



ACIA

Happenings

February 2012

Official Newsletter of the Atascocita Community Improvement Association

Volume 2, Issue 2

ATASCOCITA ACIA

Crime Stats

	DEC 2011	YTD DEC 2011
BURGLARY OF A HABITATION.....	2	17
BURGLARY OF A MOTOR VEHICLE...	7	42
THEFT FROM A HABITATION.....	0	13
THEFT OF MOTOR VEHICLE	2	7
THEFT - OTHER	2	16
ROBBERY	1	4
SUB-TOTAL	14	99
ASSAULT	1	6
SEXUAL ASSAULT	0	2
CRIMINAL MISCHIEF	4	30
DISTURBANCE - FAMILY.....	2	20
DISTURBANCE - JUVENILE.....	1	37
DISTURBANCE - OTHER.....	1	120
ALARMS.....	20	297
SUSPICIOUS VEHICLES.....	18	176
SUSPICIOUS PERSONS.....	6	106
RUNAWAYS	1	11
TELEPHONE HARASSMENT	1	7
OTHER CALLS.....	51	1002

A full version of Crime Stats for Atascocita ACIA can be viewed at: www.atascocitacia.org (click on security.)

The Friends of the Atascocita Library

The Friends of the Atascocita Library(FOAL) will hold a used book sale Saturday, February 11, from 10AM - 5PM at the Atascocita Library, 19520 Pinehurst Trail Dr. Individuals with disabilities may shop from 9AM -10AM. Preview for FOAL members is Friday evening from 5PM-7PM, with memberships available at the door. There is a large selection including children's, history, art, travel, religion, self help, fiction & non fiction, hard backs & paperbacks. Most are priced at \$.50 - \$1.00. Donations of used books & magazines are welcome anytime during regular library hours. Visit www.hcpl.net for library hours & www.foal.ws for more information, or email contact@foal.ws. All proceeds benefit the Atascocita Library.

Finishing Touches to the Marina



The Marina is beautiful with the addition of new shade awnings! This cover will offer protection from the sun and weather, and a nice picnic spot for our community. A second smaller shade structure close to where the earth peninsula was removed offers a shady area at the front of the pier to enter and exit watercraft! We hope everyone will enjoy the new ramp, look forward to the return of boating weather and the lake! Final additions, budget permitting, will include some tables and benches to make the marina a family friendly area for our community. I hope everyone enjoys the new and improved ACIA Marina.

(More Photos on Page 2)



**Harris County
Constable Precinct 4**
Ron Hickman - Constable

Emergency Dispatch
281-376-3472



ACIA HAPPENINGS

COMMUNITY CONTACTS

BOARD MEMBERS

Mindy Marules, Vice President..... mmarules@atascocitacia.org
Robert Segraves, Trustee rasegraves@yahoo.com
Laura Lammers, Trustee
Jimmy Wells, Trustee.....
Kyle Adams, Secretary kadams@atascocitacia.org
David Johnson, Community Asset Manager.....
..... djohnson@communityassetmanagement.com

ARCHITECTURAL CONTROL COMMITTEE

Ron Jones.....
Tim Mulkey.....
Sean Parker.....
Steve Daniele.....

EMERGENCY INFORMATION

Fire, Medical or Life Threatening Emergency 9-1-1
P-4 Constable Dispatch..... 281-376-3472
Humble ISD Police (Schools)..... 281-641-7900
Atascocita Volunteer Fire Dept (AVFD)
Non-Emergency Number 281-852-2181
Harris County Animal Control 281-999-3191
Texas Poison Control Center 800-222-1222

UTILITIES

Electric, (multiple providers) www.powertochoose.org
Power Outages 713-207-7777
Street Light Outages 713-207-2222
Gas, Centerpoint Energy 713-659-2111
Gas Leaks 713-659-2111
Water, Severn Trent 281-579-4500
24 Hour Emergency Number 281-209-2100
Telephone, Centurylink..... 877-290-5458
Trash, Waste Management..... 888-964-9734
Humble Post Office..... 281-540-1775
Harris County MUD #132 www.hcmud132.com
Harris County MUD #151 www.hcmud151.org

SCHOOLS

Humble ISD 281-641-1000
Website www.humble.k12.tx.us
Pine Forest Elementary..... 281-641-2100
Maplebrook Elementary 281-641-2900
Atascocita Middle School 281-641-1000
Atascocita High School 281-641-7500

NEWSLETTER INFORMATION

Editor - Mindy Marules mmarules@atascocitacia.org
Publisher, Peel, Inc. 888-687-6444
Advertising..... advertising@PEELinc.com

Finishing Touches to the Marina

(MORE PHOTOS)



BUSINESS CLASSIFIEDS

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CLASSIFIED ADS

PERSONAL CLASSIFIEDS (one time sell items, such as a used bike...) run at no charge to Atascocita CIA residents, limit 30 words, please e-mail mmarules@atascocitacia.org.

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To Atascocita...

Atascocita is one of the fastest growing cities in the country, with a blend of new construction and existing homes in a variety of neighborhoods old and new. To service the growing population and families, Atascocita has seen businesses large and small come into the area. Residents now have numerous shopping and eating choices that enhance the quality of life in our area. We are located near a major airport and within 30 minutes of downtown Houston. It is no wonder that this city is growing and with growth comes a need for housing. We have seen a pick up in buyer activity and home sales in the last quarter of 2011 and continuing into 2012. If you are planning on selling this may be a good time to list your home. Homes are selling! Many Sellers are choosing to move within Atascocita by selling in one neighborhood and moving to another, or moving within the same neighborhood. The choices are numerous between higher tax Master Planned Communities to lower tax mature neighborhoods brimming with character. I would love the opportunity to speak with you about listing your property. As for buyers there are many homes on the market with more being listed everyday.

Some reminders as we start off the New Year. Remember that if your air conditioning unit must be replaced it will have to be with a Puron unit. Some older indoor units will not be compatible and may have to be replaced as well. If you carry a home warranty; check to see if your plan covers this change. Have you looked at what HCAD has valued your property at? Is the value of your home in line with like properties in your neighborhood? If not you may be paying more in taxes than you should. I or my team can provide you with comps to give you an idea of your homes value. We will be happy to assist you!

RECENT REAL ESTATE CHANGES THAT MAY BE OF INTEREST TO YOU:

- Several Home Owners Associations are now requiring resale certificates before you can sell your home. There is a fee that must now be paid that is a Buyers expense. This fee must be paid and an HOA inspection done before the closing. If you have questions on this ask us about it and we will be happy to explain.
- The lease market has been hot! Landlords need to know that there are mandatory requirements for every lease home. This concerns locks, smoke detectors, and other changes. These requirements need to be complied with if you own a lease home occupied by a tenant. Landlords must comply as it is the law!
- My experience includes personally handling over 400 transactions since October 2002 totaling over \$70 Million in sales. I realize you have a choice, so I appreciate the opportunity to provide service to you!

*Respectfully,
Rebekah Snipp, Realtor ABR, CDPE
Building Clients for Life, while giving back to the community*

I am resident of Atascocita and helping buyers and sellers with homes in the community I call home, is very important to me. Please ask about our **Free Local Move** offer with each closed sales transaction! Call for details as restrictions apply!

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Rebekah Snipp
Realtor, ABR, CDPE
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Websites:
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ACIA HAPPENINGS

FAQs - Atascocita Community Improvement Association, Inc. ASSOCIATION & ASSESSMENTS

Q. Did I elect to become a member of the homeowners association?

A. No. Membership is not optional; you accepted it when you accepted the deed to your property in Atascocita. Membership passes to the next owner when the property is sold.

Q. What are Deed Restrictions?

A. All properties in Atascocita C.I.A. are subject rules which place restrictions on the deed to your property. The rules, "deed restrictions", were designed by the Developer to preserve property values and to protect and maintain the quality of the neighborhood. A summary of this document is as well as copies of the complete documents are available for review or download on this website.

Q. What are the assessments used for?

A. Since Atascocita is in an unincorporated area, there would be no municipal services nor amenities without collection of an annual assessment from each owner. A copy of the Association's current operating budget is available for review on this website.

Q. I don't use the boat ramp, swimming pools, or tennis courts. Do I still have to pay for them?

A. Yes. The facilities and amenities in your area DO positively affect

the property values for the homes in the community, whether you use them or not. The CC&Rs stipulate that no owner may escape supporting financial responsibility for the Association's services or facilities due to his/her non-use of those services or facilities.

Q. Can assessments be paid over time?

A. Yes. Provided your account is not severely delinquent (more than a year), you may request approval for a pay plan by using the form designed for that purpose. The form is downloadable from this website. While Association approval of, and conformance with, such a plan will protect you from collection measures, please remember that interest will continue to accrue on the unpaid balance.

Q. What are "CAM Fees"?

A. This is a term we find penned on statements and correspondence. "CAM Fees" do not exist. Owners in Pinehurst, Shores, Pines, Golf Villas, and Ivy Point pay annual assessments to Atascocita C.I.A. Payments which are made out to "CAM" will only slow down the posting process, because they must be endorsed over to Atascocita C.I.A.

(Continued on Page 5)



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Association and Assessments

(Cont. from Page 4)

PROPERTY RIGHTS

Q. Who is responsible for repairing the fence between my house and my neighbor's house?

A. Once a fence is installed on or near the property line, it becomes more-or-less jointly owned. As time passes, it doesn't matter which side the pickets are on, nor who actually paid for the fence; rather it becomes the joint responsibility of the adjacent owners. On most properties, fences are not required.

Q. Are there special requirements for fences on the golf course or on water front?

A. Fences contiguous with the golf course property or water front must be constructed of ornamental metal. The full policy is available for review on this website.

Q. There is an easement on my property. Is it my responsibility?

A. Yes. An easement is an area typically

dedicated to current or future use by utilities. While they guarantee ingress and egress by the utility company, they are still part of your property, and they must be maintained by the owner of the property without restricting availability to the utility company.

COMMUNITY SERVICES

Q. Who controls the terms and performance of trash pickup?

A. The Atascocita C.I.A. contracts for trash pickup on your behalf. A significant portion of your maintenance fee funds the cost of trash pickup. This provides each owner with a lower per unit price which is paid on a tax-exempt basis.

Q. Who is responsible for drainage ditch concerns?

A. Mowing and maintenance of the ditches is the responsibility of Harris County Flood Control District (713) 684-4000.

Q. Who is responsible for road maintenance, street sign maintenance, and street sweeping?

A. These are the responsibility of Harris County Road and Sign Maintenance, (281) 446-2532.

Q. Who is responsible for streetlight operation?

A. Reliant Energy, (713) 207-7777. If you would like to report a streetlight out (or staying on in the daytime), please use the downloadable form found on this website.

Q. Who is responsible for security patrol?

A. Harris County Precinct 4 Constables are presently engaged by the Association, in participation with Walden on Lake Houston, to provide 24 hour/7 day patrol. For peace officer, patrol, investigation, traffic concerns, owners should dial the Constable dispatch, at (281) 376-3472. For emergencies, owners should still dial 911.

Q. What can we do to control loose animals, barking dogs, etc.?

A. You can report loose animals, nuisance animals, and/or maltreated animals to

(Continued on Page 6)

The New Emergency Room Standard has been Set

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ACIA HAPPENINGS

Association and Assessments

(Cont. from Page 5)

FAQS ON USE RESTRICTIONS

Q. Can the Association control vehicles parked in the streets?

A. All the streets in Atascocita C.I.A. have been deeded to Harris County. As such, there is no restriction against parking on the street, even overnight, unless county signs have been placed restricting parking. The Association does pursue well-documented, long-term storage of vehicles in public view as a violation of deed restrictions.

Q. Are there restrictions on basketball goals?

A. The Board has adopted the policy that basketball goals must be kept in good repair or else removed from public view. Basketball goals must be removed from the street when not in use.

DROUGHT UPDATE

GROUNDWATER REDUCTION PLAN PARTICIPANTS ("GRP PARTICIPANTS") WEST HARRIS COUNTY REGIONAL WATER AUTHORITY (THE "AUTHORITY") RECORD DROUGHT

Except for a few recent storms, it has been over a year since there has been any appreciable rainfall in the Houston region. Despite these storms, the region's rainfall deficit is approximately 30 inches and the drought continues. Some meteorologists believe the current unfavorable conditions will persist for the foreseeable future, perhaps into 2013. This drought has broken a number of previous records. This year, Houston has experienced the driest February to September period in history with the most days at or above 100 degree heat, the most consecutive 100 degree days, and the hottest June-August period for Texas ever recorded.

During the summer months, the City of Houston's Mayor called for the release of water from Lake Conroe to increase Lake Houston's water level, and also invoked mandatory water use restrictions for the City's retail customers. Lake levels in the reservoirs - Lake Conroe, Lake Houston and Lake Livingston - remain low. The Authority's wholesale water contract with the City entitles the Authority to approximately 28 million gallons per day. The Authority, however, is concerned that as this drought continues the City's ability to deliver water to its wholesale customers, including the Authority, will become limited. Recent news coverage has revealed general unease related to the City's decision to impose water restrictions on its retail customers, but not its wholesale customers.

(Continued on Page 7)

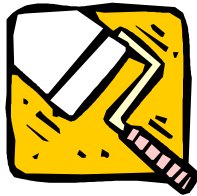
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ACIA HAPPENINGS

Drought Update - (Cont. from Page 6)

Water demand has increased significantly in the current drought. The demand was so high the Authority had to increase its aggregate Subsidence District permit for the period ending November 30, 2011, by two billion gallons. In addition, the unexpected surge in water usage, including groundwater usage, is putting pressure on the Authority's ability to maintain a 30% surface water conversion under Subsidence District rules. Groundwater usage has increased to such an extent that many utility districts are lowering their groundwater well pumps in order to maintain functionality of the well due to the drop in water levels of the aquifer.

Some water districts initiated voluntary and/or mandatory drought response measures during this past summer. Because of the extreme drought situation, we are strongly encouraging all GRP Participants (including municipalities and districts on groundwater or surface water) to implement at least voluntary drought response measures, if not mandatory. Although irrigation requirements are low during the winter months, we believe implementing drought response measures now will help prepare consumers for severe drought conditions next summer. The Authority is continuing to analyze the drought conditions to determine what additional actions the Authority may need to take and require of the GRP Participants. Thank you for your efforts and understanding during this difficult time. The Authority will continue to keep you apprised of the Authority's plans to cope with the drought.

COMMUNITY REMINDERS

The ACIA Board of Trustees meeting will be held on January 23, 2010 at 6:00 p.m. at the C.A.M. office in Humble.

With the winter months upon us we are all working extra hard to keep the falling leaves cleared from our yards and contemplating the upcoming spring home improvement plans. Remember that prior to initiating any home improvements requiring Architectural Control Committee approval (painting, pools, roofing, etc) please submit an approval request form to the C.A.M. office. The form and Architectural Guidelines can be found on the website or at the C.A.M. office.

The "ACIA Happenings" newsletter will continue to grow if everyone participates. If you have some community news or you are involved in a community club or activity that the community might be interested in, please e-mail information for inclusion in the newsletter. The more everyone gets involved, the better the information can be. The deadline for submission is the 8th day of the month for inclusion in the next month's publication.

UNIQUE ALZHEIMER'S CARE

AUTUMNGROVE Cottage

HOMELIKE ENVIRONMENT -

Our homelike environment is one of the cornerstones in the AutumnGrove Cottage belief that people should be able to age in the same manner they are accustomed to living.

PERSONALIZED CARE -

AutumnGrove Cottage caregivers are involved in all aspects of our residents care through out their day from grooming, bathing, doing activities with them to preparing and assisting them with meals. This allows our caregivers to get to know the residents preferences and to provide more personalized care for our residents.

DEEP RELATIONSHIPS -

Since an AutumnGrove Cottage only cares for 16 residents, staff and residents get to know each other in a very personal and intimate way. With the common bond of being impacted by Alzheimer's, family members become friends and often become an informal support group for one another.



Come take a Virtual Tour on our website:

www.AutumnGrove.com

"Our purpose is to honor our residents and those who love and care for them."

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Heights
Fac. #104449 | AL, ALZ

The Woodlands
Fac. #103125 | AL, ALZ

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ACIA

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Schedule of Events:

Friday, March 23, 2012

- Check in - 4:00p.m. to 6:00p.m.

Calcutta Pool opens to public 6:30-7:00p.m.

Hospitality Food, Beverages, and Entertainment at Cedars Landing

Special DOOR PRIZES awarded at 7p.m. & 8p.m.

BOTH MEMBERS MUST BE PRESENT TO WIN

SATURDAY, March 24, 2012

KIDS TOURNAMENT HOURS 8a.m.-11a.m.

PRO TOURNAMENT HOURS 6:00a.m. - 3:30p.m.

Several Kids event locations around the lake.

go to website for more information

FISHERMAN'S MEAL

Start serving at 4:00p.m. awards & Door Prizes Following Meal

For Tournament Information Contact:

Tim Neumann

(210) 859-7555

neumann.tj@gmail.com

John Littleton

(281) 222-8544

David Otis

(713) 410-1691

For tournament details see our website: www.LakeHoustonHookUp.com

Lake Houston Stocking Program: Benefiting the fishery, habitat and various other Lake Houston projects. Proper Lake Mgmt. Stocking Program Including the stocking of "Florida Strain Bass"