

# SUMMERWOOD LIFE

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

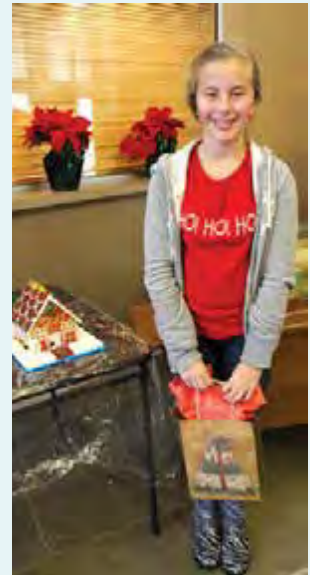
## summerwood winter Festival

The Winter Festival's forecast was 80% chance of rain, but that didn't stop Summerwood residents from coming out to see Santa Claus! When at the clubhouse, the children made crafts, had their faces painted, and took silly photos. The crafty balloon artist made teddy bears, swords, hats plus many other designs. The children were also able to pick up some reindeer food to spread on their lawn Christmas Eve for Santa's reindeer.

Residents Tony and Kristy Vincent owners of SpaceWalk Houston provided free cotton candy and popcorn. Chick Fil A and Taco Flores were on hand to sell their delicious menu items. Resident vendors that decided to brave the weather were Rodan and Fields Dermatology Skin Care, represented by Kathy Pinner and Courtney Paulsen; NeriumAD skincare, Angie Yeary owner; JOY Lutheran Church, John Raddatz pastor; Recycled Golf Balls, Dolph Selton, owner.

Congratulations to all of the gift card winners and to the winner of our first Ginger Bread House Decoration Contest, Cecilia! A special "Thank you" to our resident photographer Renae Carr for allowing me to borrow her gorgeous, ornate chair! Santa himself told me he'd never seen a chair so beautiful!

*Happy New Year Summerwood Residents!  
See you at the next event!  
Roxanne Bailey*



## IMPORTANT NUMBERS

### EMERGENCY NUMBERS

Emergency Situations.....	911
Harris County Sheriff's Dept. (Dispatch) .....	713-221-6000
Constable - Precinct 3.....	281-427-4791
Houston Fire Station #105 .... 14014 W. Lake Houston Pkwy .....Houston, Texas 77044	
South Lake Houston EMS (Dispatch).....	281-459-1277
Dead Animal Pick-Up (Precinct 1).....	281-820-5151
Animal Control.....	281-999-3191
After Hours.....	281-221-5000

### UTILITY SERVICE NUMBERS

Public Utility Commission Consumer Hotline ..	888-782-8477
Entouch Systems .....	281-225-1000
(Telephone, Cable, Alarm Monitoring)	
AT&T.....	800-288-2020
CenterPoint.....	713-659-2111
Reliant Energy.....	713-207-7777
MMIA (Water District Operator).....	281-651-1618
Garbage Pick-Up (Republic Waste) .....	281-446-2030
(Pick up on Mon. & Thurs - Garbage must be out by 7 a.m.)	

### SUMMERWOOD MARKETING

Summerwood New Home Center .....	281-225-0025
16402 Boulder Field Lane; Houston, TX 77044	

### SCHOOLS

Summerwood Elementary.....	281-641-3000
Lakeshore Elementary .....	281-641-3500
Post Office.....	713-695-2690
4206 Little York, Houston, TX 77078	

## NEWSLETTER INFO

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Article Submissions.....summerwoodnewsletter@gmail.com

### PUBLISHER

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## DON'T WANT TO WAIT FOR THE MAIL

View the *Summerwood Life* online at [www.PEELinc.com](http://www.PEELinc.com).

## MANAGEMENT CORNER

### Collection of Assessments

By the end of December 2013, 48% of the 2014 assessments had been collected. It is anticipated that at least another 30% will be collected by the end of January. That's a great record and we want to thank everyone that pays timely!

Unfortunately, that means roughly 20% of the assessments are paid after the due date. It is extremely important that the assessments are paid on time. Delinquencies cost everyone more money. The Association spends more money with collection efforts and the homeowner is charged additional fees.

The Association's policy provides for a late fee to be assessed with each delinquent statement issued in February and March. Notices of Assessment Liens are filed on delinquent properties in April and an additional fee is assessed. Additionally, any access devices associated with delinquent accounts are deactivated and no new devices are issued. Ultimately, the Association's attorney is asked to pursue collection of the delinquent fees which results in a legal expense to the Association as well as the homeowner.

When association members suffer hardships such as losing their jobs or becoming injured or ill, C.I.A. Services and the Summerwood Board of Directors understands that arrangements need to be worked out for paying assessments. If you need to work out a payment plan, please contact our office and we will assist you. The Board has approved a payment plan policy which can be viewed at [www.ciaservices.com](http://www.ciaservices.com).



## SAVE THE DATE

### SUMMERWOOD ARBOR DAY APRIL 25TH 2014

It may not feel like spring but it is just around the corner and will be here before you know it. Texas will be celebrating Arbor Day on Friday April 25th, 2014 and Summerwood would like to play a role in beautifying our great state.

The Summerwood Beautification Committee, along with our commitment to reforest the community, would like to extend an invitation to all residents to purchase small trees at a discount to plant in their yards. This will bring years of enjoyment to a family as they watch Mother Nature in her splendid glory of bringing new life to the world.

The Beautification Committee will be teaming up with Spencer to acquire the trees and will post information in upcoming newsletters and Summerwood Life website which will include type, size, cost and payment options.

If you are a Scout Troop leader and would like your troop to participate please contact Judy Endris at [jgendris05@gmail.com](mailto:jgendris05@gmail.com).

Thank you from the Beautification Committee!

### SPRING CARNIVAL AT LAKESHORE ELEMENTARY

The Lakeshore Elementary PTO, in cooperation with Kids-R-Kids and Summercreek Baptist Church, is excited to be preparing for their 4th Annual Community Spring Carnival on Saturday, March 22nd from 12 noon – 4pm.

This family event welcomes the whole community! Some of the attractions include large inflatables, a bungee jumper, rock wall, mechanical bull, petting zoo, many carnival games, favorite foods, vendor booths, plus a fantastic silent auction and raffle!

If you have a hot ride or a cool car you want to show off in the school's very own car show, please contact Jamie: [Jbird@pcscg.com](mailto:Jbird@pcscg.com) at your earliest opportunity – space is limited.

The proceeds will benefit both Lakeshore Elementary students and teachers, as well as "Helping a Hero" – a non-profit organization dedicated to assisting wounded soldiers.

To get more information about Sponsorship or having a vendor space, contact Carrie Labani at [clabani@gmail.com](mailto:clabani@gmail.com) or 832-373-7562. To donate an item for auction, contact Odette Baumanis at [odettebaumanis@gmail.com](mailto:odettebaumanis@gmail.com).

Please utilize the parking lot at Lone Star College – parking along the residential streets can cause problems. Handicap parking is available at Kids-R-Kids. We hope our families, friends & neighbors can join the fun!

## SUMMERWOOD Photo OF THE Month



This February Photo of the Month winner reflects the mood and the wonderful time had by all who attended the Winter Festival at Summerwood Central Clubhouse on December 21st.

Pictured are the children of the Yearly family of Hartshill Drive. The Yearlys are longtime residents of Summerwood and are very active in the community.

Have you recently taken a great photo of your family enjoying the outdoors in Summerwood? Maybe you have taken a photo of one of our amenities, an event, or perhaps a particular landscaped area that you enjoy? We'd love to see your favorite Summerwood photo!

Please email it to: [summerwood.newsletter@gmail.com](mailto:summerwood.newsletter@gmail.com) and include your name and address along with a short paragraph about why the photo is your favorite. The winner will have his/her photo in next month's newsletter!



## Woodcreek Middle School Hosts YMCA Programs

The South Lake Houston YMCA, an extension of the Lake Houston Y, is bringing even more YMCA programs to the residents of Summerwood. Current offerings include youth soccer, basketball, flag football, volleyball and baseball. Also for youth, they provide after school daycare, spring break camp and summer day camp.

Adult programs began in January and include evening yoga and R.I.P.P.E.D™ group exercise classes. The Summerwood area South Lake Houston YMCA office is located at Woodcreek Middle School. For more information call 218-641-5222.



## SUMMERWOOD PHOTO OP

The Summerwood parents of these two cuties snapped a picture of their children enjoying the razor scooters that were presents from their grandmother. They love watching their children play together outside in beautiful weather!

*Name and address withheld at parent request.*



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## Summerwood Community Association Fine Policy Regarding Trash Receptacles

Exhibit D of the Declaration of Covenants, Conditions and Restrictions for Summerwood contain a guideline regarding the storage of trash receptacles in the Summerwood community. The guideline reads as follows:

**Trash Collection:** All trash and household garbage shall be placed in sanitary refuse containers constructed of metal, plastic, or masonry materials with tight fitting sanitary covers or lids and stored in an area adequately screened from public view by planting or fencing between regularly scheduled collection days.

Unfortunately, the public storage of trash receptacles continues to be our biggest violation with over 3,300 instances so far in 2013. In an effort to keep Summerwood beautiful and encourage members to follow the guideline, the Board of Directors recently adopted a policy that provides for the levying of fines for continued violations.

The Association shall send each owner with a trash container violation a written notice of the violation with a reasonable deadline to cure the violation. Should the trash receptacle remain in view after the initial deadline, a notice will be sent to the owner by certified mail. The certified notice shall describe the violation, the fine(s) and the owner's rights. The notice will provide a clear and reasonable deadline to cure the violation and avoid the fine. If the violation is not corrected after the deadline set forth in the certified notice, a fine of \$25.00 will be assessed. Any reoccurrence or additional violations within six month period of the initial notice will result in a second fine of \$50.00.

The enforcement of this policy will go into effect January 1, 2014. To view the policy in its entirety, please visit the Summerwood document pages on [summerwoodlife.com](http://summerwoodlife.com) or [ciaservices.com](http://ciaservices.com).



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## Lake Houston Ladies Club

The Lake Houston Ladies Club will have their luncheon meeting on Tuesday February 18, 2014 beginning at 10:00 a.m. at the Walden Country Club, 18100 Walden Forest, Humble TX 77346. John Pickul, from the Houston Livestock Show and Rodeo, speaker for the program, will get us ready for the rodeo with his rendition of the life of a cowboy.

Houston Ladies Club is a social organization that welcomes new members from all surrounding areas to join and offers several avenues for individual interest. They include: Readers Choice, Bridge, Bunco, Mah Jongg, Lunch and Look, Movie Group, Girl's Night Out, Tea Time and Supper Club. Please join us. New members are always welcome. Please call Carol at 832-671-4475 for more information and for reservations call by Friday, February 14, by 5:00 p.m.

## SUMMERWOOD EVENTS

### Coming Up in 2014

**Casino Night** – Sat., March 15

**Spring Egg Hunt** – Sat., April 12

**Spring Garage Sale** – Sat., May 3

**End of School Pool Party** – Sat., June 7

**July 4th Parade** – Fri., July 4

**National Night Out** – Tues., October 7

**Fall Festival** – Sat., October 25

**Fall Garage Sale** – Sat., November 1

**Winter Festival** – Sat., December 6

For more information visit the  
Summerwoodlife.com website

*Dates are subject to change.*

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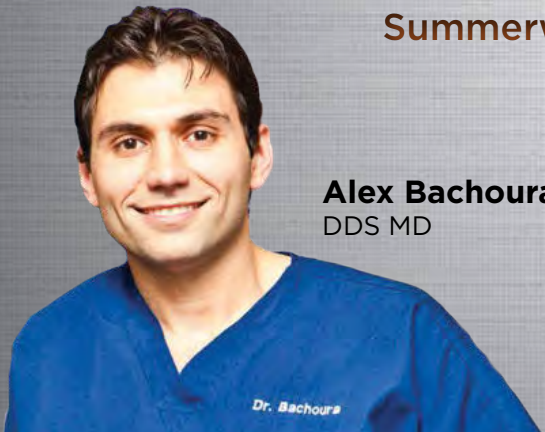
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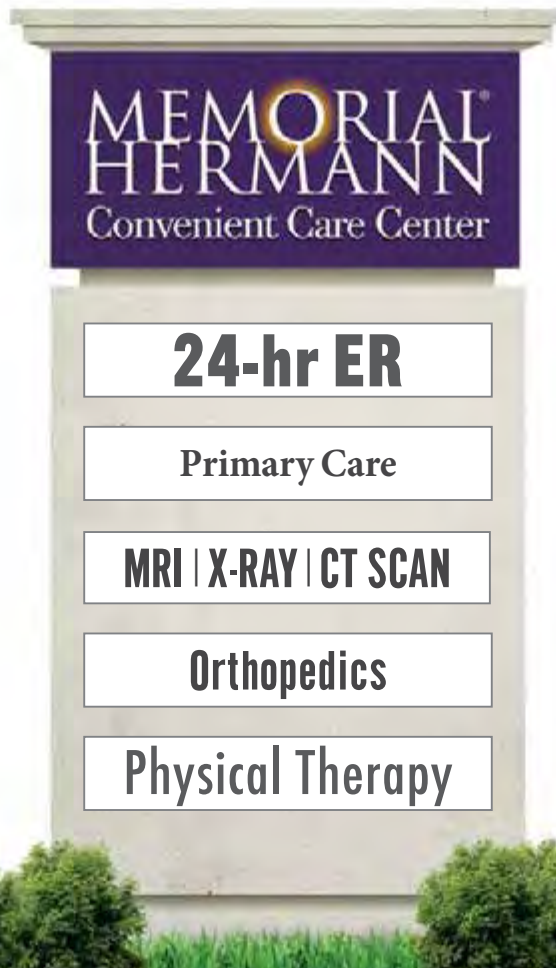
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## Summerwood Residents Should Obtain City of Houston Alarm Permits

Due to a Limited Purpose Annexation, authorized by the City of Houston, and as part of a Strategic Partnership Agreement with Municipal Utility Districts 342, 344, 361, and 412:

Harris County will discontinue the issuance of new alarm permits for alarm sites located within the above-stated Municipal Utility Districts. Effective immediately, alarm permits currently active with the Harris County Alarm Detail, should NOT be renewed. Instead, alarm sites will need to obtain alarm permits from the City of Houston's Administration & Regulatory Affairs: See website: <http://www.houstonpermittingcenter.org/>.

The Harris County Sheriff's Office will still have the

Summerwood Patrol Contract and will continue to proactively patrol & respond to calls for service in the Summerwood neighborhoods as in the past.

Please remember, if a residence has an alarm system, homeowners should contact their Alarm Companies and make sure all their information is up to date. This would be information pertaining to contact names, contact phone numbers, who the responding Police, Fire & other agencies will be and any phone numbers that may be applicable for those agencies.

*Harris County Sheriff's Office  
Alarm Permit Enforcement*

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## 5 REASONS TO SELL NOW!

Many families are realizing that now may be a great time to buy. For this reason, it may also be a great opportunity for you to sell. Following are my top reasons why a homeowner may want to sell now rather than wait until spring:

**1.) Housing Demand Is High:** The most recent Existing Home Sales Report by the National Association of Realtors (NAR) showed a 17.2% increase in sales over July 2012; sales have remained above year-ago levels for 25 months. There are buyers out there right now and they are serious about purchasing.

**2.) Housing Supply Is Beginning to Increase:** Total housing inventory is starting to rise, last month it rose 5.6%. Many expect inventory to continue to rise as more and more homeowners are getting into positive equity on the mortgages. Selling now while demand is high and before supply increases may garner you your best price.

**3.) New Construction Is Coming on Strong:** Every year the past couple of years our area has shown an increase in new home construction. More and more new home builders are jumping back into the market. These new home builders are direct competition for homeowners trying to sell as new

homes are an attractive alternative for many buyers.

**4.) Interest Rates Will Continue to Rise:** According to Freddie Mac's Primary Mortgage Market Survey, interest rates for a 30-year mortgage have shot up to 4.57% which represents a jump of more than a full point since the beginning of the year. The Mortgage Bankers Association, Fannie Mae, Freddie Mac and the National Association of Realtors are in unison projecting that rates will continue to climb. Whether you are moving up or moving down, your housing expense will be more a year from now if a mortgage is necessary to purchase your next home.

**5.) It's Time:** Why is that you are thinking about selling? Is it worth waiting? What's more important than being with family; more important than your health; more important than having the freedom to go on with your life the way you think you should? You know the answers and you have the power to take back control of your situation. My team and I would love to help you with a real market analysis. Call today and let the Tracy Montgomery Team provide you and your family with the expertise you need.

### THE *Tracy Montgomery* TEAM



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