



The Harbour

COMMUNITY • CONNECTION • CULTURE

January 2013

Official Newsletter of the Chelsea Harbour Homeowners Association

Volume 4, Issue 1

Annual HOA Meeting Results

Thank you for attending the Annual HOA Board Meeting in December. It is very important to have a quorum at the meeting. That was accomplished thanks to the many proxy ballots that were sent in to the secretary and collected by our management company. Next year please plan to attend to give input into the continuous improvement of our neighborhood. Gloria Smith and Mark Owczarczak were re-elected to their positions as Board Members. We appreciate the time they take to support the subdivision. Check the newsletter for updates about the neighborhood.

New Security Cameras Installed

You may have noticed the work done in early December on the new security camera system to monitor the entrances to our subdivision. The board members researched the different options and chose an excellent company to complete the work. There are cameras located at both entrances. This has been a consistent request by homeowners and the board did a good job with the planning that enabled us to afford this state-of-the-art system. Simply having the system in place is a deterrent to crime in our neighborhood. What a great way to start the New Year!

New Installations Around the Neighborhood!

You may have noticed the new planting areas along Aukland. The new beds have crape myrtles, monkey grass and oleanders. The new beds make attractive spots along the drive. It will be great to see them in full bloom this spring.

Check out the waterfalls on either side of the big fountain at the entrance. The motors in the fountains were upgraded and they now have a large volume of water flow. They actually look quite different. The waterfalls only run during the daylight hours as they are not lit for night viewing.

Speaking of night viewing, it was fun to see the front fountain turn red for the holidays. The lights around the front monument and entrance way looked great. The Board of Directors makes sure our neighborhood looks nice for our holiday parties and out of town guests and for us to see every day.

The tennis court now has two new benches for players and spectators to use. Many of our consistent tennis players would bring their own chairs to the court. Now you have options. While many

people may enjoy the comfort of their own chair it is nice to have the benches to use also. Remember to pick up your trash when leaving the court and take good care of the equipment!

There are two new benches coming to the playground area in the near future. It will be nice a place for adults to sit while they watch their children play on the newly refurbished play structure. Monitoring and maintaining the neighborhood amenities is one of the most important jobs of the Board of Directors. Your Board takes that role very seriously.

By being good stewards of the neighborhood funds the Board of Directors was able to upgrade and maintain all the neighborhood amenities this year. All of this work makes our neighborhood an attractive, convenient and valuable place for us to live. A desirable neighborhood is where everyone wants to live. The Board hopes you enjoy the new benches and all the other upgrades you see around the neighborhood in 2013. Happy New Year!!

COMMUNITY CONTACTS

BOARD OF DIRECTORS

President, William Leepresident@chelseaharbourhoa.com
Vice President, Mark Owczarczak
Treasurer, Dan Turner treasurer@chelseaharbourhoa.com
Secretary, Gloria Smith secretary@chelseaharbourhoa.com
Director, Dan Turner at-large@chelseaharbourhoa.com
Director, Don Charly at-large@chelseaharbourhoa.com

*To email all board members -
Board@ChelseaHarbourHOA.com*

MANAGEMENT COMPANY

REAL MANAGE - www.RealManage.com
2000 S. Dairy Ashford, Suite 120 - Houston, Texas 77077
Phone: 1.866.473.2573 (7:30am to 7pm M-F)
Fax: 1.866.919.5696

Community Manager: Jaine Prieto

COMMITTEE MEMBERS

ARCHITECTURAL COMMITTEE

Chair..... Dan Turner
Members Jack Jones, Ming Lai, Dilner Minesse
..... Ernest Smith, Steve Tegehoff

CONVENANTS COMMITTEE

Chair..... John Rushing
Members Sheri Hanzelka, Dee Dobbins, Anil Pasupuleti

BEAUTIFICATION COMMITTEE

Chair..... Gloria Smith
Members Chau Bao, Mark Hutton
..... Tu Nguyen, Saleem Makda, Niki Patel, John Tan
Email all members - Beautiful@chelseaharbourhoa.com

LANDSCAPE AND LAKE COMMITTEE

Chair..... William Lee
Members Edward Haddad, Don Charly, Dhiren Desai
..... Jennifer Nguyen, Ann Sill Doris Morgan, Dinesh Patel

SAFETY COMMITTEE

Chair..... Dan Turner
Members Sheri Hanzelka, Anil Nair, Vijay Raj
Members Dan Charly, Seun Mabadeje, Dhiren Desai

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Holiday Light Decorating Contest Winner

Our "Keep Chelsea Harbour Beautiful" Committee sponsored a Holiday Light Decorating Contest. The winner was selected on December 8th. Thank you to all the homeowners with the beautiful holiday displays. It makes the evenings so fun and festive you forget about how early it gets dark in the winter time. The prize for the winner is a \$50 Lowe's gift card.

And the winner is.... 14330 Dunrobin. Our homes all have beautiful architectural lines. When lights outline the roof the house comes to life and looks like a giant gingerbread house. It is just beautiful and we appreciate the homeowner for all they do to make our neighborhood attractive and festive. You and your family should plan a drive one evening to look at all the beautiful light displays around the neighborhood. Almost every street in Chelsea Harbour has a house with holiday lights. Thanks also to all the neighbors who added lights to their backyard.

Now that the holidays are over don't forget to take down all those beautiful holiday lights and store them safely away for next year. Thanks again for taking pride in your neighborhood and keeping

your yard looking great all year. The Yard of the Month Contest will start again in April. Enjoy the rest of winter and we look forward to seeing some amazing yards this spring.



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Time for a Fence Check-Up

Does your fence have rusted areas like the one in the picture? The iron fences in our backyards are beautiful. The openness allows the nice breezes to blow in our backyards all summer long. But iron fences in hot humid areas like Sugar Land needs lots of monitoring and maintaining. See the large areas of rust in the picture? The rust is usually near the bottom of the fence. Our fences are exposed to the elements 100% of the time and they rust because they get wet every day from condensation or the sprinkler system or rain.

Check your iron fences for rust. It is best to treat the rusted area by painting it with a rust prohibiting paint. Talk to the folks at your local hardware store for other ways to stay on top of maintaining your fence. If your fence is too far gone and has come apart or is falling down just email our management company, RealManage and they can help you find a company to do the work. The iron fences are an important part of making the nice aesthetic of our neighborhood. Please take good care of your fence and maintain it in excellent condition.

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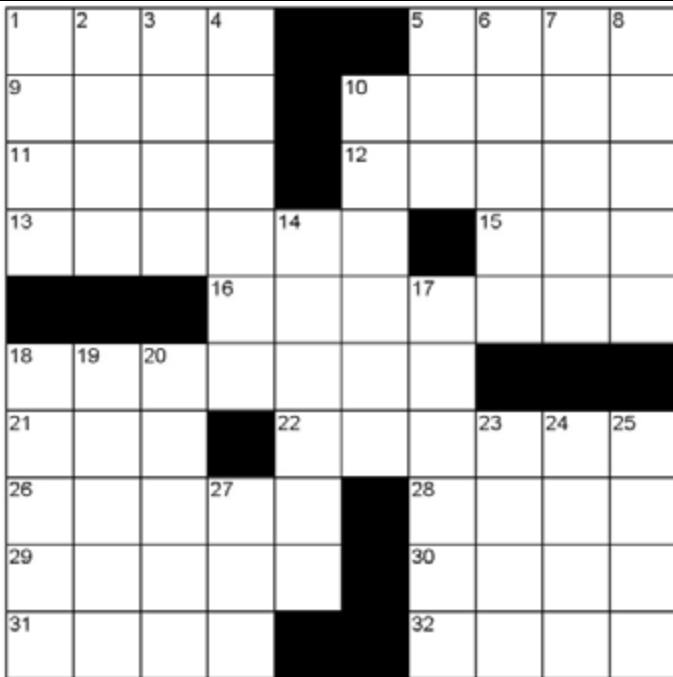
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ACROSS

1. Syllables used in songs (2 wds.)
5. Dress
9. Time periods
10. Satan
11. Tap in lightly
12. Adult insect
13. Prioress
15. Today
16. Chapel
18. 10,000 squared meters
21. Cutting tool
22. Scents
26. Small herring
28. Two
29. Fish tank dweller
30. Volcano
31. Otherwise
32. Hold

DOWN

1. Soft white cheese
2. Arabian
3. Mutton
4. Facet
5. Jewel
6. ___-garde
7. Severity
8. Wispy
10. Render harmless
14. Soft drink brand
17. Lacked
18. Hurry
19. Deport
20. Tic tac's competitor
23. Pear shaped instrument
24. Alley
25. Close the door hard
27. Be

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A Focus On Resolutions

By: Concentra Urgent Care

The New Year is a great time to make healthy lifestyle changes. According to the US Department of Health and Human Services, the most common resolutions focus on losing weight, getting fit, quitting smoking, and reducing stress. These are important themes that can reduce your risk of disease. Here are ways you can achieve your goals this year.

LOSING WEIGHT

A weight loss of five to seven percent of your body weight can improve your health and quality of life. It can also help prevent weight-related health problems, like diabetes. Changing your eating habits and increasing your physical activity are keys to successful weight loss and help to maintain optimal weight for the rest of your life. Create a plan for healthy eating and increased physical activity, while taking in fewer calories than you use. Your healthy eating plan should include:

- Taking into account foods you like and dislike
 - A focus on fresh fruits, vegetables, and whole grains
 - Fat-free or low-fat dairy products such as yogurt, cheese, and milk
 - Protein sources such as lean meats, poultry, fish, beans, eggs, and nuts
 - Avoiding saturated and trans fats such as animal fat, butter, and hydrogenated oils
 - Staying away from foods high in sodium and added sugars
- For more information on weight management and improving

nutritional practices, visit the National Institute of Diabetes and Digestive and Kidney Diseases at www.win.niddk.nih.gov/publications/for_life.htm.

GETTING FIT

Regular physical activity for at least 30 minutes each day, or broken up into several shorter periods of 20, 15, or 10 minutes, can help you lose weight, keep it off, and stay fit. It can also improve your energy and mood and lower your risk for heart disease, diabetes, and some cancers. Try some of these physical activities:

- Walking (15-minute miles or 4 miles per hour)
- Biking
- Tennis
- Aerobic exercise classes (step aerobics, kickboxing, dancing)
- Yard work or house cleaning (gardening, raking, mopping, vacuuming)

Taking the first step can be the hardest part. Start slowly, at a level that is comfortable for you and add activity as you go along. Sometimes, it helps to have a friend or activity buddy when you start out. It is recommended that adults get at least two and a half hours of moderate physical activity each week. Strengthening activities, such as pushups, sit-ups, or lifting weights, at least two days per week are also encouraged. For more information on getting fit, visit the President's Council on Physical Fitness and Sports at <http://fitness.gov/>. Happy New Year from Concentra Urgent Care!

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24-MONTH AGREEMENT: EARLY CANCELLATION WILL RESULT IN A FEE OF \$20/MONTH FOR EACH REMAINING MONTH. Must maintain 24 consecutive months of any DIRECTV programming package (\$29.99/mo. or above) or any qualifying international service bundle. Advanced Receiver-DVR fee (\$80/mo.) required for DVR lease. Advanced Receiver-HD fee (\$10/mo.) required for HD Receiver lease. Advanced Receiver fee (\$20/mo.) required for Advanced Whole-Home DVR, HD DVR and TiVo HD DVR from DIRECTV lease. TiVo service fee (\$5/mo.) required for TiVo HD DVR from DIRECTV lease. If you have 2 Receivers and/or one Receiver and a Client/Enabled TV/Device, the fee is \$6/mo. For the 3rd and each additional Receiver and/or Client/Enabled TV/Device on your account, you are charged an additional fee of \$6/mo. per Receiver, Client and/or Enabled TV/Device. NON-ACTIVATION CHARGE OF \$150 PER RECEIVER MAY APPLY. ALL EQUIPMENT IS LEASED AND MUST BE RETURNED TO DIRECTV UPON CANCELLATION, OR UNRETURNED EQUIPMENT FEES APPLY. VISIT directv.com OR CALL 1-800-DIRECTV FOR DETAILS. *GENIE HD DVR UPGRADE OFFER: Includes instant rebates on one Advanced Whole-Home DVR and up to 3 DIRECTV Clients with activation of the ENTERTAINMENT Package or above; OPTIMO MAS Package or above; or any qualifying international service bundle, which shall include the PREFERRED CHOICE programming package. Whole-Home HD DVR functionality requires an Advanced Whole-Home DVR (model HR34) connected to the primary television and a DIRECTV Client, H25 HD Receiver or an RVU-capable TV/Device in each additional room. Limit of three remote viewings per Advanced Whole-Home DVR at a time. Visit directv.com/genie for complete details. **INSTALLATION: Standard professional installation in up to four rooms only. Custom installation extra.

DIRECTV ON DEMAND: Access to available DIRECTV On Demand programming is based on package selection. Actual number of TV shows and movies will vary. Additional fees apply for new releases. Some DIRECTV On Demand content requires an HD DVR (HR20 or later) or DVR (R22 or later), DIRECTV CINEMA Connection Kit and broadband Internet service with speeds of 750 kbps or higher and a network router with an available Ethernet port are required. Visit directv.com/cinema for details.

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