



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

MESSAGE TO MEMBER'S OF STEEPLCHASE COMMUNITY IMPROVEMENT ASSOCIATION, INC. (SCIA)

CONGRATULATIONS TO OTTO MARESH AND NEVA HALL



The Annual Meeting of the Members of Steeplechase Community Improvement Association was held on June 21, 2016. A quorum of the Members was established and two Board Members were elected. Congratulations to Otto Maresch (re-elected) and Neva Hall (elected) to serve your community for a three (3) year term.

We appreciate the Members that attended the meeting and also to those that mailed in their proxy votes!!

DOOR PRIZES

Congratulations to the Members who each won a \$100 cash door prize – John Lance, Jennifer O'Rourke, and Lauren Leferink-Ra.

MONTHLY BOARD MEETINGS

Your Board of Directors meet at the Steeplechase Clubhouse on the 3rd Tuesday of each month at 6:30 p.m. Homeowner input is available at the beginning of each meeting. If

a Homeowner has a concern specific to their property and would like to speak to the Board privately, please contact Stacy Johnston with Chaparral Management at 281-537-0957 or sjohnston@chaparralmanagement.com, and she will place you on the agenda for the next monthly meeting.

DISCOUNTED TICKETS TO FAMILY SERIES

Your management company, Chaparral Management, Inc., is sponsoring the Cypress Creek Foundation for the Arts & Community Enrichment (FACE) Family Series 2016-2017 Season. Residents of

communities managed by Chaparral Management will enjoy a \$2 discount for each ticket purchased to the Family Series.

Performances Include:

Trout Fishing in America – October 15, 2016

The Okee Dokee Brothers – February 11, 2017

Cirque-tacular – April 22, 2017

Individual Concert tickets will go on sale on August 1, 2016.

Tickets: Adults \$15, Senior \$12, Child/Student \$8

For more information please visit www.cypresscreekface.org and be sure to tell them you live in a Chaparral Managed Community.

MONTHLY INSPECTIONS OF HOMES

Inspections are done one time per month from the vehicle, and from the street. The DEED RESTRICTIONS are the contract you have with the Steeplechase Community Improvement Association. PROPERTY VALUES are directly related to residents COMPLYING WITH THE DEED RESTRICTIONS. Be a good neighbor!

Maintain your yard by keeping it mowed, edged and clean. Fertilize regularly to keep out weeds and promote healthy grass.

Store your trash and recycle containers out of sight.

Make repairs to your home and fence on a timely basis. Clean the exterior of your home regularly and paint when needed.

Do not store your boat, trailer, camper, unmaintained vehicle, motorhome, etc. on your property unless it is concealed from public view inside a garage or other approved enclosure.

ALL EXTERIOR CHANGES TO PROPERTY REQUIRE APPROVAL

The Architectural Control Committee approved 45 "Request for Home Improvement Applications" in 2015. The top 5 modifications to homes that were approved in 2015 by the Architectural Control Committee (ACC) were Roofs, Fence Replacement, Painting, Windows, and Additions.

Plan ahead and allow up to 30 days for processing of your application.

Thank you for choosing to live 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 |

NEWSLETTER PUBLISHER

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|-------------------------------|-----------------------------------|
| Peel, Inc. (Advertising)..... | kelly@PEELinc.com, 888-687-6444 |
| Articles..... | sjohnston@chaparralmanagement.com |

Community Center Contacts

Community Maintenance Concerns

| | |
|------------------------------------|--------------|
| Chaparral Management Company | 281-586-1700 |
|------------------------------------|--------------|

Clubhouse Rentals

| | |
|---|--------------|
| Private Parties and Community Events (Jinnie Kelley) | 832-922-8030 |
|---|--------------|

Pool Company Contact

| | |
|--|--------------|
| Aquatic Management of Houston. | 281-446-5003 |
| www.houston-pmg.com | |

Board Member Contact

| | |
|------------------------------------|--------------|
| Chaparral Management Company | 281-586-1700 |
|------------------------------------|--------------|

Schools

| | |
|------------------------------|--------------|
| Emmott Elementary..... | 281-897-4500 |
| Campbell Middle School | 281-897-4300 |
| Cy-Ridge High School..... | 281-807-8000 |

Contact the Management Company

www.steeplechasecia.com
or by phone 281-586-1700

NOTICE of Construction of Water Plant #3

The current construction going on behind the tennis courts located at the Steeplechase Community Club House is part of the Harris County MUD #168 Water Plant No. 3 construction. This construction is to convert the District's Water Well No. 3 into a Water Plant to better serve the District's water needs.

This construction is being paid for by approximately one third of the proceeds from the \$4,450,000 series 2014 bonds voted on and approved by the District. The remaining two thirds are of the bonds proceeds are being used for Phase II of the Waste Water Treatment Plant improvements, updating equipment and improving the Plant's efficiency.

This work, when completed, will support the needs of the District and keep the District and its aging infrastructure in good working order for the future water needs of the Steeplechase Community and the rest of the District, Harris County MUD #168.

MUD #168 Director

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*APR = Annual Percentage Rate and is inclusive of all discounts and is dependent on credit worthiness. Rates, terms and offers stated are subject to change without notice. Your rate may vary based on the loan amount, term and your personal circumstances. Certain loan terms and rates depend on loan amount. Membership is required before loan can be funded. Effective 9/1/2015 rates will be discounted on these loans for each stipulation that is elected: 1) .05% if Loss of Life Protection is elected, or 2) .10% if a combination of Loss of Life/Disability/Involuntary Unemployment/Family Leave Protection is elected. The maximum discount for a signature loan is .10%. Discounts are only given at time of loan closing.



Water Aerobics at Steeplechase

Seahorse water aerobics will be going on this summer. Please find us on Facebook under Seahorse Water Aerobics. All information and updates will be posted on that site. We build our muscles slow and easy. Water aerobics is good for all levels of fitness and disabilities. For more information please call 281-955-9336.

BUSINESS CLASSIFIEDS

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Please join us for the Cypress 5K Fun Run & Puppy Parade

Saturday, November 19, 2016
9:00 a.m.

Spillane Middle School
13403 Woods Spillane Blvd,
Cypress TX 77429I

The event is the school's third Fun Run, benefiting the Performing Arts Department at Spillane Middle School, and will feature a timed run, a family run for those pushing strollers or wanting to walk, and a dog walking segment. Start times will be staggered, and medals will be awarded in multiple age brackets. *** To register or donate beginning August 8, and for more information, visit the Cypress 5K Fun Run & Puppy Parade website at: <https://thedriven.net/cypress5k>



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What to Do in the First 24 Hours After a Flood

After flood waters subside, document, work with your insurer, and clean up safely.

Whether a flood is caused by ground water, falling water, or home water system malfunction, there are some best practices you'll need to employ within the first 24 hours after the flood to ensure the safety of your home and family and give you the best outcome possible with your insurance company

Avoid additional risks

If the flood was serious enough for you to leave your home, be sure you stay safe upon your return. The Federal Emergency Management Agency warns that you should check for any visible structural damage, such as warping, loosened or cracked foundation elements, cracks, and holes before entering the home and contact utility companies if you suspect damage to water, gas, electric, and sewer lines.

In addition, it's important to have a working flashlight and turn off all water and electrical sources within the home, says Dr. Maurice A. Ramirez, author of *The Complete Idiot's Guide to Disaster Preparedness*. Even if the power isn't operational, it's a good idea to go to your fuse box and turn off the main, plus all of the individual fuse connections. That way, if the power is reactivated, you're not at risk for mixing standing water and electricity.

Take pictures

Before you remove any water or make any repairs, fully document the damage for your insurer by taking photos or video. Digital versions are best, says Ramirez, because they can be stored electronically and easily copied. If you start removing water or making repairs before you photograph the damage, you could potentially decrease the extent of your coverage, he says.

Protect your health

Even if the water in your home is clear, it could be contaminated by sewage or household chemicals. Ramirez recommends wearing waders, hip- or waist-high waterproof boots. In addition, wear rubber gloves to remove water-damaged possessions and to avoid contaminants, Ramirez notes. Be sure to throw out any food that may have come into contact with flood waters. FEMA recommends boiling water until authorities declare the water supply is safe.

Call your insurance company

Since you should notify your insurer soon as possible after the flood, it's a good idea to keep your insurance company and local agent's phone number in your always-ready emergency bag. (Note that the NFIP works through private insurance companies, so you contact your insurer just as you would for any other type of claim). In cases where a flood has affected a region or community, your agent may be busy handling his or her own flood issues. In that case, contact the insurance company's headquarters.

Since groundwater flood damage typically isn't covered by conventional homeowners insurance policies, you'll need to work with your insurer to determine the cause of the flood and the extent

of your coverage.

Advise your insurance representative of the state of your home and any repairs you intend to do immediately. Be sure to follow the insurance company's direction about whether or not to wait for an adjuster to inspect the property before making repairs, says Ramirez. Document the damage and conversations at every stage of the process.

What can you expect in terms of time to get back to normal? It could be as little as one week if the claim and clean up is minimal to five to six months if you're working with an insurance adjuster and contractor to complete extensive repairs.

Find out if you're in a disaster area

Once a region has been officially declared a "disaster area" by government authorities, property owners have access to increased resources, including public services to protect and remediate the area. In addition, you may have access to financial assistance. Your insurance company will have additional information on this or you can contact FEMA directly.

Remove water

Once you get the OK from your insurer to remove the water, use a sump pump, available from most hardware or home supply stores for \$150 to \$500, and a wet vac (\$40 to \$130). Ramirez cautions that water is heavy—a cubic foot weight 10 lbs.—so be careful not to injure yourself, especially if you're carrying buckets of water up and down stairs. Open doors and windows to allow fresh air to circulate so long as that won't allow in more water.

Mitigate mold damage

Mold can develop within 24 to 48 hours of a flood, says Ashley Small of FEMA, so remove wet contents, including carpeting and bedding, as soon as possible. If an item has been wet for less than 48 hours, it may be salvageable. However, you'll need to decide whether it holds enough monetary or sentimental value to try to do so. And notify your insurance company before removing items to ensure that you're not affecting coverage. Always photograph the flood-soaked items.

Rugs, for example, may be dried and then cleaned professionally, which could cost \$100 to \$500 or more, depending on the size and number. Large pieces of furniture that are saturated will likely be difficult to dry effectively, and should often be discarded.

Mold growth can be controlled on surfaces by cleaning with a non-ammonia detergent or pine oil cleaner and disinfecting with a 10% bleach solution. (Caution: Never mix ammonia and bleach products, as the resulting fumes can be highly toxic.) Always test this solution on a small area of the item or area you're cleaning to be sure it doesn't cause staining or fading.

Take photographs before removing wet wallboards and baseboards because insurers will want to see the height of any water damage to walls. Carefully poke holes at floor level in the drywall to allow water trapped behind it to escape.

(Continued on Page 6)

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(Continued from Page 5)

You may also wish to hire a flood restoration service—you can find pros under “Flood” or “Disaster recovery” in your local phone book, or check with the Better Business Bureau, local Chamber of Commerce, or contractor recommendation sites, such as Angieslist.com or MerchantCircle.com. Look for those with Institute of Inspection, Cleaning, and Restoration Certification.

Secure the property

As the homeowner, it's your responsibility to secure the property so that no additional damage occurs. Put boards over broken windows and secure a tarp as protection if the roof has been damaged. Again, take photographs to prove to the insurance company that you have done everything possible to protect your home against further damage.

If the home is habitable, take precautions to keep yourself and your family safe from injury. Use flashlights to move around dark rooms, for example. If the home isn't habitable, don't try to stay there. Move to a shelter or alternate location. Consult your insurer to find out what provisions the company will make for temporary housing while your home is being repaired..

By GWEN MORAN has written about finance and real estate for over a decade. Her work has been in Entrepreneur, Newsweek, and The Residential Specialist. A Jersey Shore resident, she's weathered hurricanes, Nor'easters, and one earthquake.

<https://www.houselogic.com/finances-taxes/home-insurance/what-do-first-24-hours-after-flood/>

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Did you know that Girl Scouts are more likely than non-Girl Scouts to...

- Advocate for herself and others
- Set ambitious goals and think about her future
- Be mentally and emotionally stronger
- Be financially independent
- Overcome failure and fears and so much more!

Through a girl's experience in Girl Scouting, she has additional opportunities to make new friends, have new experiences, and work together with other girls to serve in her community. Girl Scouts is about charting the course of a girl's destiny so she grows up confident, knowing she is capable of achieving great things in life of being successful and doing something significant!

It's August and that means the summer is winding down and school is starting soon. As you start planning your daughter's activities, we hope you plan make Girl Scouts a part of it. If you'd like your daughter to explore new interests, achieve her goals, or simply to make new friends to overcome their shyness, look for Girl Scout recruitment events in your school. Girl Scouts is for girls in grades kindergarten to 12th grade and the cost is \$15.

You can join Girl Scouts at www.gssjc.org or contact Jo Anna Harris at jharris@sgs.org. We are looking forward to another great year in the Cypress area and hope you can join in on the fun!

NORTHWEST FLYERS TRACK CLUB

Kids' Running Team's Cross Country Season Starts September 6th

The Northwest Flyers Track Club Youth Cross-Country Team kicks off the fall season with registration and a mandatory orientation for parents and athletes on Tuesday, September 6, 2016, at 7:00 p.m. at Cypress Creek High School, 9815 Grant Rd., Houston. Registration starts online September 1 at www.northwestflyers.org. Practices are held at the Cypress Creek YMCA and Spring Creek Park in Tomball.

The Northwest Flyers Track Club is a member program of USA Track and Field (USATF), the national governing body for track and cross country. The club is celebrating its 30th year in the northwest Houston area. Ages 6 - 18 may participate in the team, and both beginners and experienced runners are welcome. Middle school and high school cross country athletes can also register, but should compete after their cross country season is over.

For more information contact Coach Eric Wentworth at emw185@gmail.com or 281-961-6603. Visit www.northwestflyers.org to get updates and learn more about the team.



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