



# Steeplechase

NEWSLETTER



The Official Newsletter of The Steeplechase Community Improvement Association, Inc. and Steeplechase

## 2015 SCIA Budget & Plans

In 2015, SCIA will continue with the repair, refurbishment, and replacement of Association assets.

Last year, SCIA completed three major projects.

- Swimming pool re-plaster and in-pool lighting replacement
- Replacement of the Jones Road entrance monument/lighting and the installation of new entrance signage at Fetlock/Eldridge Parkway and Paddock Way/Eldridge Parkway
- Trim, prune trees located on Association property to preserve the health and beauty of the trees

Smaller projects completed last year include replacement of two HVAC units, dining room chairs, and carpet in the clubhouse. In the pool area, SCIA purchased two new life guard chairs and four tables with umbrellas.

The Association's 2015 operating expense budget includes several repair projects; cul-de-sac landscaping, pool house repair/painting, pool gate/fence powder coating, and repair of the water leak under the clubhouse. Not counting expenditures for these one-time repair

projects the 2015 budget is about the same as the 2014 budget.

**Major projects to be completed in 2015 include the following.**

- Replacement of four internal monuments (Cobblestone, Saddlebrook, Sturbridge, and Greentree) along Steeplechase Blvd.
- Refurbishment of the Churchill and Cobblestone brick monuments
- Recoating of the west tennis courts in accordance with the reserve study
- Replacement of the deteriorated pool deck expansion joints
- Phase 1 of the Steeplechase Blvd sidewalk repair/replacement program

This type of investment is necessary on an on-going basis to keep Association assets in good condition to enhance values in Steeplechase.

The SCIA Board thanks each resident for their support in this continuing effort to maintain/improve property values in Steeplechase.



# STEEPLECHASE

## IMPORTANT

### Telephone Numbers



Emergency.....	911
Sheriff's Dept.....	713-221-6000
Cy-Fair Fire Dept.....	911
Cy-Fair Hospital.....	281-890-4285
Animal Control.....	281-999-3191
Center Point (Street lights).....	713-207-2222
http://cnp.centerpointenergy.com/outage	
Neighborhood Crime Watch.....	SteeplechaseSecurity@gmail.com
Library.....	281-890-2665
Post Office.....	713-937-6827
Steeplechase Community Center.....	281-586-1700
Deed Restriction Issues (CMC).....	281-586-1700
Water/Sewer.....	713-405-1750
Architectural Control (CMC).....	281-586-1700
Trash Pick-up (Best Trash, LLC) (Wed. & Sat.).....	281-313-BEST
Harris Co. Pct. 4 Road Maintenance.....	281-353-8424
Harris Co. MUD #168.....	hcmud168board@gmail.com
Community Events.....	281-586-1700
Clubhouse Rentals: Private Parties and Community Events	
(Jinnie Kelley).....	832-922-8030
Traffic Initiative.....	281-290-2100
Private Pool Parties.....	281-446-5003
<b>NEWSLETTER PUBLISHER</b>	
Peel, Inc. (Advertising).....	kelly@PEELinc.com, 888-687-6444
Articles.....	newsletter@steeplechasetx.com

## Community Center Contacts

<b>Community Maintenance Concerns</b>	
Chaparral Management Company.....	281-586-1700
<b>Clubhouse Rentals</b>	
Private Parties and Community Events	
(Jinnie Kelley).....	832-922-8030
<b>Pool Company Contact</b>	
Aquatic Management of Houston.....	281-446-5003
www.houston-pmg.com	
<b>Board Member Contact</b>	
Chaparral Management Company.....	281-586-1700

## Schools

<b>Emmott Elementary</b> .....	281-897-4500
<b>Campbell Middle School</b> .....	281-897-4300
<b>Cy-Ridge High School</b> .....	281-807-8000

## Contact the Management Company

cmc@chaparralmanagement.com  
or by phone 281-586-1700

## YOUR COMMUNITY, YOUR VOICE



Do you have an article or story that you would like to run in this newsletter? Send it to us and we will publish it in the next issue.

Email your document to [newsletter@steeplechasetx.com](mailto:newsletter@steeplechasetx.com)

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## NEW PARKING AREA FOR THE TRAIL

SCIA and MUD 168 have voted to improve the parking at Yearling and Steepleway at the bayou trailhead. Construction bids are being solicited now. The work is planned to be completed no later than Feb 28, 2015. Please be patient during the construction work and park in a manner so as to not block the construction work. Thanks for your cooperation.

the lot, not be closer to the rear lot line than 7 feet, not nearer to the side lot line than 5 feet or aligned with the side wall of the residence structure, whichever is greater. Outbuildings shall be no more than 10 feet in height and may not exceed 144 square feet of floor area. The floor area of a treehouse or other play structure must not be more than 3 feet from the ground.

For complete details, contact Chaparral Management or the ACC.

## THINKING ABOUT A STORAGE SHED OR GAZEBO?

SCIA has adopted an "Outbuilding Policy". An outbuilding is any structure that is not attached to the main residence, except for detached garages. This includes but is not limited to, all storage sheds, play structures, gazebos, pergolas, etc. An ACC application must be submitted for the construction of any such structure. The application must include a plot plan/survey showing the proposed location in relation to property lines, building set back lines, existing structures and fences. The standard, type, quality and color of the materials used in construction shall match or be harmonious with the materials used in the main residence. All outbuildings must be placed on the lot so as not to be visible from the street in front of

## CUL-DE-SAC ISLANDS

The Steeplechase Board of Directors is currently considering options for beautification of the Cul-de-sac islands, discussions are in the early stages w / photography documentation of each island currently underway. The board is seeking input from the residents of Steeplechase, especially those residents w / homes within a cul-de-sac. One option being considered is "adopt a cul-de-sac" program. Residents of a cul-de-sac could decide on what type of plants for their individual island, purchase and install the plants at their expense and the association would maintain the plants.

More information will be provided as it becomes available.

Submit your comments / suggestions to:

[johnston@chaparralmanagement.com](mailto:johnston@chaparralmanagement.com)

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# STEEPLECHASE

## THE CYPRESS TEXAS TEA PARTY

The Cypress Texas Tea Party meets every three weeks on Saturday  
Noon until 2:00 PM at:

Spring Creek BBQ  
25831 Northwest Freeway  
Cypress, Texas 77429  
Map: <http://goo.gl/maps/OoNjY>

Next meeting dates:

**Saturday, December 6, 2014**

**Saturday, January 17, 2015**

Come early and grab lunch during the meeting.

David M. Wilson  
Director, Cypress Texas Tea Party  
[cypresstexasteaparty@gmail.com](mailto:cypresstexasteaparty@gmail.com)  
580-749-9020

Orientation breakfast on Saturday, February 7th, 2015, for all boys and girls who are interested in joining for the 2015 track season. The breakfast starts promptly at 8:30 AM at the Cypress Creek Christian Community Center Forum located at 6823 Cypresswood Dr., Spring, TX, 77379.

The free breakfast is the opportunity for youth athletes to register for the 2015 spring/summer track season, and to meet the Northwest Flyers coaches, staff, and other new and returning athletes. The event will be highlighted by a special presentation from a member of the USA Track & Field Olympic organization (USATF). All athletes and parents who wish to join the Northwest Flyers must attend the orientation.

The Northwest Flyers Track Club is a youth (ages 6 -18) track club, affiliated with USA Track & Field (USATF), that provides a full program of sanctioned "track" events such as sprints, hurdles, middle distance, distance and relays, and sanctioned "field" events such as long jump, triple jump, high jump, pole vault, shot put, discus and javelin. The Northwest Flyers has approximately 285 members. The club was founded 28 years ago by Olympic gold medalist Fred Newhouse to foster the development of youth track & field in the Northwest Houston area.

The Northwest Flyers is a member of the "Win with Integrity" program, a partnership between USATF and the American College

## NORTHWEST FLYERS YOUTH TRACK CLUB

### Free Registration/Orientation Breakfast

The Northwest Flyers Youth Track Club will celebrate its 28th Anniversary Season by hosting its annual free Registration/

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of Sports Medicine. "Win with Integrity" brings elite track & field athletes and school-aged kids together to promote healthy lifestyles, keeping active, and living with integrity through the sport of track & field.

For additional information on the Northwest Flyers Track Club, please visit the team website at <http://www.northwestflyers.org>; contact Linette Roach at [linette.roach@sbcglobal.net](mailto:linette.roach@sbcglobal.net); or "Like" the club on Facebook.

## ALBION HURRICANES FC SOCCER EVALUATIONS

Albion Hurricanes FC invites all interested soccer players from ages U9 to U19 to the Player Evaluations at our Campbell Road Complex and Katy Park locations to be a part of the AHFC's success.

### BOYS 12/8 - 12/10

U9 & U10 5:00 - 6:15 and U11 thru U19 6:30 - 7:45

### GIRLS 12/9 -12/11

U9 & U10 5:00 - 6:15 and U11 thru U19 6:30 - 7:45

Players will be evaluated to determine their technical and tactical abilities by the highly-qualified staff at AHFC. Please register at [www.albionhurricanes.org](http://www.albionhurricanes.org) prior to tryouts. AHFC office: 713-939-7473.

### QUESTIONS?

Boys: Mark Rufo at [mrufo@albionhurricanes.org](mailto:mrufo@albionhurricanes.org)  
or call 979-453-1933

Girls: Danny Hill at [dhill@albionhurricanes.org](mailto:dhill@albionhurricanes.org)  
or call 713-818-7529

Albion Hurricanes also offer a recreational program (Junior Hurricanes Soccer League) for children 4 – 8. This ten week program begins in early February. Please visit <http://www.albionhurricanes.org> for more information or contact [jhsl@albionhurricanes.org](mailto:jhsl@albionhurricanes.org).

## TAKE CARE OF TEXAS BY MANAGING YOUR LEAVES

As autumn brings cooler temperatures, it also signals the arrival of another seasonal display – falling leaves!

While Take Care of Texas encourages you to plant shade trees to help lower your utility bills in the summer, these deciduous trees lose their leaves in the fall. Instead of raking and bagging them, where they will head to a landfill, put them back into your lawns and gardens as a valuable source of mulch and fertilizer.

Leaves contain 50 to 80 percent of the nutrients a plant extracts from the soil and air during the season. Grass clippings, leaves, and other yard debris make up 20 percent of the trash sent to landfills each year. It costs Texans over \$250 million a year to collect and dispose of this waste.

There are four basic ways to manage leaves and use them in landscaping:

**Mowing:** a light covering of leaves can be mowed, simply leaving the shredded leaves in place on the lawn. This technique is most effective when a mulching mower is used.

**Mulching:** a lawn mower with a bagging attachment provides a fast and easy way to shred and collect the leaves. Apply a three to four inch layer of shredded leaves around the base of trees and shrubs. A two to three inch mulch of shredded leaves is ideal for flowerbeds. For vegetable gardens, a thick layer of leaves placed between the rows functions as a mulch and an all-weather walkway that will allow you to work in your garden during wet periods.

**Composting:** in addition to leaves, other yard wastes such as grass clippings, pine needles, weeds, and small prunings can be composted. Compost can serve as a soil conditioner that nourishes your yard and reduces the need for outdoor watering up to 60 percent.

**Soil improvement:** leaves may be collected and worked directly into garden and flowerbed soils. A six to eight inch layer of leaves tilled into a heavy, clay soil will improve aeration and drainage. The same amount tilled into a light, sandy soil, will improve water and nutrient holding capacity.

Visit [www.KeepCyFairBeautiful.org](http://www.KeepCyFairBeautiful.org) to access more Take Care of Texas yard care publications!

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# STEEPLECHASE

## LANDLORD/TENANT REMINDER

If you are the owner of Steeplechase property that is rented to others, please ensure that Chaparral Management has an alternate set of contact information so that Chaparral can make sure that you receive all communication about important Steeplechase events and issues. This alternate contact information should include a mailing address, telephone number, fax number, and email address together with the street address of the rental property.

Additionally, you have a responsibility as a landlord to get your tenants a copy of the Steeplechase rules and regulations, covenants and restrictions.

Furthermore, you need to ensure that your tenants abide by these governing documents while a tenant in your Steeplechase property.

If you have questions, please contact Chaparral Management.

Stacy Johnston

[sjohnston@chaparralmanagement.com](mailto:sjohnston@chaparralmanagement.com)

Tel: 281-586-1742

[steeplechasetx.com](http://steeplechasetx.com) and fill out a suggestion form or contact Stacy Johnston at Chaparral Management. Thanks for your help in keeping your community well maintained.

## STREETLIGHT NOT WORKING PROPERLY? REPORT IT

If you notice a streetlight is out, going on and off or flickering, report it. Make a note of the pole number. Go to [www.centerpointelectric.com](http://www.centerpointelectric.com) and fill out a streetlight repair request. Street lighting helps to improve security.

## SEE SOMETHING THAT NEEDS REPAIR?

If you see something that needs repair, please report it. For example, monument lighting is out, graffiti, sprinkler heads blown off or sprinklers spraying the streets, not the grass, etc. Go to [www.steeplechasetx.com](http://www.steeplechasetx.com)



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## SEND US YOUR

### *Event Pictures!!*

Do you have a picture of an event that you would like to run in this newsletter? Send it to us and we will publish it in the next issue.

Email the picture to **newsletter@steeplechasetx.com**. Be sure to include the text that you would like to have as the caption.

Pictures will appear in color online at [www.PEELinc.com](http://www.PEELinc.com).



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