

THE Southgate GAZETTE

December 2011

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HOME SAFETY

There's more than just testing to consider when it comes to establishing a home security routine. By making your monitored security system a part of your daily routine, you can help promote an overall atmosphere of home security.

If you're the only one following these steps, their overall effectiveness will be lessened, so make sure that your family members are also paying attention to these important details.

Here are some daily steps that are indispensable to your home security:

- Close and lock all doors and windows each time you leave the house, and at night. Remember to include your garage door.
- Make sure that you don't leave valuables in sight of windows.
- Make sure to remove all valuable items from your car when you come home.
- Arm your monitored home security system whenever you leave or are going to bed.

There are also other routine tasks which may only be necessary on a weekly or monthly basis:

- Make sure to keep bushes and trees trimmed to a manageable height. Carefully-placed shrubs can help prevent access to windows, but can also provide a place for burglars to hide.
- Stay in touch with neighbors, especially if you are in a neighborhood or apartment complex where people move in and out often. Help to inform others about suspicious activity.
- Put your home security routine into action to help protect your home and family.

HOME STAIRWAY SAFETY

Falls are the number one cause of home injury deaths in America. According to Home Safety Council research, falls on or from stairs or steps are the leading known cause of death due to residential falls. Follow the Home Safety Council's steps to stairway safety to make your home safer from falls:

- Have handrails on both sides of stairs and steps.
- Have lots of lights at the top and bottom of the stairs.
- Keep the stairs clear.
- Paint the bottom basement step white to make it more visible. Mistaking the lowest step for floor level can cause you to lose your balance and fall.
- In homes with young children, use safety gates at the tops and bottoms of stairs.
- Carry small loads up and down stairs. Always hold onto a handrail.
- It is easy to trip on small rugs. Tape them to the floor or do not use them at all.
- If you have steps outside your home, keep them free of ice and snow. To prevent a tripping hazard, periodically check steps and walkways for broken or loose bricks, cement or stone.

BOARD OF DIRECTORS MEETINGS

The Southgate HOA Board of Directors meets the 2nd Wednesday of every month at the Cervelle model home in Southfork from 6:30 to 7:30 pm. We tried changing the meeting to Tuesdays to accommodate some requests, but the charge for the church is \$50 and we still only had 3-5 homeowners. Moving back to Cervelle will save us the money. We must change back to Wednesday because the model home is closed that day, and available for us to use. All homeowners are welcome to attend.

Contact the board at: southgatehoaboard@gmail.com, our new email address.

Check out our new website at: sgathoa.org and get your own login to your personal account.



Happy Holidays!

IMPORTANT NUMBERS

EMERGENCY

Emergency	911
Poison Control	800-764-7661
Pearland Police	291-997-4100

SCHOOLS

Laura Ingalls Wilder	281-245-3090
Mary Marek	281-245-3232
Manvel Junior High	281-331-1416
Alvin Senior High	281-331-8151
Manvel High	281-245-2235
Alvin ISD	281-338-1130

UTILITIES

Reliant Energy	713-207-7777
Center Point	713-207-2222
Trash Removal	281-652-1600

CITY OF PEARLAND

City Hall	281-652-1600
Water Dept Billing	281-652-1603
Animal Control	281-652-1100
Post Office	281-485-2132

SOUTHGATE INFORMATION

Articles	peelinc.com/articlesubmit.php
Board	southgatehoaboard@gmail.com
Web	http://sgatehoa.org
LPI Mgmt Company	281-412-2580 or jcook@lpidev.net
Publisher - Peel Inc.	www.peelinc.com
Advertising	1-888-687-6444

ARTICLE SUBMISSIONS

Interested in submitting an article? You can do so by emailing southgatehoaboard@gmail.com or by going to <http://www.peelinc.com/articleSubmit.php>. All news must be received by the 8th of the month prior to the issue. So if you are involved with a school group, scouts, sports etc – please submit your articles for The Southgate Gazette. Personal news for the Stork Report, Teenage Job Seekers, special celebrations and military service are also welcome.

ADVERTISING INFO

Please support the advertisers that make The Southgate Gazette possible. 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 the month prior to the issue.

Homeowner 2012 Maintenance Assessments

ARE YOU PAYING YOUR HOMEOWNER ASSESSMENTS VIA ESCROW?

Before you answer, be aware that this is a trick question. No homeowners are paying HOA Assessments via Escrow. When you bought your house, you likely paid your assessments for the current year, and depending on when you bought your house, you may have paid the following years assessments as well. The assessments were paid out of CLOSING COSTS. Escrow will not collect money for Assessments. Escrow is used to collect money for Homeowners Insurance and Property Taxes only. When you receive a bill for your HOA Assessments, remember it is your responsibility to pay them on time. Your Escrow account will NOT pay them.

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Yard of the Month

Congratulations to the November Yard of the Month winner Bruce and Patricia Meyer of 11207 Edwards. The Yard of the Month winner receives a well-deserved Home Depot gift certificate. Hint to homeowners: One of the qualifications for winning yard of the month is having seasonal color in your yard. Add some colorful flowers to your beautiful yard and be a candidate for Yard of the Month!

Holiday Yards of the Month

For the month of December the Beautification Committee will pick two winners. The categories are: Most Creative and Holiday Home. Most Creative is self-explanatory as the decorations are creative and unusual. Holiday Home is described as a home that is “welcoming” from their lighting displays. Signs will be placed in the yards of the two winners. The judging will take place the week of December 12th.



Experience Counts!



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Not certified by the Texas Board of Legal Specialization

Homeowners needed with Texas Notary Commission

A committee of homeowners has been working on revisions to the Deed Restrictions. In order to pass the revisions we will need approval of 67% of the homeowners and their signature must be notarized. The committee hopes to have the document ready for vote at the November 15th General Meeting. If there are not enough votes cast for approval at the general meeting, teams of homeowners will be visiting homes to gather the signatures. Each team will need a notary with them to notarize the signatures. If you are a Texas Notary, and would be willing to help with this project, please email the board at southgatehoaboard@gmail.com .

Homeowner Assessment

FOR 2012

The statements for the year 2012 homeowner assessments will be mailed to your home by our management company, LPI, on approximately December 1, 2011. Payments are due by December 31, 2011 and will begin accruing late fees if not received by January 31, 2012. Our annual dues are \$200 and pay for lawn maintenance of the area surrounding our neighborhood and around the retention pond. They pay the management company for billing and collecting dues, twice monthly drive through to note deed violations, send letters to violators to remedy problems and letters to homeowners who have not paid their dues. They also pay for lighting and water at the two entrances on CR 59, for landscaping and lighting improvements to those two entrances, paid for the new sidewalk from Harris to connect to the sidewalk to the Town Center, and pay for legal fees required when homeowners don't live up to their commitment to maintain their home and pay their fees. The \$200 per year equates to only \$16.67 per month, per homeowner. You can go to our community site www.sgatehoa.org and pay online with a credit card. There is a fee for this service, but some homeowners prefer to use this form of payment.

STREET LIGHTS OUT?

If you notice a street light out please report it to Centerpoint Energy. Follow these steps. • Dial (713) 207-2222 • Choose a language preference • Select option for street light outages. • Provide the 6 digit number painted about 5 feet up on the pole, the street name, and closest address.

POWER OUT AT YOUR HOME?

We have had many power outages in our neighborhood lately. Every homeowner should call CenterPoint Energy at 713-207-2222 to report these outages. They will usually respond quickly to multiple reports from the same area.



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