

# SUMMERWOOD LIFE

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

## INDEPENDENCE DAY CELEBRATION

Summerwood residents celebrated July 4 by participating in the annual Independence Day parade and festivities. The morning started off with a parade around Lake Anne. The winners of the five categories of power wheels, bikes and scooters, wagons, strollers, and pets were awarded prizes for first through third place. After the parade, residents enjoyed snow cones, face paintings, balloon art, a foam pit, rock-wall climbing, and an awesome water slide! A special thank you to the Summerwood resident volunteers Barbara Probandt and Herbert Poole!



## IMPORTANT NUMBERS

### MANAGEMENT COMPANY

CIA Services ..... 281-852-1700  
 ..... [customercare@ciaservices.com](mailto:customercare@ciaservices.com)  
 8811 FM 1960 Bypass Road Suite 200, Humble, Texas 77338

### EMERGENCY NUMBERS

Emergency Situations.....911  
 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  
 MUD 342 & 344 (Republic Waste)..... 281-446-2030  
 MUD 361 (Wast Management)..... 1-800-800-5804

### 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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## MANAGER'S CORNER

*By Jennifer Northington*

I am proud to expand my role as a part of the Summerwood community as your new community

association manager. I've worked with CIA Services for three years as a member of the Summerwood team as assistant manager and co-manager before transitioning into the role of community manager.

I am looking forward to continuing to work closely with your board of directors, committees, volunteers, and residents.

Our team in Summerwood is committed to providing all of our homeowners with a community in which they can be proud to live. In order to accomplish this, we need your help. Please do not hesitate to contact my office either by phone at 713-981-9000 or by email at [CustomerCare@ciaservices.com](mailto:CustomerCare@ciaservices.com). You can provide us with feedback and ideas to help make Summerwood an even better place to live. The management team assigned to Summerwood includes Jennifer Northington, community manager;

Alicia Adams, administrative assistant; Roxanne Bailey, activities coordinator; Armando Lazo, maintenance coordinator; Lauran Hopkins, facilities coordinator; and Cherylyn Gatlin, HIR coordinator.

Have you ever wondered exactly what it is that the management company (CIA Services) does for your community? It is charged with making sure the day-to-day business of the corporation is taken care of. One common misconception is that the management company is the decision maker. The truth of the matter is quite the contrary. Your management company is simply the facilitator of the board's decisions. We have entered into a management contract with the Summerwood CIA to enforce the deed restrictions, manage the finances for the community, coordinate common-area maintenance, handle administrative services such as accounts receivable and accounts payable, and advise the board on matters concerning the community. The yearly budget is set by the board, and funds are expended at the board's authorization. The deed restriction enforcement procedure followed is approved by the board and meets any requirements of your association's governing documents and the Texas Property Code. The procedure for Summerwood requires advance approval by the board before any letters are sent to the attorney. The process often takes time, and each owner's due process must be afforded to him or her.

CIA Services is here to help you and meet your needs if possible and direct you to the appropriate entity if not possible. We appreciate the assistance of the community volunteers who have stepped up to serve on committees and clubs or just help in any way they can. It takes the whole community working together to make it successful and a great place to live. Any time you have questions regarding your community, do not hesitate to contact CIA Services.





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**TEAM WORK...** Whoever said "Many hands make light work" really understood a team work concept. Each member of my team (including you) will have specific duties towards our common goal to ensure the strength and endurance needed to get this transaction closed.



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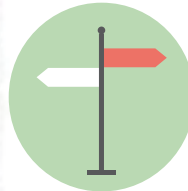
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## National Night Out

### Summerwood's Largest Family Event

The Summerwood Crime Watch Committee will be hosting the 2015 National Night Out (NNO) event for the Summerwood community on Tuesday, October 6, from 6 to 8 p.m. It will be held at Club Summerwood on Hunter's Lake Way at Timber Forest. NNO is a family-oriented event aimed at building neighborhood awareness and crime prevention. This will be a night of fun for all ages and will include food, prizes, and music.



## NOW HIRING

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# SUMMERWOOD YARD OF THE MONTH

*August 2015*



*The Beautification Committee  
would like to congratulate  
the winners of August's  
Summerwood yard of the  
month!*

***The Floyd Family  
of Cranbrook Creek Lane***

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## We All Need a Drink of Water

A lot of the summer heat has passed, and many people want to enhance their yards with beautiful landscaping and color; however, the heat isn't over yet.

Watering is essential to landscape. The amount of water your landscape receives will determine its overall health and beauty.

**New sod:** Begin watering within thirty minutes of the sod being laid so that the soil below the surface will be moist three to four inches deep. Then for the next two weeks, keep the soil moist with daily watering. Watering in the early morning is best for the most absorption and lessens the loss of moisture due to evaporation.

**Established lawns:** Watering for one inch a week should be sufficient for most lawns; however, watering should be done to ensure the underlying soil is moist for four to six inches. Infrequent or overwatering will cause lawns to dry out or rot. Deep-watering the roots is best when long periods between watering is unavoidable since the grass will only grow as deep as its available water supply.

**New trees and shrubs:** Watering early in the morning is best, since late-night watering will increase the chances of fungus and disease-related problems. Daytime watering allows the moisture to be absorbed and any excess to be evaporated. Place a ring of mulch

around the base of the plant to help with soil temperature and return nutrients into the soil.

**Established trees and shrubs:** A soaker hose is ideal for large shrub beds, and the moisture should go ten to twelve inches deep, which could take up to two hours. Allow the surface to dry out between watering. A good cover of mulch is much needed for established trees and shrubs to keep the moisture at the root level instead of evaporating.

**Plants:** Different plants require different watering needs. Know what you have in your landscape with respect to water-tolerance levels and sun levels, as well as what they are planted next to. Larger trees use more of the soil moisture and leave little for plants. If you have shallow-rooted plants, ensure that there is sufficient water so they don't dry out.

The needs of the plants, trees, and lawns are necessary for a lush and luxurious landscape. It's a great accomplishment and feeling when you can step back and admire your work.

*Happy gardening,  
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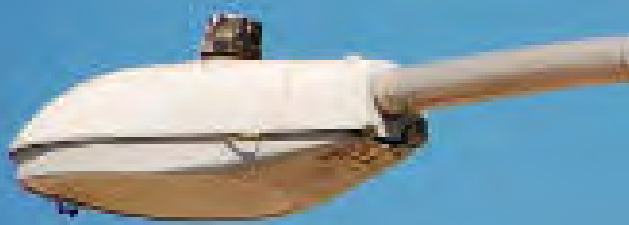
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*You will be asked to provide:*

- a pole number for the non-functioning lights you want to report,
  - contact information (in case more information is needed to locate a streetlight),
  - an email address (if you want feedback regarding your repair request), and
- the number of streetlights you would like to report.  
The system will guide you through the remaining steps.

## LAKE HOUSTON LADIES CLUB

Lake Houston Ladies Club is a social organization that meets from September to May on the third Tuesday of the month at the Walden Country Club (18100 Walden Forest Dr., Humble, TX). The club welcomes new members from all surrounding areas. Several interest groups are available, including readers' choice, bridge, Bunco, teatime, lunch and look, movie group, supper club, mah jongg, and girls' night out. Many of the groups continue throughout the summer months.

There are periodic events planned during the year that include spouses or significant others. The club is an excellent way to meet new people and make new friends. For more information, please call Linda at 832-379-3009.



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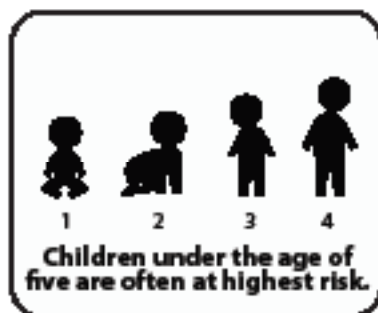
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## Summer Creek BizCom PROMOTING A SENSE OF COMMUNITY

Summer Creek BizCom Meeting #28 will be September 10th:

[www.lakehouston.org](http://www.lakehouston.org)

Submitted by  
Don Gaddy

Over 160 business, community, and school district leaders attended the Summer Creek BizCom Meeting #27 on Thursday June 11, 2015. A YouTube Video of the program can be found at [www.youtube.com/MyChamberChannel](http://www.youtube.com/MyChamberChannel). Speakers that day included:

**Patrick Kimball, FMC Technologies Corporate Public Relations Manager**

- Shared Information on what FMC Technologies is doing to introduce their employees to this area

**Bob Houlgrave, FMC Technologies Project Manager for the Generation Park Campus:**

*Updated about FMC Building - Phase One*

- Estimated completion date of the buildings presently under construction is December 2015.
- Ten FMC facilities around Houston will be consolidated at this location in the next 8-10 years.

**John Flournoy, McCord Development VP of Sales and Leasing**

*Generation Park announcements*

- San Jacinto College has recently acquired 57 acres along Lockwood.
- The Generation Park West Lake is 19 acres with plans for jogging trails, water falls, landscaping and other amenities to be completed by early 2016.
- WLHP now goes through to Lockwood.
- The first six acres of the area along the beltway have been purchased with announcements of development forthcoming.

**Brian Kuterbach, ShowBiz Cinemas**

- A ShowBiz Cinema will be built on BW8 near Wilson Road.

**Mary Jean McArthur, Fidelis Realty Partners**

*Westlake Marketplace mid-June activity:*

- Proposed Kroger Market Place
- 19+ retail stores are interested
- 14+ prospective restaurant occupants
- 19+ small space areas for doctors, dentist, salons, business offices, etc.

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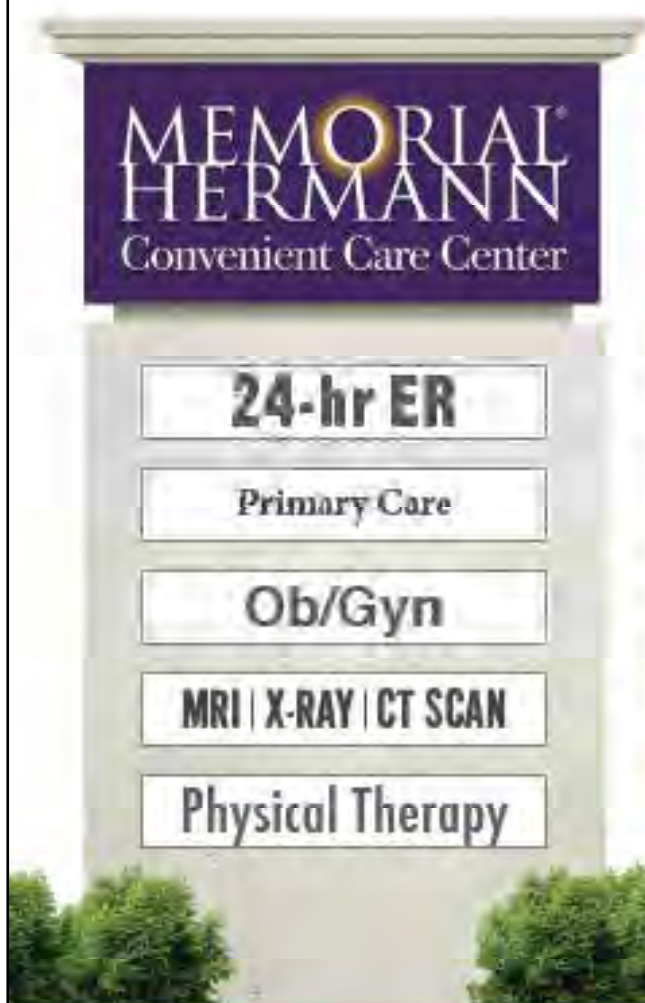
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## PHOTO OF THE MONTH

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 or a particular landscaped area that you enjoy? We'd love to publish a favorite Summerwood photo!

Please email it to [summerwoodlife@gmail.com](mailto:summerwoodlife@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!



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## August = Back to School and a Shift in Real Estate

August 24th is around the corner and marks the return to school for our students attending Humble ISD. The kids are almost to the point where they recognize school is not so bad and the parents are certainly ready to stop hearing "I'm so bored!". That's right, "Back to School" is here. August marks the conclusion of family vacations and the beginning of a shopping frenzy for supplies and clothing. Friday nights will certainly be different as stadiums are filled with football, cheerleaders, bands, students, and supporting parents and friends. It's really a great time of year.

The routines we've grown accustomed to over the summer months are about to be disrupted. For many the back to school season can serve as an opportunity to renew your 2015 goals. Dump some of the "bad habits" you've picked up over the summer and start some positive new routines. One of my favorite things to do is to share a light breakfast or lunch with girlfriends. Something I just can't seem to do during the summer

months with the kids at home.

Despite economist's predictions of a pending downward market, Real Estate continues to thrive in Northeast Houston. Housing demand remains high and this has resulted in strong resale pricing. We have seen a bit of slowing however with housing "days on market." This has resulted in home prices leveling off a bit. With school around the corner we anticipate this trend will continue. Fortunately, families continue to be drawn to Northeast Houston's best in state schools and entertainment opportunities.

If you're in the market to buy or sell your home, look no further than my team, The Tracy Montgomery Team. As the market shifts it is more important than ever that you have the right Realtor representing you. My team and I continue to lead the market in home sales. Of equal importance, we will ensure you have an unmatched customer service experience.

-- Tracy Montgomery



Tracy Montgomery  
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Sandy Brabham  
Cell: 713.503.8110

Lisa Hughes  
Cell: 281.323.5894

Robyn Choiniere  
Cell: 832.312.6220

Melissa Nelson  
Cell: 832.527.4989

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