

## UPCOMING BOARD MEETING DATES

Monday, October 17  
Tuesday, November 29  
Monday, December 12

Meetings start after executive session at 7pm.  
Please note the signs will no longer be used and will be  
posted in the newsletter and online.

Please go to SCSGO for official community news as  
the newsletter will not be the official posting space as  
information may change after production.



# VILLAGE OF DECKER OAKS

## IMPORTANT NUMBERS

### ASSOCIATION MANAGEMENT CO.:

SCS Management Services, Inc.

Phone:..... 281-463-1777

Fax: ..... 281-463-0050

..... 7170 Cherry Park Drive

..... Houston, TX 77095

Website: ..... www.scs-go.com

### Association Manager

Jessica Smith..... 281-500-7129

### Service Manager

Jessica Riggs ..... 281-500-7111

### Deed Restriction Coordinator

Susan Spratley ..... 281-500-7118

### HELPFUL NUMBERS

Montgomery County Constables ..... 281-356-3883

WCA ..... 281-766-1914

Enviro Waste Systems..... 936-264-3001

Hughes Natural Gas..... 281-356-8241

Quadvest ..... 281-356-5347

## New HOA Directors

With the resignation of Bryan Mittag and Barbara Ballard, two new directors were designated by the existing board at the August meeting. Please welcome Shauna Fickes and Douglas Adams to the board of directors! The positions have also changed and are as follows:

President – Kenny Provenzano

Vice President – Cynthia Covlin

Treasurer – Shauna Fickes

Secretary – Douglas Adams

Director – Ron Stuckey

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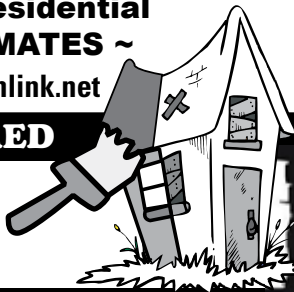
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## Brown Patch Recognition, Prevention, and Treatment

By Barbara Ballard, resident

With the cooler nights and excess rain, brown patch has begun to show up in our lawns. As its name implies, brown patch is characterized by patches of brown, thinned grass. Many times, brown patch is confused with dry, unwatered grass. However, it is important to note the differences as the treatment for these two lawn conditions is very different.

As described by The Houston Chronicle, “[b]rown patch is a fungal disease that creates circular to irregular patches of light-browned, thinned grass. The patches may become several yards in diameter. You may see a grayish ‘smoke ring’ of wilted grass at the edges. As the disease spreads, new green leaves may emerge in the center of the patches.” According to my Scott’s lawn representative, once you get brown patch, it is extremely difficult to completely get rid of it. It can easily be spread from yard to yard by lawn mowers. Given the fact that we all share sections of our lawn with our neighbors, it is very easy for this fungus to spread across our entire neighborhood. Even during the winter, the fungus remains and becomes dormant in the soil, waiting for the ideal climate to emerge again.

The good news is that you can prevent and minimize the damage of brown patch by using a fungicide treatment. I have found both a Scott’s brand and a Bayer brand of fungicide granules that can be used to prevent and treat brown patch and other fungi. If your lawn does not show any signs of brown patch, you can use the prevention rate listed on the bag. In the future, you will want to do this as soon as the climate changes—when the rains begin and the nights get a tad cooler. This year, my Scott’s guy told me to start applying the fungicide in August. If you already have brown patch, you would need to use the treatment rate. When applied regularly, the fungicide can keep the brown patch from spreading and may even reverse some of the lawn damage.

Another tip is to avoid excessive moisture. Fungi love moist, dark places. Begin cutting your lawn at a lower blade setting, so that sun rays can better reach the soil and base of your grass. Additionally, if you do need to water your lawn, do so in the early morning hours, so your grass has all day to dry up. If you water in the evening, the grass will still be moist once night falls and that creates the perfect environment for fungal growth. Finally, avoid overwatering. As mentioned above, it is imperative to decipher whether your lawn suffers from dehydration or brown patch. If your lawn suffers from brown patch and you begin to water it as you would a dry lawn, the excessive water will aid in the spread of brown patch.

I hope many of you find this little article helpful. I included a picture to help aid in identification.

Sources: The Houston Chronicle, <http://www.chron.com/life/gardening/article/How-do-I-treat-brown-patch-1901403.php>; Wikipedia, [https://en.wikipedia.org/wiki/Brown\\_patch](https://en.wikipedia.org/wiki/Brown_patch)



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# VILLAGE OF DECKER OAKS

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## IN AND AROUND THE NEIGHBORHOOD...

*by Barbara Ballard, resident*

Here is a list of some events in and around our neighborhood for the month of October 2016.

### **Village of Decker Oaks**

- HOA Board Meeting, October 17

See more at <https://villageofdecker Oaks.nabrnetwork.com/index.php>

### **Tomball ISD**

- TISD Board Meeting, October 11, 5:30pm

See more at <http://www.tomballisd.net>

### **City of Tomball**

- Paces4Pink, October 1, 8:00 AM @ Tomball's historic downtown Depot.

Paces4Pink (formerly "Sherine's Stride") is a 5K certified run and 1-mile family walk through old Tomball to benefit breast cancer research and awareness. Funds raised through this event go to local non-profit, TOMAGWA to provide free breast cancer screenings.

- Zomball in Tomball, October 8, 4:30 PM @ Tomball's historic downtown Depot.

Tomball's annual Halloween bash for kids is "Zomball in Tomball!" Giant trunk-or-treat courtesy of local merchants and organizations, "gotchas" like the Menacing Maze and Spooky Swamp, music, crafts, games and more! Come in costume.

- The Tomball Freight Train Food Truck Festival, October 15, 12:00 PM - 6:00 PM @ The historic downtown Depot.

More than 30 of the best food trucks from across southeast Texas will converge on downtown Tomball for the first ever "Tomball Freight Train Food Truck Festival." Scheduled to serve up tasty

treats so far are: Frosted Betty, LuvMeTender, St. John's Fire, Soul Cat Cuisine Skratch, Foodgasm, The Hungry Lumberjack Cousins, Lobster D'Lish, Curbside Bistro Espresso, Rescue Happy Baking, The Sauer Kraut, The Grove Donut, Truck Casian King, Sticky's Chicken, Pocket to Me, Tilas, The Lunch Bag, Kurbside EatZ, El Topo, Raw Vegan, Chef Katmania Crepes, Whatchacravin, The Sauced Pig, Old Souls Food Truck. There will be live music from British Invasion cover band "Picture Book" and Led Zeppelin cover band "Von Hindenberg". Merchandise vendors, Kids Zone and more!

- Tomball Bluegrass Festival, October 22, 11:30 AM @ Tomball's historic downtown Depot.

It's an afternoon filled with the sound of banjos, dobros, and more when Tomball hosts the annual Tomball Bluegrass Festival. Headlining the 2016 festival is David Davis & the Warrior River Boys, with The Border Town Ramblers, and other local and regional performers throughout the day. Festival foods, kids zone and the fun-time "Shade Tree Jam" of pickers and gridders performing in a pick-up concert of bluegrass favorites... bring an instrument and join in!

See more at <http://www.ci.tomball.tx.us>

Tomball Community Library at Lonestar College (Harris County Public Library)

Many free events, clubs, and programs for all ages. Please see more at <http://www.hcpl.net>

If you know of any other events that are coming up, please feel free to email me at [barbaram.ww@gmail.com](mailto:barbaram.ww@gmail.com). The deadline for newsletter submission is the 10th of the prior month.



## 6 Steps to Resell Your Designer Items, DIY

Have you wondered what it takes to resell your upscale, designer goods online? It's an interesting question to ask ourselves at minimum once a year. Either way, you know its time, when you start to feel the itch to visit the fabulous Container Store in search for new space-saving hangers, a handbag organizer, or even a new shoe stand.

Worse yet, your husband asks you to give him back his hangers. You know...the ones you have been slowly sneaking out of his microscopic section of the closet. Or he desperately begins to search all over the house, again, for his favorite Chucks. You just don't have the heart to tell him you threw them out three years ago. You want to make it up to him with a designer brand, but you don't have the space or discretionary funds. It's time to make some extra money from cleaning out your closet.

Ok, so you've decided to give this project a try. How will you actually make it happen, DIY-style? Here are 6 easy steps to get motivated and more importantly: Execute!

### Step 1: Scope Your Closet for "Resting" Designer Items

You and I know how much those cute Prada pumps cost you and how much you loved them the two or three times you had an occasion to wear them. They're so gently used, they look new. It's breaking your heart to consider it (I know), but it's been 5 years and they're "resting" quietly in their posh shoebox, in that remote corner of your shoe stand, desperate for fresh air. Give them a lifeline; a new home.

And that's not your only item. You know where they are... those designer handbags, shoes, sunglasses, scarves; items that sell amazingly well on eBay or other online resellers. Millions of buyers search eBay for items like yours, looking for designer bargains, every hour, on the hour. And when I say "bargain," I don't mean cheap, I mean a fairly reasonable resale value. Some nice change for those organizers, your husband's new shoes, or to donate to charity (maybe all three).

Ok, so you have selected the items you want to sell, now what?

### Step 2: Create a Personal eBay Seller Account

This step is fairly intuitive. eBay has a friendly user-interface and tons of educational content, but I'll provide you a brief overview to clarify some frequently asked questions (Ones that I also had). Whatever you do, don't fumble around with the numerous links on eBay. Go straight to work:

Select the "Register" tab on eBay's Home Page

Start with a personal account. Once you gain experience you may consider opening a business account.

Think of a catchy nickname. This is especially important if you might sell with certain frequency; I chose, Fashion Reloved, a suitable name for the types of items I sell online. It's worked out wonders for me. Begin by listing a few fast-selling items maybe on the lower priced end and just try to sell them. You'll go through the experience, develop your proof of concept, and also secure customers, gain positive feedback and attain ratings to show you are a responsible seller.

Make sure you highlight your product's best features with familiar

search terms in order to draw the most traffic: "NWT - New with tags", Prada, Worn once / 2 times, mention retail price. Sometimes including the shipping in the price as in listing the item with free shipping will attract more traffic to the item.

Now you are ready to post images and descriptions. You may be asking yourself, "Ok, but from where, how, what do I say? Don't worry. Read on, I've got it covered!"

### Step 3: Channel Your Inner Photographer

In the Resale World, Photography is King! Great images will sell your product quickly, for top-dollar. Take very detailed photographs of your item. Depending on your commitment to reselling, I recommend either investing in small photography studio items for your home or renting space at a local photography studio (it can be quite inexpensive). This will ensure controlled lighting, closeup details, and overall quality. You'll also need a professional camera. If you're going to sell only intermittently, an iPhone camera, may do. Make sure you take images from different angles and be transparent in showing any nicks or imperfections; honesty is always the best sellers policy.

For example: if you are selling a handbag, you will need to take a picture from each angle including its corners, the inside, the handles, the closure, pockets and don't forget the bottom (it usually shows the most wear). For clothing, it helps to have a mannequin or a friend, willing to model the clothes. For a fun, outdoor photoshoot, the best lighting is either after sunrise and right before sunset. Be creative and resourceful. Look at your favorite Instagram images or Pinterest pins as a way to spark ideas.

You don't have to be professional photographer, but the key is in the details. That is why the next step is very important.

### Step 4: Paint a "Literal" Picture

Photography is must, but don't skip on the product description. It's very important to be as thorough as possible. You may want to include information such as, when the item was purchased and where; what comes with the item, such as an authenticity card, dust bag, original packaging, accessories; and don't forget the measurements. Take a little time to research websites that sell a similar designer item, it will help you tremendously to write your descriptions. Generate trust by being transparent; point out the good, the bad, and the ugly. Buyers prefer brutal honesty.

### Step 5: Ship with Love

Once the item sells and the payment is made, find a nice quality box and package the item carefully, with appropriate cushioning or bubble wrap to avoid damage during shipping. For items weighing less than 16 ounces, the post office is the most efficient option to ship and they have nice boxes, insurance, and tracking. On more valuable items, Fedex or UPS will be the way to go. Make sure you pay for adequate insurance. Depending on the item's price tag, you may offer free or discounted standard shipping for multiple items purchased.

*(Continued on Page 6)*

# VILLAGE OF DECKER OAKS

(Continued from Page 5)

Step 6: Skip Steps 2 - 5 and Go Directly to Boardwalk

You may be too busy to try reselling DIY-style, but there is a shortcut that would save time, significantly: Contact a reseller. They are professionally set up to take care of steps 2-5 for you. The strongest pro is the time savings; the strongest con (maybe) is that you'll share the proceeds with your reseller.

For this step, you'll want to do some research on online resellers: check their reviews, credentials, and ask for references. Ask if they have an independent website (it shows the sellers commitment and inspires trust). Review their terms and conditions as well as their contracts and how much they will pay you. Compare your top candidates and make a selection.

Best Advice for Step 6: I recommend finding someone local to personally meet and interview, especially for very high-end, high price-tag products (LV, Hermes, Prada). If you are still doubtful or undecided, try each reseller out with one of your lower-scale designer items. There are trustworthy online resellers, especially ones with some longevity, testimonials, and serious traction on eBay, so don't be scared to try.

There are other options, like big-box online resellers, but they standardize their terms and may try to undercut your gains

significantly. And of course, brick-and-mortar secondhand or consignment stores are great, but with their overhead costs, they're likely be bound to offering you a lower cash payout and may not even be willing to take your item. This most often occurs with very high-ticket items that may not sell fast enough, attract theft risks, or constrain their cash flow.

Independent eBay resellers have more flexibility, lower theft risk, and typically only work on consignment. They can sometimes offer as high as 70% of the consignment selling price; granted, they may take a bit longer to sell your item, but they will personally work to sell it for top dollar. You'll additionally benefit from having face-to-face contact, have someone reliable to confidently refer to your friends and someone to count on in the future...For the next time you clean out your closet (or your husband's ;-)!)

Magdalena Silva, Author. Owner at Fashion Reloved, LLC / Aspiring Photographer / Former Engineer / Grateful Austinite / Happy Mom. I look forward to reading and replying to your comments. I'm glad to help you make the best decision for your upscale items, determine pricing and lend a hand in vetting a reseller. Drop me an email at [service@fashionreloved.com](mailto:service@fashionreloved.com)

Thank you,  
Magdalena



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## 4 Spices with Surprising Health Benefits

When it comes to adding flavor to your favorite meals, there's more to seasoning than salt and pepper alone. There's a whole world of spices out there that can take your cooking game to the next level and offer some surprising health benefits along the way.

Spice up your meals with these top picks that are as healthy as they are versatile.

### 1) Oregano

Fun fact: One teaspoon of oregano has the same amount of antioxidants as three cups of spinach. This healthy herb also contains potassium, zinc, iron, protein, calcium, magnesium, and fiber.

Try it: Add a few pinches of oregano to a dish of melted butter. Brush it on fresh-baked dinner rolls for a flavorful finish.

### 2) Cinnamon

Sure, it's a tasty addition to all-things sugary and sweet, but did you know that cinnamon can help reduce blood sugar levels? Plus, it's been shown to help improve brain function, promote better heart health, and even protect against diabetes.

Try it: Top baked sweet potatoes with a dash of cinnamon and nutmeg. These two spices pair well together and their woody aromas make them top picks for holiday dishes.

### 3) Nutmeg

Speaking of nutmeg, did you know that this spice can help prevent cavities? It can also naturally detox the body, improve digestive health, and reduce inflammation and pain.

Try it: Sprinkle a pinch of nutmeg onto your morning bowl of oatmeal and pair it with your favorite fresh fruits.

### 4) Cumin

One tablespoon of this spice contains 20% of your daily iron, which plays a big role in carrying oxygen to all of your cells. It can also boost your brainpower and keep your immune system in tip-top shape.

Try it: Add a dash of cumin to your next batch of chili. It will add a hint of spice without turning up the heat.

*Donna Kelly-Konopka*

# Overnight Coffee Cake

Recipe provided by Sherry Watson. The original source is unknown (cut from an old magazine many years ago). This recipe is unbelievably simple, but it makes a beautiful presentation at the table.

1 pkg. frozen cloverleaf roll dough (about 25 rolls)

1 pkg. (four-serving size) vanilla pudding mix (not instant)

½ cup brown sugar

½ cup pecans, chopped

1 stick butter, melted

Separate frozen roll dough into pieces (each cloverleaf makes three pieces). Other rolls will work, but with larger pieces of dough, use only 20; more may be too many for your pan.

Combine dry pudding mix with brown sugar and pecans.

Melt butter.

Place pieces of frozen roll dough in a well-buttered Bundt pan. (Do not use angel food pan; butter leaks out!) Pour melted butter over frozen dough and sprinkle with pudding mixture.

Leave cake pan out overnight; the dough rises beautifully by morning. Bake at 350 degrees for 30 minutes. Invert on serving plate to serve. Sticky – but good!

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