



JANUARY 2017

Official Publication of the Cardiff Ranch HOA

VOL 2, ISSUE 1

## WELCOME TO THE HOME FRONT

### *A Newsletter for the Residents of Cardiff Ranch*

The Home Front is a monthly newsletter mailed to all Cardiff Ranch residents. Each newsletter will be filled with valuable information about the community, local area activities, school information, and more.

If you are involved with a school group, play group, scouts, sports team, social group, etc., and would like to submit an article for the newsletter, you can do so online at [www.PEELinc.com](http://www.PEELinc.com). Personal news (announcements, accolades/ honors/ celebrations, etc.) are also welcome as long as they are from area residents.

**GO GREEN!** Subscribe via [Peelinc.com](http://Peelinc.com) to have an email sent to you with a link to a PDF of the newsletter, or have an email sent to you instead of having a newsletter mailed to you!

# Cardiff Ranch 2017

## Board of Directors

Rachel Gwin – Land Tejas  
Jeff Sheehan – Land Tejas  
Gwen Farley – Resident  
Raj Gupta – Resident  
Rob Kerzee – Resident

Email address – [crboard@entouch.net](mailto:crboard@entouch.net)

## Advisory Committee

Doreen Cutroni  
Inge Elmendorp  
Ramon Navarro  
Jennifer Rivera  
Arvind Sambaraj  
Craig Sobocinski

## Cardiff Ranch Committees

The following committees have been established to help aide the Board of Directors.

- Executive Committee – comprised of the advisory members
- Landscape Committee – overseeing the landscaping needs of the community
- Events Committee – social events, community events, “kids” committee, community outreach
- Flag Committee – proper maintenance /respect of the flags at the front entrance
- Finance Committee – financial information and reporting

Please email the clubhouse at [crclubhouse@entouch.net](mailto:crclubhouse@entouch.net) if you are interested in joining a committee.

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## IMPORTANT NUMBERS

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### IMPORTANT NUMBERS

Emergency .....	911
Constable Precinct 3 .....	281-342-3411
Fort Bend County Sheriff .....	281-342-6116
Harris County Sheriff .....	713-221-6000
Fulshear Police Department .....	281-346-2202
Poison Control .....	800-222-1222

### UTILITIES

Best Trash.....	281-313-2378
Fort Bend MUD # 58 (Water) .....	713-405-1750
Electricity .....	866-979-5265
Centerpoint Energy (Gas) .....	713-659-2111

### SCHOOLS

Katy ISD .....	281-396-6000
Davidson Elementary .....	281-234-2500
Wood Creek Junior High .....	281-234-0800
Seven Lakes High School .....	281-237-2800
Tompkins High School .....	281-234-1000

### PROPERTY MANAGEMENT

Doreen Cutroni  
On-Site Community Manager  
P.O.A of Cardiff Ranch  
26818 Wooded Canyon Dr.  
Katy, TX 77494  
281-394-7314

### OFFICE HOURS:

Monday 4 P.M. – 8 P.M.  
Friday 1 P.M. – 6 P.M.  
Saturday 10 A.M. – 4 P.M.

### NEWSLETTER PUBLISHER

Peel, Inc. .... 512-263-9181  
Advertising..... advertising@peelinc.com

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## Cardiff Ranch 2017 Board and Round Table Meetings

Board Meeting: Jan. 19, 2017 @ 5pm  
Round Table: Feb. 18, 2017 @11am  
Board Meeting: Mar. 16, @ 5pm  
Round Table: Apr. 22, 2017 @11am  
Board Meeting: May 18, @ 5pm  
Round Table: Jun. 17, 2017 @11am  
Board Meeting: July 20, @ 5pm  
Round Table: Aug. 19, 2017 @11am  
Board Meeting: Sept. 21, @ 5pm  
Round Table: Oct. 21, 2017 @11am  
Board Meeting: Nov. 16, @ 5pm  
Round Table: Dec 9, 2017 @11am

Annual Meeting: Date and location to be announced

**\*\* The annual meeting cannot be scheduled until the end of August.** (Unable to schedule until the new school year to determine availability.)

*All meetings will take place in the Cardiff Ranch club house located at 26818 Wooded Canyon Dr. with the exception of the annual meeting.*

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## Special Thank You

Special Thanks to our "Cookies with Santa" event sponsors:

Fields Realty 1 - Karen and Reed Fields

AmCap Mortgage

Celebrity Title

Entouch

Also, a big Thank You to Kent and Bobbie Jo Ray (aka Santa and Mrs. Claus)

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## Planning on Doing Home Improvements?

The POA requires a Request for Home Improvement Approval to be submitted prior to the start of any work. A fee and/or deposit may be needed for certain projects. Contact either First Service Residential at 713-932-1122 or email the clubhouse at [crclubhouse@entouch.net](mailto:crclubhouse@entouch.net) with any question regarding the form or required fees.

## Reporting a Streetlight Outage

Have a streetlight out? You can go online to report the outage. Just go to [centerpointenergy.com](http://centerpointenergy.com), select customer service – electric outage center – report street light outage. You will need the street light number located on the pole.

# Never too little to THINK BIG



Amazing learning experiences are coming soon.

## A PLACE TO WONDER, ACHIEVE AND EXCEL.

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Katy, TX 77494

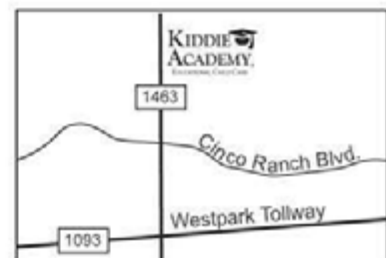
832-773-9002

[kiddieacademy.com/katy-west](http://kiddieacademy.com/katy-west)

**NOW ENROLLING!**

**Enroll today and get  
FREE REGISTRATION!**

New customers only. Not redeemable for cash. One offer per child. Coupon value: \$150. Participating locations only. Offer expires 1/31/2017. Call academy for details.



# CARDIFF RANCH

## Santa and Mrs. Claus with Their Helpful Elves During Cookies with Santa



(Continued on Page 5)

### BASHANS PAINTING & HOME REPAIR

- Interior & Exterior Painting
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## CARDIFF RANCH

### A Group of the Cardiff Ranch Children's Carolers Practicing in the Clubhouse



## LITTLE SHOP OF HORRORS

**January 19th & 20th: 7pm January 21st: 2pm & 7pm**

**Ticket Prices:** Students - \$12/Adults - \$15

Feed the need for musical hilarity with Tompkins Theatre Company's presentation of the musical comedy, *Little Shop of Horrors*, a delicious sci-fi smash about a man-eating plant!

The meek floral assistant Seymour Krelborn stumbles across a new breed of plant he names "Audrey II" - after his coworker crush. This foul-mouthed, R&B-singing carnivore promises unending fame and fortune to the down and out Krelborn as long as he keeps feeding it, BLOOD. Over time, though, Seymour discovers Audrey II's out of this world origins and intent towards global domination! Rated PG

**Reserved Seating** tickets available for purchase January 2nd at [www.tompkinstheatre.com](http://www.tompkinstheatre.com).

**General Admission** Seating tickets sold in the PAC January 16-20, 10:30-1:30, & one hour prior to each performance. Assistance:

Email [boxoffice@tompkinstheatre.com](mailto:boxoffice@tompkinstheatre.com).

**Tompkins High School Performing Arts Center**  
4400 Falcon Landing Blvd.



## PROTECT YOUR HOME & POCKETBOOK

**CALL FOR A FREE ESTIMATE ON JAMES HARDIE INSULATED SIDING AND WINDOWS**

**Get a \$200 VISA Gift Card on Simonton windows** (minimum of 10 windows)

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# CARDIFF RANCH

## EnTouch Opt Out Period

Each year during the month of January all **eligible** residence can exercise the “opt out” option to terminate the bundle service with EnTouch. . If you need clarification regarding the eligibility requirements and fees involved, contact Marci, First Service Residential, 713-984-7205, [marci.birthisel@fsresidential.com](mailto:marci.birthisel@fsresidential.com).

### POA CARDIFF RANCH

#### ENTOUCH OPT OUT INTRUCTIONS

**OPTIONS TO DISCONTINUE SERVICES:** En-Touch and the Association agree to allow residents within the Association to discontinue the bulk services under the Agreement pursuant to the following conditions:

- Residents will have the option to be removed from the agreement on an annual basis. All residents must participate in the Agreement for **at least twelve months** before exercising the option.
- The option period begins with the receipt of the annual assessment distributed by the Association and **ends on January 31st of the assessment year**.
- With the assessment invoice, residents will receive an option form that must be signed and completed **by January 31st of the assessment year** in order to be removed from the agreement.
- Residents will only be allowed to be removed from the agreement during this time without cause.
- A termination fee will be imposed on residents who, having entered into an agreement with the association for Bulk Services, elect to discontinue services under the agreement. **A termination fee of \$400.00 will be assessed to the resident by the Association for withdrawing from the Agreement. \$350 of the termination fees will be remitted to En-Touch to partially offset its investment and costs associated with the establishment of services to the resident and \$50 will be retained by the Association to offset costs associated with processing the disconnects.** If En-Touch does not receive the Termination Fee, it will continue to provide services to that resident and bill the Association pursuant to the agreement.
- Residents will be required to pay for both the 1st quarter (3 months) of the assessment year and the termination fee by January 31, in order to be removed from the agreement.** They will continue to receive the bulk services during this time, but services will be disconnected at the end of the 1st quarter. Beyond the end of the 1st quarter, it is the resident's responsibility to obtain services directly from En-Touch or another provider and to return all set-top converters, remotes, power supplies and the modem to En-Touch by the disconnect date. En-Touch will bill the resident for any item that is not returned at its then published rates for each piece of equipment.
- Once a resident is removed from the agreement, they are ineligible for reinstatement.
- If the resident sells the home, the new owner will be added to the agreement and will be responsible for all service

assessments per the agreement.

- If during the assessment year, En-Touch cannot provide service to a resident or the performance of the services is not at or above industry standards, the resident can make a written request to the Association to be removed from the agreement. The request will be reviewed by the Association and En-Touch and a decision will be made by both parties to remove the resident. En-Touch and the Association do not guarantee a resident will be removed from the agreement for service issues. Each incident will be reviewed on a case by case basis and the final decision is at the discretion of En-Touch.

### POA CARDIFF RANCH

#### ENTOUCH OPT OUT FORM

Homeowner must complete this form by January 29, 2016.

(Sign and date)

Submit (3) separate checks -no later than January 29, 2016.

- 1st check made payable to EnTouch for \$350.00 (Opt out fee)
- 2nd check made payable to FirstService Residential for \$50.00. (admin fee)
- 3rd check made payable to POA OF CARDIFF RANCH for \$150.00 for Jan – Mar 2017 service. (If you are opting out of bulk service, do not pay the full bulk fee of \$600.00. Pay assessment of \$1,000.00 plus \$150.00 for first quarter bulk fee)

POA Annual assessment must be paid in full and account must be in good standing with POA/EnTouch in order to opt out. Additional upgraded services billed by EnTouch must be also be current.

If accounts are not current, the opt request will be denied.

Return all En-Touch Systems, Inc. equipment at the En-Touch office located on FM 723 during business hours, no later than March 31, 2017.

Mail form and checks to FirstService Residential 5295 Hollister Road Houston Texas 77040

*(Form continued on Page 7)*



(Continued from Page 6)

## POA CARDIFF RANCH ENTOUCH OPT OUT FORM

PLEASE COMPLETE THE AREA BELOW:

DATE: \_\_\_\_\_

NAME OF RESIDENT:  
\_\_\_\_\_

NAME OF HOMEOWNER (if different):  
\_\_\_\_\_

ADDRESS:  
\_\_\_\_\_  
\_\_\_\_\_

RESIDENT SIGNATURE:  
\_\_\_\_\_  
\_\_\_\_\_

DAY TIME CONTACT NUMBER:  
\_\_\_\_\_  
\_\_\_\_\_

EMAIL ADDRESS:  
\_\_\_\_\_  
\_\_\_\_\_

BY SIGNING BELOW, I (WE) AGREE TO THE TERMS  
& CONDITIONS OF THIS OPT OUT:  
\_\_\_\_\_  
\_\_\_\_\_

\*If you are a renter acting on behalf of the property owner, you must also provide a letter giving you permission to act on their behalf. This must be signed, dated, and contact information (contact number) to verify authorization.

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