

# Fairwood

Official Newsletter of the Fairwood Homeowner's Association

December 2010

Volume 1, Issue 12

## ASSESSMENTS

Did you get your annual assessment statement? Have you mailed your payment? The Board has adopted the 2011 budget and set the 2011 assessment. You should have already received your annual assessment. The assessment is due no later than January 1, and will be considered delinquent on January 31, 2011. You can pay your assessment easily by echeck, cashiers check, credit card, cash, money order. If you have not yet received your annual assessment statement please contact the Association at 281.537.0957 for a duplicate statement.

### DO YOU RECYCLE? *It's So Easy!*

Call Waste Management (713) 686-6666 to ask for a free recycling bin. (This service is included in your MUD bill)

#### RECYCLING:

- Friday is recycling day.
- Waste management will collect paper, newspaper, newspaper inserts, and plastics # 1 & #2, (This # is found on the bottom of most plastic items)

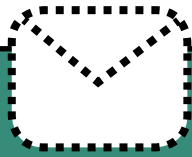
### HAVE YOU CHECKED OUT FAIRWOODWEB.ORG LATELY?

Forms you will find on [fairwoodweb.org](http://fairwoodweb.org) to download:

- ACC Request Form
- Clubhouse Rental Form
- Clubhouse Checklist
- Facility Card Registration Form

Go Green  
Go Paperless

Sign up to receive *the Fairwood Official Newsletter* in your inbox.  
Visit [PEELinc.com](http://PEELinc.com) for details.



## BEING INVOLVED IN YOUR COMMUNITY

### *Go to an HOA Board Meeting*

The neighborhood HOA board meetings are held the 2nd Monday of each month. Please join us at 6:30 pm at the clubhouse. All residents are welcome! The meetings are always open for residents to come and listen, give suggestion or voice an opinion. The meetings include homeowner input, the monthly constable report, committee reports and all other board business. If you have an idea that could benefit our neighborhood, a concern, a question, or would just like to get more involved in Fairwood, please come to the meeting.

We can't wait to see you!

### *Add my Name to the Volunteer List*

We definitely need more volunteers for our upcoming events. Please e-mail [stacybatfaglia@yahoo.com](mailto:stacybatfaglia@yahoo.com) so your name can be added to the neighborhood list of volunteers. If we all help out a little bit, it will guarantee that our neighborhood events are a great success!

## Fairwood Stork Report

Sophia Marie Leccese was born October 9, 2010 weighing 7lbs 11oz. Proud parents are Jenni and Steve.



## Board Members

Jim Adams..... President  
281-251-0053 .....jimadams@fairwoodweb.org  
David Conway ..... Vice President  
281-370-6991 .....davidconway@fairwoodweb.org  
Carol Brockman ..... Secretary  
281-379-3795 .....carolbrockman@fairwoodweb.org  
Virginia Williams ..... Treasurer  
281-374-63-236 ..... virginiawilliams@fairwoodweb.org  
Jason Nolin ..... Director  
281-724-8924 .....jasonnolin@fairwoodweb.org

## Committees

### NEWLETTER/WEBSITE INFO

David Conway.....davidconway@fairwoodweb.org

### RECREATION & VOLUNTEERS

Stacy Battaglia..... stacybattaglia@fairwoodweb.org  
..... 281-455-6819

### ANNOUNCEMENT BOARDS

Yvette Adams ..... yvetteadams@fairwoodweb.org  
..... 281-251-0053

### CLUBHOUSE RESERVATIONS

Celeste Lubenow.....celestelubenow@fairwoodweb.org

### YARD OF THE MONTH

Jason Nolin.....jasonnolin@fairwoodweb.org

### LOST & FOUND PETS

Susan Moss ..... 281-251-8654

## Newsletter

### PUBLISHER

Peel, Inc. .... www.PEELinc.com, 512-263-9181  
Advertising..... advertising@PEELinc.com

### ADVERTISING INFORMATION

Please support the businesses that advertise in the Fairwood. Their advertising dollars make it possible for all Fairwood 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](mailto:advertising@PEELinc.com). The advertising deadline is the 8th of each month for the following month's newsletter.

## Important Numbers

Ambulance .....911  
Fire.....911  
Harris County Constable ..... 281-376-3472  
Poison Control ..... 800-764-7661  
Harris County Animal Control ..... 281-999-3191  
Health Department..... 713-439-6000  
Domestic Violence Hotline ..... 281-401-6250  
Reliant Energy - Electricity..... 713-207-7777  
NW Harris County Mud #5

Municipal District Services ..... 281-983-3602  
Natural Gas Service  
Center Point Energy ..... 713-659-2111  
Emergenct Gas Leaks  
Center Point Energy ..... 888-876-5786  
Water Company  
Municipal District Services ..... 281-290-6500

Streetlight outages may be reported at: [www.centerpointenergy.com/services/electricity/residential/reportastreetlightoutage](http://www.centerpointenergy.com/services/electricity/residential/reportastreetlightoutage)

### SCHOOL NUMBERS

District Website ..... www.cfsd.net  
Black Elementry School ..... 281-320-7145  
Hamilton Middle School ..... 281-320-7000  
Cy-Fair High ..... 281-897-4600  
Bus Information ..... 281-897-4565

### MANAGEMENT COMPANY

Chaparral Management Company ..... 281-537-0957  
Fax: 281-537-0312 ..... [www.chaparralmanagement.com](http://www.chaparralmanagement.com)

### BILLS AND ACCOUNTS

Susie Jones ..... susan@chaparralmanagement.com

### ARCHITECTURAL CONTROL COMMITTEE

Betty Gillory.....service@chaparralmanagement.com

### DEED RESTRICTIONS

Sandi Holms .....sholmes@chaparralmanagement.com

### PROPERTY MANAGER

Tally Jenkins ..... tallyj@chaparralmanagement.com

The website for Chaparral Management, [www.chaparralmanagement.com](http://www.chaparralmanagement.com), provides you with forms that can easily be printed, completed and submitted.

### WRITTEN CORRESPONDENCE TO:

Fairwood HOA  
c/o Chaparral Mgmt. Co.  
P.O. Box 681007  
Houston, TX 77268-1007

## Clean-Up

- If you cut bush or trees, the branches must be bundled and no longer than four(4) feet in length and no more than forty (40) pounds.
- The trash men will not remove a pile of branches.
- If you plan to paint your home, even the same color, you must apply for ACC approval before you begin this project. Call Chaparral Management at 281-537-0957 and request an ACC form be sent to you or download one from the Fairwood website. Please remember to include a color sample with your application.
- Driveways can be power washed to remove oil and other marks.
- Flowerbeds should be weeded and then mulched to prevent weeds.
- Trees should be trimmed away from stop signs and sidewalks to allow for visibility.
- Clean your yard (front and back) from all debris piles. The mosquitoes and snakes like these places to live.
- Be a good neighbor and repair fences between properties. These fences are "usually" shared and are both neighbors' responsibility.
- Trim the bushes around your home. This enables the patrol in the neighborhood to have a good view of your home and does not give a place for an intruder to hide.
- Help a neighbor that cannot do a project. This promotes " Good Will" and helps the neighborhood

**NOT AVAILABLE  
ONLINE**

*Do You Have Reason  
to Celebrate?*

We want to hear from you! Email [davidconway@fairwoodweb.org](mailto:davidconway@fairwoodweb.org) to let the community know!

## St. Elizabeth Ann Seton Catholic School

*Living, Loving, and Learning in Christ and the Church*



### OPEN HOUSE

Wednesday,  
February 2, 2011  
9AM to 2PM  
and  
6PM to 8PM

Pre-K3 through eighth grade  
6646 Addicks Satsuma Rd.

(281) 463-1444  
[www.seasc.org](http://www.seasc.org)

## Tim's Painting

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Tim Thackeray

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## WASTE MANAGEMENT *Instruction and Contact Phone Number*

WASTE MANAGEMENT (713-686-6666)

### GARBAGE COLLECTION

- Tuesday and Friday are garbage days
- Friday is heavy trash day
- Tree branches must be tied and bundled (4 ft. in length, 3 ft. in diameter)
- The garbage truck will take old couches, washing machines, etc. ... it is best to call ahead and let them know you will be putting out a big item so they will be prepared to take it
- Trash and recycling are paid through the MUD#5 monthly bill
- Because of deed restrictions, trash cans must stay out of view unless it is trash day

### RECYCLING

- Friday is recycling day
  - Call Waste Management to get a recycle bin if you do not have one
- Newspaper, newspaper inserts, and plastic 1&2 will be accepted in the recycling bin*
- CITY OF HOUSTON ENVIRONMENTAL SERVICE CENTER  
*11500 South Post Oak 713-551-7355*  
*Drop off every Tuesday & Wednesday 9-3 and 2nd Saturday of the month from 9-1*
- paint cans, batteries, paint thinner, pesticides, fuel, antifreeze and oil
  - residential electronic scrap items (monitors, CPU, TV and VCR equipment)

## HOA BOARD MEETING *Information and Dates*

The neighborhood HOA board meeting are held the 2nd Monday of each month. Please join us at 6:30 PM at the clubhouse. All residents are welcome!

## FAIRWOOD *Message Boards*

You can now put your personal message on the Fairwood signs for \$10 a line, that includes both signs and it stays up approximately 7-10 days. You can wish someone special a happy birthday, anniversary, or congratulations. No business advertisements, no baby-sitting, garage sales, etc. We reserve the right to deny any inappropriate messages. Any questions contact Yvette at [yvetteadams@fairwoodweb.org](mailto:yvetteadams@fairwoodweb.org).

# 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](http://www.StarTexPower.com)

Sign Up Today Online: [www.StarTexPower.com](http://www.StarTexPower.com) or call 866-917-8271  
PLEASE USE "**NEIGHBORHOOD NEWSLETTER**" as your referral!



PUCT #10089





**PETS ON LEASHES** *It is the Law*

This is a reminder to all residents to please keep dogs on leashes at all times when outside of private fenced areas. This is the law. Another reminder is to please scoop up after your dog. An easy way to do this is to bring along a plastic bag tied to the leash.

**PLAYGROUND RULES**

Parents please go over these rules with your children. Parents will be held responsible for their children's actions. Thanks for helping to make our playgrounds safe and clean.

1. Playground is open from sunrise to sunset.
2. Children under 10 years old must be accompanied by an adult.
3. No pets on playground.
4. Please dispose of trash in receptacles.
5. Do not allow children to throw mulch.
6. Please keep all bikes and skates off the equipment.

**CONSTABLE** *Vacation Watch*

Take advantage of our constable's services when you are out of town. Before leaving, call the constable's office and let them know when you are leaving and when you are returning. Your home will be checked during the constable's regular neighborhood drive-through.



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**CLUB HOUSE**

To rent clubhouse, goto Links & Forms at fairwoodweb.org and print the appropriate form.

**SEND FORM TO:**

**Celest Lubenow**  
**12727 Robins Crest Dr.**  
**Tomball TX, 77377**  
**281-357-4933**



## Lost and Found Pets in Fairwood

If you find a lost pet, please call Susan with a description of the pet and where it was found. Anyone who has lost a pet, please call with a description as soon as possible. Susan will register you lost pet with two local pet registries. She will put you in contact with anyone that may have found your pet. You should also call Cypress Lost Pet Alert at 832-858-5344 and speak to RB Cox.

### Helpful Hints:

- It is helpful if you have a recent photo of your pet
- Expired rabies tags sometimes can prevent veterinarians from tracing the tags to the owner
- If you found a lost pet, Glenwood Falls Animal Hospital can perform a free ID microchip scan. Glenwood Falls is located at 12850 Grant Rd, 281-320-9339.

Thanks! Susan Moss 713-416-2998

## 1960 SUN NEWSPAPER

If you are receiving the "1960 Sun" newspaper every Wednesday and would like for it to stop being delivered, please call 281-440-1470. If you aren't reading this newspaper, you can stop delivery to keep Fairwood clean and save resources. Also, copies are available at the Cy Fair Chamber office, and area hospitals. If there is an issue that anyone would need several copies of, they are available at the Sun's 1960 office, 3730 FM 1960 West, #108 Houston, TX 77068. If you are not receiving the paper and would like to, please call 281-440-1470.

## SEX OFFENDER *Registration Database*

This internet site mandated by House Bill 1176 allows you to search the convictions record and sex offender registration database of the Texas Department of Public Safety in your neighborhood. On the internet, simply type in: Texas Department of Public Safety Crime Records Service Public Website and then type in your zip code.

### DON'T WANT TO WAIT ON THE MAIL?

The Fairwood Periodical can be  
viewed online at [www.PEELinc.com](http://www.PEELinc.com)



Christmas Eve,  
at Cypress Fellowship

December 24 ★ 4pm & 6pm

[cypressfellowship.org](http://cypressfellowship.org)

15014 Spring Cypress Rd • Cypress, TX 77429 • 713-574-6301



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## TENNIS COURT RULES



The Association hereby issues facility card access to the Association's Tennis Courts located at 14701 Spring Cypress, Cypress, Harris County, Texas, subject to any rules and regulations of Fairwood H.O.A. for use of such facility, which are attached hereto and made a part hereof, and further specifically subject

to the following:

1. Resident and family will be the only persons using the facility, and that non-residents of Fairwood subdivision will not be allowed to use the facility.
2. Resident shall hold harmless and indemnify Fairwood from any and all liability, causes of action, damages, costs, attorney fees, and any other matter or cost whatsoever arising, or asserted as arising, out of, or incidental to, use of the Fairwood Tennis Court facility.
3. Resident shall be personally liable for and shall pay upon demand, any and all damages to the Fairwood facility.
4. Resident shall be personally liable for and shall pay upon demand, any and all damages to the Fairwood facility as a result of

unauthorized use of their key to the facility.

5. Resident agrees to forfeit the right to use of the Tennis Courts for violation of the Tennis Court Rules or allowing use of the facility card by persons other than Resident's immediate family.
6. Resident shall not permit, and shall promptly report to law enforcement officers, any unlawful activity occurring during, or incidental to Resident's use of the Fairwood facility.
7. There shall be no alcoholic beverages brought upon, or used on, the Tennis Courts or surrounding playground and parking lot.
8. There will be no more than four (4) people per court allowed to play on the Tennis Courts.
9. There will be playing time of one (1) hour when other residents are waiting to use the tennis courts. Players should relinquish their court after one (1) hour when other players are waiting. This rule applies to each court, not one (1) hour per individual.

Play time will start at the beginning of the hour, and end at the end of the hour.(example begins 7:00 a.m. and ends at 8:00 a.m.) Players must RELINQUISH the courts at the end of the hour to players waiting to play regardless of the length of time they have been playing. NO EXCEPTIONS

Thank You

to all the businesses who advertised with us  
in 2010 and made this newsletter possible.

*Merry Christmas!*



PEEL, INC.  
community newsletters



## Real Estate Market Report

*Fairwood* Specialist

**DAVID "SUPER DAVE" FLORY**



- **#1 Realtor in Fairwood\***
- **#2 Realtor in Houston & Texas\*\***
- **#7 Realtor in United States\*\***
- **Selling Over 500 Homes A Year**

	ACTIVE	PENDING	SOLD Last 6 Mos
<b># of Listings</b>	18	2	20
<b>Price Range:</b>	\$72,900 \$185,000	\$139,900 \$159,900	\$65,000 \$148,000
<b>Average Price</b>	\$128,635	\$149,900	\$110,988
<b>Avg Price/sq.ft.</b>	\$61.73	\$65.60	\$54.37
<b>Avg DOM</b>	96	67	83
<b>High Price/sq.ft.</b>			\$65.39
<b>Low Price/sq.ft.</b>			\$33.75



**RE/MAX**  
Professional Group  
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\*According to information taken from the HAR MLS Computer    \*\*Realtor Teams per Remax 9/2008, 3/2009