



# ACIA

## Happenings

April 2012

Official Newsletter of the Atascocita Community Improvement Association

Volume 2, Issue 4

### ATASCOCITA ACIA

#### Crime Stats

	FEB 2012	YTD 2012	FEB 2011
BURGLARY OF A HABITATION .....	1	1	2
BURGLARY OF A MOTOR VEHICLE...6 .....	6	8	4
THEFT FROM A HABITATION .....	0	1	1
THEFT OF MOTOR VEHICLE.....0 .....	0	2	0
THEFT - OTHER.....4 .....	4	4	3
ROBBERY .....	0	0	0
SUB-TOTAL.....11 .....	11	16	10
ASSAULT .....	0	1	0
SEXUAL ASSAULT .....	0	0	1
CRIMINAL MISCHIEF .....	3	4	2
DISTURBANCE - FAMILY .....	3	4	0
DISTURBANCE - JUVENILE.....1 .....	1	1	4
DISTURBANCE - OTHER .....	14	24	15
ALARMS.....12 .....	12	36	18
SUSPICIOUS VEHICLES .....	13	22	10
SUSPICIOUS PERSONS .....	10	21	12
RUNAWAYS.....0 .....	0	1	0
TELEPHONE HARASSMENT .....	0	0	0
OTHER CALLS.....68 .....	68	122	127

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

### Friends of the Atascocita Library Annual Meeting

*by Becky Berry*

The public is cordially invited to attend the Annual Meeting of the Friends of the Atascocita Library (FOAL), Tuesday, May 1, at 7PM, at the Atascocita Library, 19520 Pinehurst Trail Dr. There will be a short business meeting, which will include election of officers & presentation of the budget for 2012 – 2013. Harris County Precinct 4 Commissioner R. Jack Cagle will be the guest speaker.



Commissioner R. Jack Cagle was sworn in to serve as County Commissioner on October 3, 2011. He has spent more than 20 years working with and serving the citizens of Harris County Precinct 4 as an attorney, as an elected judge and now serving as county commissioner.

Until his appointment to Commissioners Court, Cagle served eleven years as Judge of Harris County Civil Court at Law No. 1. Harris County voters elected him to the bench countywide in 2000 and reelected in 2002, 2006, and 2010.

As judge, Commissioner Cagle consistently earned high ratings from the Houston Bar Association and has earned numerous awards from legal, business, political and community groups.

Twice recognized as “Judge of the Year” by law enforcement groups, Cagle was also recognized by the Mexican American Bar Association of Houston. He served as an officer in the Association of Women Attorneys. He was elected by his peers to be Administrative Judge for the County Civil Courts and as President of the Texas Association of County Court at Law Judges.

*(Continued on Page 2)*



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

Emergency Dispatch  
**281-376-3472**



# ACIA HAPPENINGS

## COMMUNITY CONTACTS

### BOARD MEMBERS

Robert Segraves, President..... rasegraves@yahoo.com  
 Jimmy Wells, Vice President..... jwellsacia@yahoo.com  
 Laura Lammers, Secretary/Treasurer..... l.lammers@yahoo.com  
 Mindy Marules, Trustee..... mmarules@atascocitacia.org  
 Kyle Adams, Trustee..... 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 - Laura Lammers ..... l.lammers@yahoo.com  
 Publisher, Peel, Inc. .... 888-687-6444  
 Advertising..... advertising@PEELinc.com

### Friends of the Atascocita Library - (Continued from Cover Page)

Commissioner Cagle is a graduate of Rice University with triple majors in Economics, History and Managerial Studies. He is a graduate of Baylor Law School.

He has been married to Janet for 30 years and they have three children: Richard, Victoria and Elizabeth.

Light refreshments will be served. For more information email [contact@foal.ws](mailto:contact@foal.ws) or go to [www.foal.ws](http://www.foal.ws).


### 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 [l.lammers@yahoo.com](mailto:l.lammers@yahoo.com).

**BUSINESS CLASSIFIEDS** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).



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**Thank you Atascocita/Humble/Kingwood for over 10 years of support!**



**281.812.9706**  
 18455 W Lake Houston Pkwy, Suite 250  
 Atascocita, Texas 77346

## February Security Report

By Jimmy Wells/VP

One burglary of a habitation. The thief or thieves entered through a doggy door.

Theft of property from an automobile were 6 confirmed and all were unlocked. Please remember to lock your automobiles, if an alarm is installed make the horn or other device sound so you will know it is locked.

Deputies responded to four house alarms which all were false and cleared.

As information if anyone owns a pick up, make sure the tail gate is locked as these are easy to steal and easy to sell. You may end up buying your own tailgate back.

Thirteen suspicious vehicles were reported for February which makes twenty-two for the year. Do not hesitate to report suspicious vehicles, if a license plate number can be written down or get a picture of the plate this is always a great help. Also be on the look out for suspicious as well, and report them as well.

As always remember to keep the garage closed, even while at home.

The January stats for the 4 units covering Atascocita and Walden reflect a total of 466 calls, 90 traffic tickets written, 7,500 miles driven and 672 total hours worked. If you consider an average of 25 miles per hour (which is probably high) all that comes out to around less than an hour per call.

Happy Easter Egg Hunting

Jimmy Wells

Security

V/P Atascocita ACIA

## ACIA Community Garage Sale

April 13-15, 2012

By Robert Segraves

One person's slightly used items is another's perfect find. Dig through the closet, attic, or garage and make someone happy. E-mail your name and address to [l.lammers@yahoo.com](mailto:l.lammers@yahoo.com) and we will advertise your location on various media.

The following addresses have scheduled a garage sale.

8010 Pinehurst Trail Circle

19910 Sweetgum Forest Drive

8515 Pinehurst Grove Ct.

19403 Pinewood Bluff Ln

Check the website [www.atascocitacia.org](http://www.atascocitacia.org) for more locations.

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Fac. #103125 | AL, ALZ

Katy  
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Humble  
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Champions  
Fac. #103059 | AL, ALZ

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# ACIA HAPPENINGS

## ACIA 2012 Budget

*By Robert Segraves*

Below is the 2012 budget for your ACIA submitted at February's meeting. Reserve funds are budgeted for resurfacing the decking at the pools, driveway entrance at the Marina, and resurfacing the tennis courts when required in the future. These funds may also be utilized for unexpected required expenditures during the year.

### ACIA 2012 Budget REVENUE

TTL Association Revenue	<u>\$1,228,812</u>	
		% of budgeted
Trash service	327,239	29.5%
Utilities (street lights, electricity, water, sewer, telephone)	176,627	15.9%
Maintenance (mowing, beautification, signs, pest control)	160,862	14.5%
Security	146,000	13.2%
Professional Services (management, legal, audit)	130,010	11.7%
Pools	82,298	7.4%
Recreational (marina, tennis, playground, parade, egg hunt)	21,388	1.9%
Miscellaneous (insurance, property tax)	35,074	3.2%
Administrative (information, postage, fax, printing, bank)	<u>29,510</u>	<u>2.7%</u>
<b>Total</b>	<b>\$1,109,008</b>	<b>100.0%</b>
Reserve Funds (Pool, tennis, marina)	\$119,804	

## 2012 Assessments Receivables

*By Robert Segraves*

2012 Assessments receivables total approximately \$238,000 at March 8, 2012. Although this compares similar to the same period last year for 2011 assessments, this does place a significant number of accounts positioned to receive collections notices with additional fees applied. Your association does provide for a payment plan policy with up to six months to pay. Based upon unusual circumstances payments may be extended beyond this six months.

Accounts not collected after the collection demand letters will be assigned to the Associations' attorney for collection. After this assignment, all contact will be through the attorney and attorney fees will be added to your account balance. To avoid these substantial fees, please contact your management company to make payment arrangements.

# *The New* Emergency Room Standard *has been* Set

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# ACIA HAPPENINGS

## Green Waste Recycling

Dirt Cheap Mulch accepts green waste debris such as logs, branches, shrubs and yard trimmings. They also recycle green waste such as trees, limbs, leaves, and shrubs. The recycled material is converted into mulch and soil products, and biomass fuel for renewable energy projects.

The fee for dumping is \$5 per cubic yard for all trailers and a \$10 minimum for most pick up truck loads.

If you bring your debris in plastic bags, empty the contents of the bags and take the bags with you.

They will not accept wooden pallets, plywood, fence boards or treated lumber of any kind. Do not bring trash of any kind.

If you bring the green waste in a trailer and need a pull off they will gladly assist you. Please use a chain, not a rope.

Green waste is accepted Monday through Saturday from 8 am until 4:30 pm.



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**References Available • Fully Insured**  
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## ACIA Deed Restriction Summary

*By Robert Segraves*

Below is a summary of noted deed restrictions as of February, 2012. Attached also is a review of our deed restrictions that are mailed to all new residents. With the arrival of a new season and the spring and summer months, we thought it would be useful to remind everyone of these.

By our deed restrictions, garbage cans are required to be "screened from public view"; of course with the exception of pickup days, it would be appreciated if all would adhere to this requirement.

If you receive a deed restriction violation notice, please respond to our management company and correct it. Certain legal time periods are required during the forced correction process; however, these are legally enforceable and legal fees can be substantial.

### February, 2012

Deed Restriction summary	Count	Percentage
Garbage cans in view	106	24.1%
Trash out early	51	11.6%
Yard maintenance	115	26.2%
Maintenance	25	5.7%
Trailer	24	5.5%
Fences	20	4.6%
Vehicle	16	3.6%
Miscellaneous	15	3.4%
Material stored	11	2.5%
ACC submission	10	2.3%
other	46	10.5%
	439	100.0%

## Summary of Use Restrictions

The following is a condensed form of the Declaration of Covenants, Conditions and Restrictions for the Atascocita C.I.A. community.

Lots are for residential purposes only, allowing one or two-story single family dwellings with either attached or detached garages; carports and free-standing storage buildings are disallowed.

No lot may be used for business or professional purposes of any kind, nor for any commercial or manufacturing purpose.

All exterior modifications or improvements to the property must be approved in advance in writing by the Architectural Control Committee. No change in paint color, brick color, or roof color may be made on a residence unless it is first approved by the Architectural Control Committee.

Window or wall-type air conditioners are disallowed. Chain link fences are disallowed. Temporary structures are disallowed.

All buildings, structures and other improvements to the property must be located within the building setback lines and must not encroach on interior lot lines or utility easements.

No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may become an annoyance to the neighborhood. The Board of Trustees retains the power to determine what constitutes a nuisance to community.

No motor vehicle, boat, trailer, machinery or equipment may be stored on or adjacent to any Lot, except in an ACC-approved enclosed garage.

*(Continued on Page 6)*

# ACIA HAPPENINGS

## Summary of Use Restrictions - (Continued from Page 5)

No sign, billboard or advertisement other than (1) "For Sale" sign may be displayed on any lot.

Lots may not be used for the dumping, accumulation, or storage of garbage, trash or rubbish; storage of materials is prohibited if materials are visible from the street.

The owners or occupants of each lot must keep the grass and weeds mowed; drying clothes in front yards is prohibited.

Each owner must maintain his lot and the exterior of his house in a neat and attractive manner.

Representatives of the Association may trespass, with 10-day notice and without liability, onto properties in violation of the Restrictions, to cure the violation and charge the cost of such cure to the maintenance fee account of the property owner.

All property owners are members of the Association and have voting rights.

All lots are subject to a maintenance assessment. The assessment ceiling is \$500.00. Currently \$475.

The maintenance assessment is the personal obligation of the property owner and is secured by a Vendor's Lien upon each property for benefit of the Association.

The Association may annex additional adjacent land into coverage by these restrictions. The Association's Board of Trustees has formally adopted various policies and enforcement standards relating to the Use Restrictions.


Copies of the policies are available on the Association's website or at the CAM office.

## Architectural Control Requirements

*By Robert Segraves*

As spring arrives many members may start home improvement projects. Please note the below quote from your ACIA Architectural Control Guidelines requiring a ACC project submission form to be submitted to the ACC Committee. Failure to do so is considered a Deed Restriction violation. This form can be obtained from our website at [www.Atascocitacia.org](http://www.Atascocitacia.org) or from the CAM office. Additionally at our website various policies defining the detail requirements of the listed policies such as pool installation, fences, painting, etc. can be found. Some of these policies are new adopted into law by the recent Texas legislature. Before commencing any projects please review these and complete the ACC project submission sheet.

"No building, structure, fence, wall, or other improvements shall be commenced, erected, constructed, placed or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the detailed plans and specifications therefore shall have been submitted to and approved in writing as to the compliance with minimum structural and mechanical standards, location and situation on the Lot, and as to harmony or external design or location in relation to property lines, building lines, easements, grades, surrounding structures, walks, and topography (including the orientation of the front and rear of any such building with respect to the Lot lines), by the Architectural Control Committee."




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## Prescription Discount Cards

*Submitted by Robert Segraves*

Harris County and the National Association of Counties (NACo) announce a new, free prescription discount card program for all Harris County residents. The card offers an average of 20 percent off prescription medicines not covered by insurance when presented at a participating retail pharmacy. The card is ready for immediate use and nine out of ten pharmacies nationwide accept this discount card. No enrollment form or membership fee is required.

Additional information regarding NACo's discount prescription card program, including a list of participating pharmacies, estimated costs/savings for medications, drug interactions, and news articles from leading health journals, can be obtained at [www.caremark.com/naco](http://www.caremark.com/naco). Caremark can also be contacted directly at 1.877.321.2652 (toll-free).

NACo discount prescription cards are available at the following Precinct 4 locations:  
MAY Center , Huffman, TX

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