



The Harbour

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December 2010

Official Newsletter of the Chelsea Harbour Homeowners Association

Volume 1, Issue 1

News from William Lee, HOA Board President

CHELSEA HARBOUR NEIGHBORS,

There are several items, all of which have previously been emailed to residents, which are repeated in this month's newsletter for your information and convenience.

HOA 2010 ELECTION REPORT

Our annual election meeting on 9/15/2010 did not meet quorum of 10% as required by governing documents. The minimum 10% translates to 34 homeowners who must participate in-person or via proxy. Because of the lack of quorum, no election was conducted.

THE BOARD NOW HAS TWO OPTIONS:

1. Schedule another election meeting within 60-days (e.g. before 1/15/2011)

OR

2. Appoint the current Board member (in this case – William Lee) to another term and schedule elections for board positions next year.

Recall, Mr. William Lee was the only Board member seeking re-election and there was one vacant board position for which any interested member is still welcome to submit their credentials for consideration. Due to a lack of quorum in the aforementioned annual meeting, the Board can exercise freedom in appointing an individual to this position. Please email sharlene.rhea@realmanage.com if you are interested in joining the Board.

Because of the additional expenses related to scheduling another meeting (e.g. postage, management company costs, etc...), the Board has voted to save this money and forgo scheduling another election meeting. As such, procedurally, the Board has appointed Mr. William Lee to the board for another term.

To be clear, the board would like to schedule another election meeting, but, if no candidates other than William Lee are on the ballot, then the event and costs seem to be an unnecessary expense to HOA funds. If you have questions or wish to share a thought to the Board on this matter, please email the board at: board@chelseaharbourhoa.com

FBISD SCHOOL RE-ZONING

The children of Chelsea Harbour are, yet again, being subjected to rezoning by FBISD. For the past six years our elementary-age children have been zoned to no less than four (4) different schools, namely: Walker Station, Lakeview, Oakland, and Cornerstone. Presently, according to the latest proposed zoning maps, Chelsea Harbour is proposed to be re-zoned to Pecan Grove Elementary located in Richmond.

Why should this concern you? The further away from our community our children have to travel to attend school, the less attractive Chelsea Harbour becomes to potential homebuyers. Like many of you, people choose their residences, in large part, on the school zone assigned to that community. In addition, the closest elementary school to our community also happens to be one of the finest in the area. That is highly motivational to some families to locate in a community such as ours. In short, the value of our properties rises or falls on the attractiveness of our school zoning assignments.

The Fort Bend ISD Board of Trustees will hold a Board Workshop to discuss High School, Middle School and Elementary Zoning Boundaries on Tuesday, Nov. 30 at 5:00 p.m. in the Board Room of the Fort Bend ISD Administration Building, 16431 Lexington Blvd., in Sugar Land.

At a grass roots level, the families with younger children in Chelsea Harbour need to be united in presenting our case in front of the Fort Bend ISD Board of Trustees on 11/30/10. I strongly urge all homeowners to attend the 11/30/10 workshop to present a clear and compelling case that our children deserve better treatment than being rezoned every few years. Our children deserve consistency in their school environment and relationships with teachers and other children.

Take action to protect your home value. Take action on behalf of the children.

(Continued on Page 2)

COMMUNITY CONTACTS

BOARD OF DIRECTORS

President, William Leepresident@chelseaharbourhoa.com
Vice President, Anil Nair vp@chelseaharbourhoa.com
Treasurer, Mark Owczarczak... treasurer@chelseaharbourhoa.com
Secretary, John Rushing..... secretary@chelseaharbourhoa.com
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*To email all board members -
Board@ChelseaHarbourHOA.com*

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Community Manager: Kelli Hernandez

COMMITTEE MEMBERS

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Members Tracee Turner, Tim Hanzelka
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Chair..... VACANT
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Chair..... Gloria Smith
Members John Tan, Chau Bao, Tuan Huynh

Email all members - Beautiful@chelseaharbourhoa.com

LANDSCAPE AND LAKE COMMITTEE

Chair..... William Lee
Members Edward Haddad, Dan Charly, Dhiren Desai
Members Jennifer Nguyen, Ann Sill

SAFETY COMMITTEE

Chair..... VACANT
Members Sheri Hanzelka, Anil Nair, Vijay Raj
Members Dan Charly, Seun Mabadeje, Dhiren Desai

NEWSLETTER INFO

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John Rushing jrushing@sugarcreek.net

NEWSLETTER PUBLISHER

Peel, Inc. 888-687-6444, www.PEELinc.com
Advertising..... advertising@PEELinc.com

News from William Lee - (Continued from Cover Page)

2011 HOA ASSESSMENT

The Board has finalized the 2011 assessment and voted to keep the assessment at the same level as last year at \$1,500. The 2011 assessment bill will be mailed by Real Manage in early December.

NEW MONTHLY CHELSEA HARBOUR NEWSLETTER

The Board has signed an agreement with Peel, Inc. to produce monthly HOA newsletters. In the future, our community newsletters will be published on a monthly basis by this vendor. These publications will help provide consistent communications to all community members **at no cost to the HOA**. All costs will be funded by advertisements in the newsletter. Advertisements which should be no more than 50% of content.

This is a win-win model. The HOA will have a valuable communication vehicle to provide updated information delivered to all members **at no cost to our budget**, and advertisers can make you aware of their products and services. I invite all committee chairs, block captains, and homeowners to submit (non-commercial) content to the monthly publication to help enrich our community. If you wish to have informational content submitted, please forward your proposed entries electronically to Board member, John Rushing, at jrushing@sugarcreek.net.

CURRENT CHELSEA HARBOUR BOARD MEMBERS AND CONTACT INFORMATION

- William Lee, President: President@ChelseaharbourHOA.com
- Anil Nair, Vice President: vp@chelseaharbourhoa.com
- Mark Owczarczak, Treasurer: treasurer@chelseaharbourhoa.com
- John Rushing, Secretary: secretary@chelseaharbour.com
- At Large position is currently vacant.

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Austin High School News

Looking for news about Austin High School - For the latest news, events and information visit our new website AHS Access – CHECK OUT - <http://ahsaccess.weebly.com/>.

Mark Your Calendars For These School Events:

- Nov 4, 5 & 6 Fall Play – Dracula (7:00 pm)
- Nov 4 FBISD Town Hall: A District Progress Report - Kempner High School
- Nov 23 MD Anderson Blood Drive (in the gyms)
- Nov 24 - 26 Thanksgiving Break
- Nov 29 Angel Tryout Clinic Starts

Another Austin student is recognized for their athletic ability. Taylor Cobb, a junior at Austin High School, was named the 2010 Houston Area 5A Batting Champion based on his performance last season. Taylor helped lead the Austin Bulldogs to the playoffs with a .562 batting average on 105 times at bat and 43 RBI's (Runs Batted In). Taylor received a nomination for Athlete of the Week from the Houston Chronicle.

Austin Students – Pallavi Bakshi, Rachel Hatton, Brian Lisco, Swaroop Rao, and Nakul Shah are among the 51 FBISD semifinalists in the 2011 Merit Program by taking the PSAT/National Merit Scholarship Qualifying Test. The nationwide pool of Semifinalists

represents less than one percent of U.S. high school seniors. Congratulations to these students.

The Austin Angels Dance Team is one of the strongest dance groups in the Houston area. During football season they are the visual aspect of the SFA Bulldog Band show they perform several times in the spring at Fort Bend Dance night, AHS Showcase and numerous local dance competitions. In May they present their annual spring show, "Angelica", where they perform all the dances from the year along with additional dances choreographed by the Angels themselves. All the girls involved in this program feel like they are apart of the "Angel Family". They learn life lessons that will help them once they go off to college and out into the working world. The Angels are directed by Betsy Heathcock (15 years @AHS) and Kristina Tarman (5 years @ AHS and former Colonel from 1999). We are both incredibly passionate about dance and are proud to be the directors and dance teachers at Austin High School. Angel Tryout information meeting – November 1st from 3-4:30 pm in Room J3. Tryout packets must be completed, signed and turned in no later than November 23, 2010. Tryout Clinic is Nov 29-Dec 1 from 3-6 pm in the cafeteria, with tryouts being Thursday December 2 from 3:30 – 8:00 pm.

(Continued on Page 4)

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Austin High School News - (Continued from Page 3)

Austin Playhouse presents Steven Dietz' adaptation of *Dracula*, November 4th, 5th, and 6th at 7:00pm. Presale tickets are available by calling 281 634-2071. Adult tickets: \$9.00 Students: \$5.00 Tickets are also sold at the door. Adults: \$10.00 Students: \$7.00. Note: This show may not be appropriate for children under 10.

Is your student involved in a club? Joining a club is a great way to make friends, develop leadership skills and boost your résumé. Many colleges look to see that students are involved outside the classroom, which shows they are well-rounded. Many of the clubs at AHS are award-winning. For example, Austin FFA receives the Golden Horizon Chapter recognition award bronze level for the 3rd year in a row at the 82nd convention in Corpus Christi, Texas. Austin FFA also has several winners at the Fort Bend County Fair such as Ms. Kaitlyn M.- Grand Champion- Lamb. Check out the AHS website for a complete list of all the clubs and sponsors.

Want to add a special treat to your student's lunch? Various clubs at AHS earn funds for their organization by selling treats at lunch.

- **Mondays** - Chick Fil-A sandwiches AHS Theatre Booster Club – Price \$3.00

- **Tuesdays** - Pizza – AHS ROTC-Pizza – Price \$2.00 or Nachos – AHS VIPS – Price \$1.00

- **Wednesdays** - Cookies - AHS Band and AHS Orchestra – Price \$1.00

- **Thursdays** - Bagged Popcorn – AHS Choir – Price –undetermined at this time

Did you know that you can earn a YES hour for donating blood? MD Anderson Blood Drive at AHS is November 23 in the gym. Be a hero - Donate blood to MD Anderson's blood bank and save 3 lives! You must be at least 17 years of age to donate (note – 17 years old donors must have a permission slip signed by their parents.) The YES information table will be available in the food court Monday and Fridays during all lunches. Also, remember community involvement make a difference on your resume.

Are you a senior parent and want to know more about Pro-Grad then go to www.austinbulldogprograd.org and sign up for email notifications. ProGrad also has a Facebook page (search for Austin HS, ProGrad). Everyone is encouraged to visit both the website and Facebook page often for updates. Participation in ProGrad events

(Continued on Page 5)

Electricity is **ON SALE** at StarTex Power!



Alan "Petrodamus" Lammey, host of 'Energy Week', can be heard every Sunday on 1070 KNTH in Houston.

I'm Texas Energy Analyst, Alan Lammey. In case you didn't know, electricity rates are currently at lows not seen in years, which means that NOW is the time to lock in a very low electricity rate with the provider that I highly recommend to all my radio show listeners: StarTex Power. StarTex Power is local and reputable, with some of the most competitive rates available in all of Texas. You can switch right online at www.StarTexPower.com

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Austin High School News - (Continued from Page 4)

will earn \$50 Bulldog Bucks per hour/per person and cash donations are 2 for 1 so if a student secures a \$100 cash donation for ProGrad, they will earn \$200 Bulldog Bucks, this includes matching company fund donations. So, help your senior earn more Bulldog Bucks by staying informed. Here are some of the upcoming fundraisers:

- **CAR WASH** - Saturday, 11/13/2010 between the hours of 8:00 - 2:00 at Christian Brothers Automotive in New Territory.
- **"Bone-Dawg"** your family and friends! AHS Students will "Decorate" your yard with 15-20 "Dawg Bones" with a special message (Happy Birthday, Congratulations, etc.)-Cost is \$25.00 for 2 days. Contact Shari Nutter at snutter@comcast.net or Katie Sallean at dk@sallean.com
- **Holiday Hay Rides** in Pecan Grove and **Poinsettia/Tamale Sale**-look more details and information on the Austin Pro Grad website at www.austinbulldogprograd.org.

AHS wishes to thank TARGET for the monetary donation made as a result of their "Take Charge of Education" program. The REDcard donations from purchases made at TARGET resulted in a \$406.18 donation. This money will be utilized to repair/update the

school marquee. To learn more about the Take Charge of Education program, visit Target.com/tcoe.

Volunteers are always welcome and needed at Austin High. But first you must complete an online criminal history background check **EACH** school year. Go to the FBISD website to complete this form. Contact **Yvonne Upchurch** at yupchurch@yahoo.com or **Julie Vowell-Ramirez** at j-vowell@hotmail.com for information on how you can become involved.

Advertising

Please support the businesses that advertise in The Harbour. Their advertising dollars make it possible for all Chelsea Harbour residents to receive the monthly newsletter at no charge. If you would like to support the newsletter by advertising, please contact our sales office at 512-263-9181 or advertising@peelinc.com. The advertising deadline is the 8th of each month for the following month's newsletter.

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December Texas Events



1-30—HOUSTON: CraftTexas 2010 Showcases the best in Texas-made contemporary craft. The exhibition will be juried by Gail M. Brown, independent curator of contemporary craft from Philadelphia; Cindy Hickok, internationally acclaimed fiber artist from Houston; and Paula Owen, president of the Southwest School of Arts and Crafts in San Antonio. Houston Center for Contemporary Craft. www.crafthouston.org 713/529-4848

1-31—VICTORIA: Exhibition: Victoria, Where Texas History Began Museum of the Coastal Bend. www.museumofthecoastalbend.com 361/582-2436

1-Jan. 2—GALVESTON: Festival of Lights at Moody Gardens Features a milelong trail of more than 1 million lights, holiday music, photos with Santa, a giant poinsettia tree and an outdoor ice rink. www.moodygardens.com 800/582-4673

1-Jan. 2—HOUSTON: Dynasty and Divinity: Ife Art in Ancient Nigeria Offers an in-depth look at ancient art from Ife, the ancient city-state of the Yoruba people in present-day Nigeria. The exhibit highlights Ife's early kingdom and the achievements of its artists. Museum of Fine Arts, 1001 Bissonnet. www.mfah.org 713/639-7300

1-Jan. 2—HOUSTON: Secrets of the Silk Road See intriguing Caucasian mummies from Xinjiang, China and more than 150 objects related to the people living alongside the Silk Road through several millennia. Houston Museum of Natural Science. www.hmns.org

1-Jan. 8—ORANGE: The Book of Hours: A Highlight Exhibit Selected medieval Books of Hours from the museum's collections are on display featuring glorious hand-painted illustrations, including imagery related to Christmas. Stark Museum of Art, 712 Green Ave. www.starkmuseum.org 409/886-2787

1-Jan. 9—BEAUMONT: Artwork by Sedrick Huckaby Huckaby's quilt paintings celebrate both his grandmother's craft as well as the artistic legacy of the African-American quilting tradition. Art Museum of Southeast Texas. www.amset.org 409/832-3432

1-Feb. 6—BEAUMONT: Artwork by Kathleen Boudreaux in Cafe Arts Art Museum of Southeast Texas. www.amset.org 409/832-3432

2-Jan. 6—NASSAU BAY: Open Door Series: Winter 2010 Juried Exhibition The Arts Alliance Center at Clear Lake opens

its doors to the area's emerging artists for submissions of works in any medium, of any subject. 2001 NASA Parkway. www.taaccl.org 281/335-7777

14-19—GALVESTON: A Tuna Christmas The Grand 1894 Opera House. www.thegrand.com 800/821-1894

14, 16—ORANGE: Holiday Open House The W.H. Stark House and the Stark Museum of Art offer tours, gallery spotlights, music by the Lone Star Pipe Band and local students, and holiday decor. Hours are 5 to 8 p.m. 610 W. Main Ave. and 712 Green Ave. www.whstarkhouse.org 409/886-2787

16—ORANGE: Cherryholmes Christmas Bluegrass family's performance includes original songs and classics. Lutch Theater. www.lutch.org 409/745-5535

17—SOUTH PADRE ISLAND: Annual SPI Christmas Parade Runs down Padre Boulevard from Mars Street to Campeche. Begins at 6 p.m. 956/772-1974

18—KEMAH: The Preludes Ballet This 30-minute revue-style show features singing, dancing and high energy entertainment. Kemah Boardwalk, Kipp Avenue. www.kemahboardwalk.com 281/334-9880

18—LAKE JACKSON: Bird Banding The public is invited to join workers collecting data on birds at the Bird Observatory. www.gcbo.org 979/480-0999

18—PASADENA: Audubon Christmas Bird Count Begins at 6:30 a.m. Armand Bayou Nature Center, 8500 Bay Area Blvd. www.abnc.org 281/474-2551

18—SAN BENITO: Market Days Open-air bazaar features food, live music, crafts, antiques and more. Plaza de San Benito. www.sanbenitochamber.org 956/399-5321

19—BAYTOWN: Live Nativity Scene at Yepez Vineyard Hours are noon to 3 p.m. 12739 F.M. 2354 www.yepezvineyard.com 281/573-4139

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