.summerwoodstingrays.com).

Residents will notice a new and improved look to our pools this season! The Pool Committee has replaced our broken, old furniture with lovely new chaises, chairs, umbrellas and tables. Residents will enjoy increased seating and more shaded areas, and for the sun worshippers, more plentiful chaise lounges. Don't forget your SPF!

The Pool Committee has also taken the Splash Pad under our umbrella of responsibility. It is our hope that residents will enjoy more consistent operation of this great amenity under our advisement.

Mark your calendars for May 1st, our Pool Kick-Off at the Central Pool! More info to come on this event, so please check out the Pool Committee updates on [Summerwoodlife.com](http://Summerwoodlife.com) under the Groups tab as the date approaches.

Meetings are held on the third Thursday of each month at 7 p.m. in the Central Pool Clubhouse and are open to the Public. Residents are also encouraged to utilize our Comment Boxes, located at both pools, with suggestions or comments. As summer fast approaches, the Pool Committee invites you to enjoy our aquatic facilities, and we look forward to another great swim season!



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## Crime Watch Meeting Report

*By Barbara Probandt*

The Summerwood Crime Watch Committee met on March 9th to discuss plans for some of the upcoming events and to gather information about recent criminal activity in and around the Summerwood area.

Each person was given a copy of the Harris County Sheriff's Office Summerwood Contract Report, and two of our Summerwood HCSO



contract officers, Deputy King and Deputy White were present to give us information and answer questions from those in attendance. (Pictured is one of our contract officers, Deputy Richard King)

Our next meeting will be at 7:00 PM on Tuesday, April 13th and an officer from the Houston Police Department will be invited to speak to the group.

Having a Crime Watch Committee in our community is a big step in helping to prevent and eliminate crime. The very existence of a Neighborhood Crime Watch in our area acts as a deterrent to criminal activities. Neighbors are asked to be the eyes and ears of their community and keep an eye out for crime. It's as easy as becoming aware of strange activity, cars, or persons in your area and reporting it to your block captain and/or deputy sheriff. If you do see suspicious activity in Summerwood, please report it to the Harris County Sheriff's Office by calling 713-221-6000 and when the recording begins, press option 1. Then tell the dispatcher your concern and ask that the information regarding your concern be sent to the contract officer on duty in Summerwood. However, if you see a crime in progress please call 911.

At this time, we are in need of block captains. Responsibilities include:

- Strive to attend the monthly meetings and participate in crime watch events.
- Periodically distribute crime watch information to neighbors on your contact list.
- Inform neighbors of recent crimes within the neighborhood.

To volunteer as a Block Captain, or if you have any questions or suggestions for the Crime Watch Committee, please come to our meetings, held at 7:00 on the 2nd Tuesday of every month at the Summerwood Community Building Central on Summerwood Lakes Drive. For more information contact David Myrick at david.myrick@sbcglobal.net

The purpose of Neighborhood Crime Watch is to make you aware of the steps you can take to keep yourself safe, to make your home more secure against crime, to show how you and your neighbors can help each other protect your entire neighborhood, and to make local law enforcement agencies more effective in the fight against crime through your involvement and participation.

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## From your Architectural Review Committee:

### *Making an Exterior Modification to Your Property*

Are you considering making an exterior modification to your Summerwood property? If so, these changes must first be approved by the Summerwood Architectural Review Committee, also known as the ARC. The purpose of this process is to keep Summerwood beautiful for the enjoyment of residents, to safeguard the architectural integrity of Summerwood, and to protect property and property values. The ARC works in conjunction with the guidelines set by the management company, the developer, and the Home Owners' Association (HOA).

**Here are just a few of the items that must have ARC approval prior to any changes being made:**

- Installation, repair, or replacement of fencing if it differs from the original fence.
- Exterior painting if it differs from the original paint color.
- Roof replacement or installation if it differs from the original color and type of shingle.
- Installation of pools or spas
- Installation, repair or replacement of patio covers, screens, etc.
- Construction or replacement of decks or patios

- Construction of all storage buildings
- Installation or replacement of siding if it differs in any way from the original color and type of siding.
- Front yard accessories
- Children's Play yards

This list is not inclusive of all of the items requiring ARC approval, so please review the deed restrictions and ARC guidelines for more complete information regarding construction or exterior repairs. A copy of the guidelines and deed restrictions can be obtained on the community website or from CIA services.

**On the Community website:**

- Sign in with your user name and password.
- Click on the Document Library tab on the left hand side.
- On the drop down menu find Architectural Review Committee
- Open the ARC Guidelines
- Underneath the ARC Guidelines you can also find and print a Home Improvement Request (HIR) to submit to the ARC committee.

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## *Do you know your Summerwood Contract Deputies?*

Summerwood Community Association, along with the strong support of MUD 361, MUD 344, and MUD 342, are working hard to provide our residents with the best security service – from the Harris County Sheriff's Office!



Deputy Richard King is our day shift officer. Deputy King has been with HCSO for 26 years and enjoys working with Summerwood residents. "I enjoy being a part of this community," Deputy King says, "and getting to know the neighbors who care about keeping Summerwood a safe place to live!"

Aside from meeting our residents, Deputy King says the best part of his job is "catching the bad guys!" He reminds all of us to please secure your belongings and homes and to watch the speed limit in Summerwood.

Deputy White is our evening shift officer and Deputy Snyder is our night shift officer.

Thanks to our deputies for keeping Summerwood safe!

## Summerwood Spring Garage Sale

*Submitted By: Angela Douglas*

Hey everyone, it's that time of year again! The Semi-Annual Community Wide Garage Sale will be held on Saturday, April 10th from 8 am until 12 noon. It provides a great opportunity to clean out those closets and garages! (In case of inclement weather, the rain date will be the following Saturday, April 17th)

Twice a year our community association hosts a garage sale and these are the only times that residents are allowed to hold garage sales within the community. The association takes care of all the advertising and even works with local charities to collect what is left. All you have to do is set up your garage sale products in your yard or driveway and sell away! The charity truck will be at Resident's Club Central from 11am-1pm, or until their truck is full, to collect what you do not sell and would like to donate. Once again we will have a map of the community available at the Resident's Club Central on the morning of the sale.

You can go to [www.summerwoodlife.com](http://www.summerwoodlife.com) to get the latest news about the garage sale.

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## Building a Sense of Community

By Barbara Probandt




Many have found being a part of the growth of Summerwood to be both exciting and a privilege! And we who live here are fortunate to have residents and business owners in our community that contribute in a variety of positive ways to provide services, organize events and activities, work behind the scenes to manage community affairs, and cooperate with the developer and

management company...all to make Summerwood an attractive, friendly, and safer place to live and raise our families.

Meet Don Gaddy, a local business man with a vision! He spent his childhood in a small farming community in Missouri and saw firsthand the benefits of community spirit as he grew, participated in school activities and sports, and enjoyed career successes. He feels fortunate now to be a part of the growth in our community and to be able to provide services in Summerwood. He is a financial advisor with Edward Jones and he began his practice in Summerwood 5 years ago. As he worked to build his business, he began to view Summerwood as a melting pot of people that might welcome more opportunities to build community spirit through meeting together to trade ideas, catch a vision, network, and contribute to the greater good. He met with Trey Kraemer, the principal of the new Summer Creek High School, who shares a similar vision of working with parents, faculty, and students to enhance the educational process of the school. Together they began to plan the first of several Summerwood/Summer Creek High School community luncheon meetings.

The meetings are held on the new Summer Creek High School campus and members of the Lake Houston Area Chamber of Commerce, residents of Summerwood, residents of neighboring communities, and business men and women who want to become involved in the community are invited to attend. The purpose of meeting is to bring together the school, residential leadership, businesses, and others who would like to become involved in working toward building a great and continuing community spirit in Summerwood. Programs have included opportunities to network, compile a local business directory, and receive insights from the high school principal and other community leaders. Participants have also received updates on what is transpiring in the neighborhood, reports from the Chamber of Commerce regarding safety, traffic, and growth in our area, a tour of the new high school facility, and reports on Woodcreek Middle School/ YMCA and Lone Star Community College. Last month resident Jack Todaro made a presentation on what a MUD is and how a MUD works to serve a community.

Don Gaddy sets the agenda and moderates each meeting. He says, "The more that people in a community come together, the more they are able to enhance the community while working to solve problems that might arise." For information about how you can become involved in this newly organized group, please email Don at [don.gaddy@edwardjones.com](mailto:don.gaddy@edwardjones.com)



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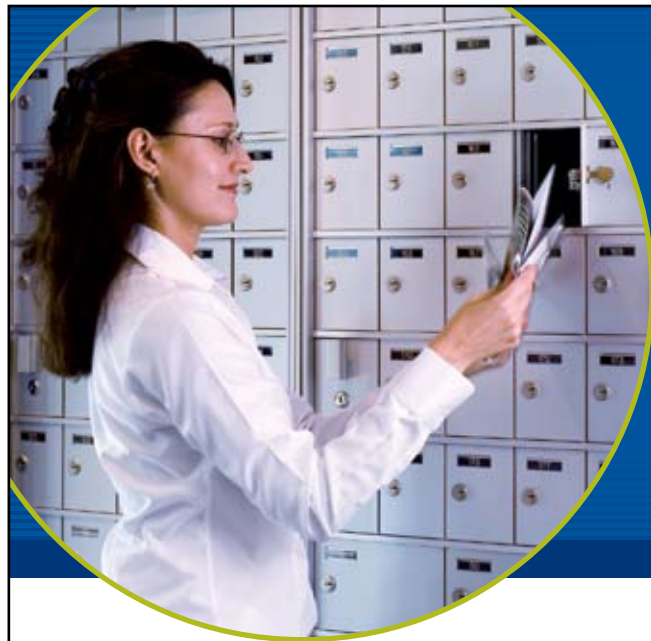
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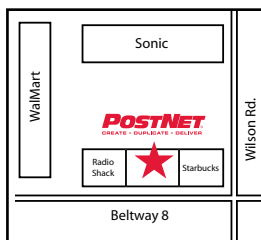
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- Wallpaper Removal and Texturizing
- Pressure Washing
- Fence Repair/Replacement
- Garage Floor Epoxy
- Custom Staining
- Roofing
- Gutter Repair/Replacement
- Faux Painting

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## Summerwood Manager CIA Services

Laura Tate has been assigned as our C.I.A. Services representative.

Native to the Houston area, Ms. Tate is a stockholder and Vice President of C.I.A. Services with 16 years experience. She currently holds two designations related to community association management: CMCA® (Certified Manager of Community Associations) and AMST™ (Association Management Specialist).



Ms. Tate has a wonderful support team that consists of Linda Morris, Deed Restriction Manager; Shelly Brady, Administrative Assistant; Mary Casas, Maintenance Coordinator; Angela Douglas, Activities Coordinator; and Colline Chavera, Facilities Coordinator; as well as several other key support departments.

You may reach any Summerwood team member at sca@ciaservices.com or 281-852-1700.

## Teenage Job Seekers

**SAMPLE**

NAME	AGE	BABY	HOUSE	PET	YARD	WORK	PHONE
Doe, Jane .....	15	✓	✓	✓	✓	✓	.111-1111
Doe, John .....	13	✓	✓	✓	✓	✓	.111-1111

+ CPR TRAINING / FIRST AID TRAINING \* HAS REFERENCES

**ATTENTION TEENAGERS:** The Teenage Job Seekers listing service is offered free of charge to all Summerwood teenagers seeking work. Submit your name and information to [summerwoodnewsletter@gmail.com](mailto:summerwoodnewsletter@gmail.com) by the 8th of the month!

*Do You Have Reason  
to Celebrate?*

We want to hear from you! Email  
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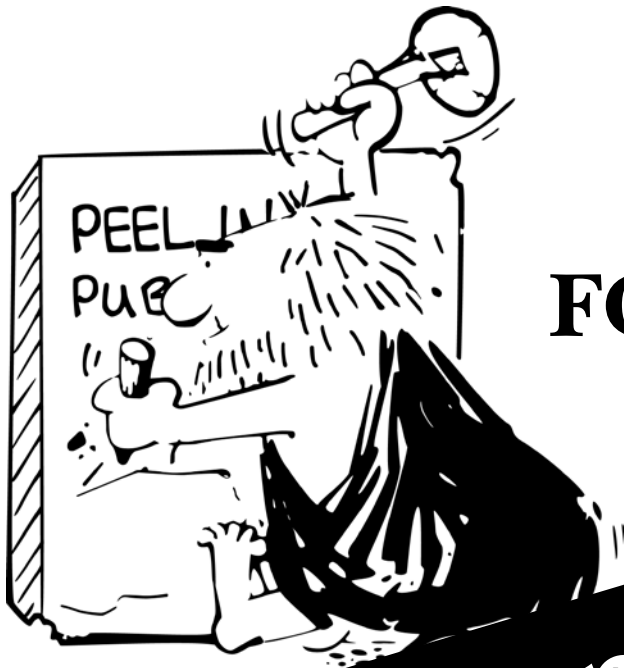
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