

# ACIA

## Happenings

December 2012

Official Newsletter of the Atascocita Community Improvement Association

Volume 2, Issue 12

HARRIS COUNTY PRECINCT 4 CONSTABLE'S OFFICE  
CONTRACT ACTIVITY STATISTICAL REPORT  
ATASCOCITA - A.C.I.A.

TYPE OF ACTIVITY	OCT 2012	SEPT 2012	YTD 2012
BURGLARY OF A HABITATION	0	1	6
BURGLARY OF A MOTOR VEHICLE	0	0	20
THEFT FROM A HABITATION	0	0	4
THEFT OF MOTOR VEHICLE	1	0	3
THEFT - OTHER	0	1	17
ROBBERY	0	0	0
ASSAULT	1	0	4
SEXUAL ASSAULT	0	0	2
CRIMINAL MISCHIEF	1	2	20
DISTURBANCE - FAMILY	2	3	23
DISTURBANCE - JUVENILE	1	0	10
DISTURBANCE - OTHER	8	8	100
ALARMS	24	40	271
SUSPICIOUS VEHICLES	15	8	107
SUSPICIOUS PERSONS	8	9	100
RUNAWAYS	2	1	5
TELEPHONE HARASSMENT	2	0	5
OTHER CALLS	56	51	525

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ACIA CRIME STATS

YEAR 2012	Oct-12	Oct-11	YTD Oct 2012	YTD Oct 2011	mth 2012 vs 2011	YTD VARIANCE 2012 VS 2011
BURGLARY OF A HABITATION	0	3	6	15	(3)	(9)
BURGLARY OF A MOTOR VEHICLE	0	1	20	35	(1)	(15)
THEFT FROM A HABITATION	0	2	4	10	(2)	(6)
THEFT OF MOTOR VEHICLE	1	1	3	2	0	1
THEFT - OTHER	0	2	17	11	(2)	6
ROBBERY	0	0	0	3	0	(3)
SUB-TOTAL		9	37	51	(9)	(14)
ASSAULT	1	0	4	5	1	(1)
SEXUAL ASSAULT	0	0	2	1	0	1
CRIMINAL MISCHIEF	1	3	20	19	(2)	1
DISTURBANCE - FAMILY	2	0	23	16	2	7
DISTURBANCE - JUVENILE	1	1	10	39	0	(29)
DISTURBANCE - OTHER	8	2	100	118	6	(18)
ALARMS	24	24	271	273	0	(2)
SUSPICIOUS VEHICLES	15	18	107	156	(3)	(49)
SUSPICIOUS PERSONS	8	7	100	83	1	17
RUNAWAYS	2	4	5	10	(2)	(5)
TELEPHONE HARASSMENT	2	1	5	6	1	(1)
OTHER CALLS	56	72	525	901	(16)	(376)

# ACIA HAPPENINGS

## COMMUNITY CONTACTS

### BOARD MEMBERS

Jimmy Wells, President..... jwellsacia@yahoo.com  
 Ron Jones, Treasurer..... rwjones2012@hotmail.com  
 Laura Lammers, Secretary .....l.lammers@yahoo.com  
 Jon Hubbard, Trustee ..... jhubbard006@comcast.net  
 Anthony Karasiewicz, Trustee.....anthonyk@embarqmail.com  
 Sterling Assoc. Services.....servicedesk@sterlingasi.com

### ARCHITECTURAL CONTROL COMMITTEE

Janel Dale.....  
 Ron Jones.....  
 Tim Mulkey.....

### 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

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## ACIA Annual Meeting & Election Results

The annual meeting of ACIA was held Thursday, November 8, 2012. There was a large crowd of more than 100 residents attending. Mr. Kevin Kilgore, new owner of the golf course, was the featured speaker. He gave a great presentation of some of the future plans for the golf course area. Thanks so much to Mr. Kilgore for this vital information. Sergeant Lekas from Precinct 4 spoke to the residents about neighborhood safety concerns and staying safe during the upcoming holidays. All candidates were introduced and gave a short speech. Congratulations to Mr. Jon Hubbard and Mr. Anthony Karasiewicz on their election to the ACIA Board of Trustees.

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## Valuing Deed Restrictions

### Definition of restrictive covenants/deed restrictions

Deed restrictions are legally binding rules, filed with the real property records, which provide for building, maintaining and using the homes in your neighborhood. They control how homes look and what can be done in the subdivision.

### Your Home, Your Community

Think for a moment about why you bought your home in the first place. You may have liked the curb appeal of your house or its floor plan, but you probably also considered the neighborhood - how the houses looked next door and down the street. You bought the neighborhood at the same time you bought your house. You bought a lifestyle and surroundings, which were much larger than your own property, encompassing everything from the subdivision entrances and the recreation center to all the other homes in the neighborhood, assuming it would stay that way.

Unfortunately, many subdivisions don't stay as nice as when they were new. Neighborhoods are living creatures, homeowners change but one of the constants is the governing documents. Just like a home, a neighborhood can be well maintained or it can be allowed to fall apart. The big difference between an attractive and an unattractive neighborhood is not really the deed restrictions. Most neighborhoods have reasonably good deed restrictions. One crucial factor is the willingness of the men and women who make up the association's board of directors to enforce the rules that you do have. Another crucial factor is the homeowner's willingness to comply with the restrictions that are in place.

If the deed restriction violations are not corrected, there can be very negative results. Dr. Barton Smith of the University of Houston Center for Public Policy estimates that property values in a subdivision with an inactive association can fall as much as forty percent due to failure to enforce restrictions.

To illustrate, multiply an average home price of \$155,000.00 times the number of homes in our subdivisions of approximately 2440 homes. This yields a total property value of \$ 378,200,000. This represents the majority of the value of the assets that the association is trying to protect. If that property value is reduced by ten percent, the homeowners in the neighborhood lose \$37,820,000; we do not want to even think about forty percent.

Obviously, this would be a disaster for home prices, even worse, think about living in a subdivision that deteriorated that badly! Even a one percent decrease in property values because of lax or no enforcement of deed restrictions results in a \$3,782,000 reduction for the community as a whole and for the individual homeowner on average a \$1550 reduction. These reductions can be cumulative depending on the enforcement and the property owners' adherence to the deed restriction.

Let us not forget the bargain. When property owners purchase

property in a deed restricted community, they implicitly and/or explicitly agree to abide by the Covenants, Conditions and Restrictions in force in that community. The community through its Board of Trustees implicitly and/or explicitly agrees to provide certain services to the property owner and work to maintain property values. This is the contract between the property owner and the community. To make this work everyone has a part to play.

### Community costs for deed restriction enforcement

These are some year to date costs associated with ACIA deed restriction management. In any given month, the management company fields calls from homeowners regarding possible deed violations, more violations result from visual inspections performed by the management company. In a given month, the ACIA Compliance log may run to 43 pages. It can be overwhelming task just compiling the list and in most cases represent an unnecessary expense to the community. The figures below are year-to date expenses relating to deed restriction noncompliance issues.

Deed Restriction Management	\$8,052
Postage	\$2,050
Mail-outs	\$2,500
Legal Deed Restriction Expense	\$16,148

We do, however, recover some these costs, but a percentage will not be recovered or recovered years later and represent a net waste of maintenance fees that support the ACIA. Money that could be used for infrastructure maintenance and expansion or set aside in the associations' reserve fund for emergencies.

### Summary

A large portion of the information in this article is attributable to an internet article that can be found at <http://www.crystallake-tx.com/whydeed.htm>. Some aspects of the article have been modified to reflect our ACIA communities, specifically average home price which was derived by using HCAD neighborhood 2395.

As you can see, deed restrictions play a vital role in our community. They stabilize and increase property values, and they contribute to good neighbors. Although it is hard to quantify the contribution to maintaining good neighbor relations, I think we can all agree that this is an important factor in the enjoyment of our properties. So make yourself aware of the deed restrictions, they are on the ACIA website, they may have been part of your closing document or they can be obtained from the management company.

Although the ACIA deed restrictions may seem a nuisance, they are an important factor in maintaining property values for you and your neighbors. If for some reason you find that you may find yourself in temporary violation a deed restriction, contact the management company.

*Submitted by Ron Jones, ACIA Trustee*

# ACIA HAPPENINGS

At no time will any source be allowed to use The ACIA Happenings' contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in The ACIA Happenings is exclusively for the private use of the Atascocita HOA and Peel, Inc.

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## Christmas Yard Decorating Contest

The ACIA, in collaboration with the Atascocita Garden Club, announces a Christmas Yard Decorating contest. Any resident can nominate a yard within the ACIA boundaries. The Atascocita Garden Club will choose the winner and the winning yard will be featured in the newsletter and on the ACIA website. The Atascocita Garden Club will judge yards the week of December 10, 2012. Please have your outside lights on by dark if you wish to participate. Submit your nominations by email to the ACIA Secretary, L.Lammers@yahoo.com or to Sterling Association Services at servicedesk@sterlingasi.com or call 832-678-4500.



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## ACIA Online Access

Sterling A.S.I. and Atascocita C.I.A. are pleased to announce internet access to your Atascocita C.I.A. information such as account balances, assessment amounts, payment information, your account contact data, forms, governing documents, etc., just to name a few. When you receive your 2013 assessment billing, documentation will be provided on how to access your account.

The website has two tool bars which provide beneficial information for homeowners. One tool bar is related to your community association information and the other to your individual information. Below are some of the more commonly used features:



- By clicking on the “Home” tab, located on the top tool bar, you will find your most commonly used resources such as your pool forms, bylaws and restrictions, helpful links, community event calendar, and other useful resources.
- To see if your assessment payment has been posted or for a history of past payments look under the “Account Detail” tab which can be found on the second toolbar.
- The “Account Link” tab allows you to link multiple properties that you may own under the same log in.
- The “Architectural” and “Compliance” tabs provide you with a history of past letters and applications and allow you to respond directly to the support personnel associated with that function.
- The “E-Payment” tab informs you how to pay your assessments on-line.
- The “User Profile” tab allows you to update your contact information and subscribe to receive information online.

We hope you will find accessing your account online a more efficient use of your time and that the information provided meets the needs of the community. If you have any suggestions once you have had time to peruse the site, please let us know.

## Do you know what to look for in an Emergency Room?

- Open 24 hours a day, seven days a week, 365 days a year
- Physicians Board Certified or Board Eligible in Emergency Medicine
- Licensed, free-standing emergency medical care facility



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W. Lake Houston Pkwy at FM 1960  
**281-540-9113**

# ACIA HAPPENINGS

## Atascocita Community Association Residents: *Garbage Collection Service Guidelines*

Service days are Tuesday & Friday

### CURBSIDE SERVICE

Please have your trash out by 7am on your service day.

Household garbage, grass clippings, leaves, branches and tree trimmings are collected at the curb. Important! - For the safety and protection of our employees and equipment, we do require that branches and tree trimmings be no greater than three inches (3") in diameter and be cut, tied and bundled in four foot (4') lengths weighing no more than forty to fifty pounds (40-50 lbs.) Containers over 45 gallons must have all trash bagged. Due to safety concerns WM will not service anything over 65 gallons

10 items per service day (can/ bag/ bundle)

### BULK TRASH COLLECTION

Provided on the second collection day of each week for moving boxes (please break them down and bundle them), old furniture and appliances. Please note that we can no longer dispose of CFC refrigerant containing items (i.e., refrigerators, freezers, etc.) without certification that the freon has been properly removed and recycled, pursuant to current Federal law. 2 items second collection day of the week

### UNACCEPTABLE ITEMS

- gasoline
- motor oil (and used filters)
- paint
- vehicle tires
- batteries
- large pieces of metal
- construction debris (disposed of by the contractor performing the work).

### HOLIDAYS

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving
- Christmas Day

No service on these holidays. Service on the next regularly scheduled collection day.

### CUSTOMER SERVICE

Our Customer Service Department is at 800-500-5804. Our office is open from 8:00 a.m. to 5:00 p.m., Monday through Friday.

## Reporting Curb Damage for Repair

All curb repairs, except those of driveway aprons/ transitions to the street are the responsibility of Harris County Precinct 4 Road Maintenance. Driveways are the responsibility of individual homeowner. Individual residents should report any broken curbs with the specific address directly to Harris County Precinct 4 at (281) 353-8424, or via <http://www.cp4.hctx.net/cad/worf.htm>, using the online work orders for street maintenance. Your efforts to report these items help to keep our neighborhood beautiful!



## Yacht Club Christmas Boat Parade

The Atascocita Yacht Club is planning their 2012 Christmas Boat Parade. They were not able to do the parade last year because of insufficient water in the lake. This year they are planning the parade for Saturday evening, December 15, 2012. This is a parade of decorated boats. The parade will begin on the Huffman side of the lake about 5:30 PM, and be coming down the Atascocita side of the lake about 6:15-6:30 pm, from south to north, ending near Atascocita Point. Some of the parade participants will put their boats in and take them out at the Atascocita Marina. The gate to the marina will be open that evening so other folks in the community have a place to watch the parade, and some of our judges have a place to judge the boats.

For more information contact Mr. Jim deMasi, by email at [texdemasi@comcast.net](mailto:texdemasi@comcast.net).



# Earn college credit close to home!

Spring Credit classes at Lone Star College-Atascocita Center are listed below. Registration is in progress; classes begin week of Monday, January 14.

## Earn your Bachelor's of Business Administration

(BBA) Degree in General Business

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For more information:

[Staci.Mizell@lonestar.edu](mailto:Staci.Mizell@lonestar.edu)

Also at

## LSC-Atascocita Center:

- ESOL (English for Speakers of Other Languages)
- Continuing Education classes
- GED Preparation
- ALL—Academy for Lifelong Learning (ages 50+)

## Certified Nurse Aide (CNA)

Course begins in  
January, T/Th 6–10pm



<b>ACCT 2401 Principles Of Accounting I</b> Class 2890 ..... TTh 9:30–11:50a	<b>ACCT 2402 Principles Of Accounting II</b> Class 2892 ..... TTh 7:00–9:30p	<b>ANTH 2351 Cultural Anthropology</b> Class 13447 ..... TTh 11:00a–12:20p	<b>ARTS 1301 Art Appreciation</b> Class 15816 ..... MW 6:00–7:20p	<b>BCIS 1405 Business Computer Apps</b> Class 16018 ..... TTh 1:30–3:25p	<b>BIOL 1408 Intro Biology I (Nonmajors)</b> Class 6837 ..... TTh 6:00–8:50p Class 15838 Online/Lab..... F 9:00–10:00a	<b>BIOL 1409 Intro Biol II (Nonmajors)</b> Class 6981 ..... MW 6:00–8:50p	<b>BIOL 2401 Human Anatomy &amp; Phys I</b> Class 6533 ..... TTh 6:00–8:50p	<b>BIOL 2402 Human Anatomy &amp; Phys II</b> Class 6591 ..... MW 6:00–8:50p	<b>BUSI 1301 Business Principles</b> Class 2894 ..... TTh 1:30–3:00p	<b>COSC 1401 Intro to Computers</b> Class 16014 ..... TTh 1:30–3:25p	<b>EDUC 1301 Intro Teaching Profession</b> Class 3233 Hybrid..... MW12:30–1:50p* Class 3236 Hybrid..... Th 5:30–8:30p*	<b>ENGL 0304 Dev Reading I</b> Class 13332 ..... TTh 8:00–9:50p* Class 13334 ..... MW 9:00–10:50a*	<b>ENGL 0305 Dev Reading II</b> Class 13362 ..... TTh 10:30a–12:20p*	<b>ENGL 0306 Dev Writing I</b> Class 13378 ..... TTh 6:00–7:50p* Class 13380 ..... MW 11:00a–12:50p*	<b>ENGL 0307 Dev Writing II</b> Class 13794 ..... TTh 8:30–10:20a* Class 13813 ..... MW 12:30–2:20p* Class 13815 ..... MW 6:00–7:50p*	<b>ENGL 0308 ESOL Language Skills</b> Class 8267 Late Start .... TTh 8:30–10:30a* Class 8270 Late Start .... TTh 8:30–10:30a*	<b>ENGL 0372 ESOL Writing II</b> Class 8321 Late Start TTh 10:40a–12:40p*	<b>ENGL 0373 ESOL Writing III</b> Class 8328 Late Start TTh 10:40a–12:40p*	<b>ENGL 1301 Comp &amp; Rhetoric I</b> Class 10797 ..... TTh 9:30–10:50a Class 10798 ..... TTh 11:00a–12:20p	<b>ENGL 1302 Comp &amp; Rhetoric II</b> Class 11221 ..... TTh 8:00–9:20a Class 11222 ..... TTh 9:30–10:50a Class 11223 ..... TTh 6:00–7:20p
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<b>GEOG 1303 World Geography</b> Class 14111 ..... W 6:00–8:50p	<b>GOVT 2301 American Government I</b> Class 12343 ..... MW 8:00–9:20a Class 12346 ..... TTh 1:30–2:50p	<b>GOVT 2302 American Government II</b> Class 14105 ..... MW 9:30–10:50a Class 15154 ..... M 6:00–8:50p	<b>HIST 1301 US History to 1877</b> Class 3928 ..... MW 11:00a–12:20p Class 3929 ..... TTh 9:30–10:50a	<b>HIST 1302 US History Since 1877</b> Class 12279 ..... TTh 8:00–9:20a Class 12282 ..... MW 12:30–1:50p	<b>HIST 2301 Texas History</b> Class 12294 ..... TTh 11:00a–12:20p	<b>HUMD 0330 College Success: 1st Yr Exp</b> Class 12857 ..... TTh 4:30–5:50p Class 16005 ..... MW 4:30–5:50p Class 16006 ..... TTh 7:30–8:50a Class 16007 ..... TTh 1:00–2:20p	<b>MATH 0306 Pre-algebra Math</b> Class 11533 ..... MW 9:30–10:50a Class 11534 ..... TTh 6:00–7:20p Class 11535 ..... TTh 8:00–9:20a Class 14106 ..... TTh 1:30–2:50p	<b>MATH 0308 Intro Algebra</b> Class 11586 ..... MW 11:00a–12:20p Class 11587 ..... TTh 6:00–7:20p Class 11588 ..... TTh 9:30–10:50a	<b>MATH 0310 Intermediate Algebra</b> Class 11654 ..... TTh 11:00a–12:20p Class 11655 ..... MW 6:00–7:25p Class 14093 ..... MW 8:00–9:20a	<b>MATH 1314 College Algebra</b> Class 11702 ..... MW 9:30–10:50a Class 11704 ..... MW 6:00–7:20p	<b>PSYC 2301 General Psychology</b> Class 7017 ..... T 6:00–9:00p Class 7018 ..... MW 11:00–12:20p Class 7019 ..... TTh 9:30–10:50a	<b>PSYC 2314 Life-growth/Devel</b> Class 13434 ..... MW 12:30–1:50p Class 13439 ..... W 6:00–8:50p	<b>SOCI 1301 Principles of Sociology</b> Class 7015 ..... TTh 9:30–10:50a Class 13442 ..... M 6:00–8:50p	<b>SPCH 1311 Intro Speech Comm</b> Class 15067 ..... TTh 9:30–10:50a	<b>SPCH 1318 Interpersonal Comm</b> Class 15068 ..... TTh 11:00a–12:20p
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\* = Additional lab hours may apply.

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