



OFFICIAL NEWSLETTER FOR RESIDENTS OF CANYON GATE AT NORTHPOINTE

APRIL 2017

VOLUME 2, ISSUE 4

# Community Garage Sale

**Saturday, May 13, 2017**

**Start Time: 8:00 AM End Time: 2:00 PM**

- \* This is a Community-wide event; homeowner participation is voluntary.
- \* Homeowners must set up their own garages, driveways, etc., for the event.
- \* Participants will not be able to use the clubhouse area or any common areas for the sale.
- \* Traffic control will be provided for the Mesa Wells/Northcanyon areas.
- \* This event is for amateur selling only! Not intended for business sales.
- \* The HOA Board will place ads on the following websites:

[www.yardsales.net](http://www.yardsales.net)

[www.garagesalefinder.com](http://www.garagesalefinder.com)

[www.garagesalehunter.com](http://www.garagesalehunter.com)

[www.gsalr.com](http://www.gsalr.com)

[www.garagesales.com](http://www.garagesales.com)

- \* Signs will be posted at the 249 and Eldridge entrances.
- \* Entry gates will be opened for traffic flow during the allotted time.
- \* Please make sure to return property to a pre-garage sale state once the event has concluded (remove signs, trash/debris, return unsold items to the home, etc.).

Let's all do our part in keeping our neighborhood beautiful!

Per our Community Deed Restrictions only authorized garage sales may be held by residents of Canyon Gate at Northpointe.

Have a great day and Sell! Sell! Sell!



# IMPORTANT NUMBERS

CGNOA Recreation Center .....281-290-6723  
 Guard House.....281-357-4183

## SCHOOLS

Tomball Independent School Dist.....281-357-3100  
 Willow Creek Elementary .....281-357-3080  
 Canyon Pointe Elementary.....281-357-3122  
 Northpointe Intermediate .....281-357-3020  
 Willow Wood Junior High .....281-357-3030  
 Tomball High School .....281-357-3220  
 Tomball Memorial High School.....281-357-3170

## PROPERTY TAX

Harris County Tax.....713-224-1919  
 Mud #280 and Mud #15.....281-376-8802  
 NW Harris WCID.....281-376-8802

## POLICE & FIRE

Emergency ..... 911  
 Harris County Sheriff ( Non Emergency) .....713-221-6000  
 Klein Vol. Fire Dept. ....281-376-4449

## MEDICAL

Tomball Regional Medical Center .....281-401-7500  
 Methodist Willowbrook Hospital.....281-477-1000  
 Houston Northwest Medical Center .....281-440-1000  
 Cy-Fair Hospital.....281-586-4700  
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 Poison Control.....800-764-7661  
 Cypress Creek EMS (www.ccems.com) .....281-378-0800

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# How to Be a GOOD NEIGHBOR

A little consideration goes a long way. Read the following tips from eHow.com on how to be a good neighbor beyond just a smile and a wave.

- \* Welcome any new neighbors with a personal note or pop by for a personal introduction.
- \* Make sure that the outside of your home—along with the grounds—is well-kept and complies with our association’s CC&Rs.
- \* Be mindful of noise—loud music, barking dogs, power tools—that may disrupt the neighborhood beyond a reasonable hour.
- \* If you have a large party, consider your neighbors when directing your guests where to park, end the party at a reasonable hour and invite your neighbors to join in the fun.
- \* Return anything you borrow from your neighbor promptly, in the same condition they lent it to you, and express your thanks.
- \* Replace anything of your neighbor’s that you, your children or your pets break or soil.
- \* Respect your neighbor’s privacy.
- \* Offer to take care of mail pick-up, plants or pets while your neighbor is on vacation.
- \* Be social! Inviting a neighbor over for coffee and conversation can promote open communication and a friendly neighborhood environment from which all neighbors can benefit.

## Why Do We Have Rules?

Every association—including ours—has a few rules we all need to know about: For instance, where can we park, and where may our guests park? Are we allowed to park campers or trucks in our driveways? What are the limitations on the size and number of pets we may keep in our homes? Is there a designated dog-walking area within the community? And what choices—color, styles, landscaping—do we have regarding the décor of our homes’ exteriors?

Our association’s rules were formulated to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all of us. So it’s important to know the rules and do our best to abide by them. To keep up to date on what the rules are—and what the consequences can be for not complying—look for a list of association rules on the community website or ask the manager how to obtain copy of the governing documents.

## Deed Restrictions

A home is one of the biggest and most important investments that most people make. Homes that are built in a Deed Restricted community are governed by a set of legal documents called Covenants, Conditions and Restrictions. The purpose of the Deed Restrictions are to protect the value of the community. Compliance to the Restrictive Covenants by all owners and residents has a significant and substantial impact on the value of not only your property, but those of the entire community. Below is a list of frequent violations that we address. Please take a look at your property and make sure your home is in compliance.

**Trash Cans/Recycle Cans** – Need to be out of view. Any trash can that is visible will receive a deed restriction letter and follow-up enforcement. Out of view means NOT visible from the street. Placing it on the side of the house is not out of view. Place the trash can and/or recycle bin in the garage or behind an enclosed fence. Residents can apply to relocate their side fence if necessary or to install approved screening for the cans. Relocation of fences and/or screening requires prior approval.

**Tree Stakes** – Tree stakes that are no longer attached or are no longer needed to support trees need to be removed.

**Address Plates** – All faded address plates need to be repainted so the addresses are visible from the street.

**Mildew** – Many homes have mildew on the siding. Owners will need to remove the mildew. If the owner decides to repaint their home, they will need to obtain approval, even if the paint is the same color.

**Fence Maintenance** – Leaning panels, broken, loose and/or missing fence pickets need to be repaired and/or replaced. Any owner that elects to replace the entire fence will need prior approval. Staining of any owner's fence is not allowed without prior approval.

**Roof Repairs** – Prior approval is required for a roof replacement. Only Weatherwood color shingles are permitted.

**Landscape** – Yards are to be maintained in a neat appearance (mowed, edged, weeds removed). Bushes and trees are to be maintained and not overgrown. Owners will need to trim back bushes so the home/windows are visible and matches the aesthetics of the other homes in the community.

**Rotted wood and trim** – Replacement of rotted wood and trim is required.

*(Continued on Page 4)*

### You can EXPECT BETTER from a neighbor!

I make it my priority to know everything about our neighborhood and the real estate activity that defines the value of your home. I live, work, and play here just like you do! Call me for a complimentary market analysis. *Who better to tell the story of our neighborhood and your home than a neighbor!*



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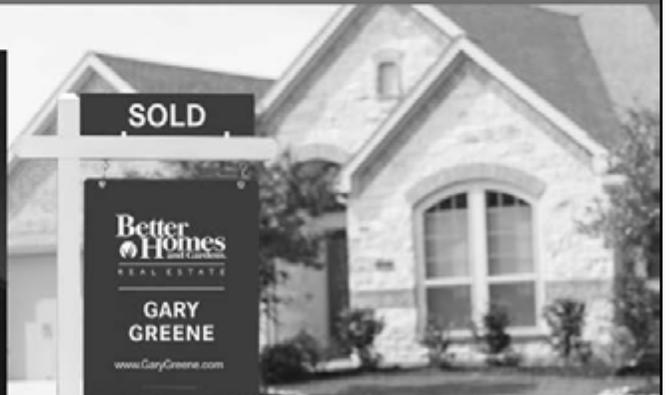
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# CANYON GATE

(Continued from Page 3)

Faded exterior paint colors – Please submit ACC for approval even if painting the same color.

Garage Doors – Faded paint, dented panels, doors that have been replaced but were not painted to match the original color (garage doors are painted by the builders to match the trim on the home).

Inoperable/stored vehicles – Inoperable vehicles need to be stored in the garage or outside of the community.

Items in view – Please remove items stored in the driveway and/or side of the home. The driveway is for vehicles and is not for the storage of barbeque grills, landscape materials, toys, tools, etc.

Trailers, mobile homes, campers, etc. – Trailers, mobile homes, campers, etc. are prohibited and cannot be stored in the community.

Basketball Goals – Portable Basketball Goals may not be left in the street, curb, on the sidewalk or driveways between the street and detached sidewalk when not in use. They may not be placed on the cul-de-sac at any time.

Improvements – All exterior improvements require prior approval of the Architectural Control Committee (ACC). The ACC has 45 days to review and respond to requests for modification. Incomplete applications will be returned for additional information and the application will not be considered received until all required information is included.



## MESSIAH LUTHERAN CHURCH BUTTERFLY FAMILY FESTIVAL

SUNDAY, APRIL 23, 2017 12:00-3:00PM

11522 TELGE RD., CYPRESS, TX 77429

### BUTTERFLY FAMILY FESTIVAL IS TAKING A TWIST

Come see a LIVE butterfly release! Messiah Lutheran Church is hosting its annual Butterfly Family Festival on Sunday, April 23, 12:00-3:00 PM at 11522 Telge Road in Cypress. This year we are adding new events! Beginning at 9 am we will host multiple vendors along with our silent auction. We've added Bingo, a train ride, popcorn, cupcake decorating and a FREE Basketball game.

Yes we will have your favorites: delicious BBQ lunch, cookies, a raffle, children's carnival games, cake walk, book walk, face painting, music, inflatable slide, and bounce house. Children 12 and under will receive 3 FREE tickets. The auction will run from 9:00 am-2:30 pm. The barbecue lunch will begin at 11:00 am and can be taken home or eaten at Messiah. All games will begin at noon. Bring the whole family to see the butterfly release, eat some great food, and have some fun!

The day's events will benefit Chrysalis, A Grace Place for Children, by providing scholarships to families that attend our school. Chrysalis features a Christian preschool, after school, and summer camp programs. Chrysalis Christian Preschool admits students of any race, color, and national or ethnic origin. Call 281-807-0764 or go to [www.messiahlc.org/events](http://www.messiahlc.org/events) for further information.

Messiah Lutheran Church is a grace place, a congregation of the Evangelical Lutheran Church in America (ELCA). Messiah is located at 11522 Telge Road, ½ mile north of Highway 290. Regular Sunday worship times are: 8 am—Traditions; 9:30 am—The Gathering; and 10:45 am—The Crossing. The Discovery (education) Hour is 9:15-10:15 AM on Sundays. For more information, 281-890-3013 or [www.messiahlc.org](http://www.messiahlc.org). All people are welcome at Messiah.

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## How to Raise a Confident Child

Neena Hamamcy, MA, LPC, LMFT

A child's self-worth is the gateway to social success and sound mental health. Developing healthy self-esteem is the building blocks of child development and affects us at every age of our lives, determining how we act, not just in childhood, but also as adults. Having low self-esteem drives behavior problems, troubles in relationships and school performance, to name a few. As parents, we are greatly influential in how our children perceive themselves, thus ensuring that we raise our children to grow to have confidence and positive self-worth is essential for their success as adults. Here are some ways to help improve your child's self-esteem:

### Help Your Child Express and Embrace their Feelings

When your child looks in the mirror and sees themselves, you want to make sure that they like who they see. One way to ensure this is to cultivate a relationship where you encourage your children to express their feelings openly. When you take the time to listen and accept their feelings, you are sending a message that they matter and how they feel is important. A child's feelings are part of who they are as individuals, thus embracing their feelings is in effect embracing them. When a parent listens and validates their child's feelings, it makes a child feel valued and worthy. If a parent repeatedly responds to their child's feelings with hurt, anger, shame or judgment, the child receives a message from a parent

that their feelings are wrong and that their parents are not emotionally available. This can lead a child to shut off their emotions, which in turn can lead to behavior problems down the road. The way a child feels about themselves reflects in their behaviors. By listening and accepting your child's emotions, your child will feel loved, valued and reassured that you are capable of meeting their needs emotionally.

### Teach Ownership

It is important to distinguish between a child's feelings and their actions. You want ensure that your child feels loved, but you also want to hold your child accountable for undesirable actions. Setting clear expectations and having consequences is essential for teaching accountability and promoting self-esteem. Helping your child take ownership for their actions helps them learn that their actions have consequences and that they can control the outcome based on their choices. "If I make good choices, then good things follow, if I make bad choices, then bad things follow." Just as kids learn to be accountable for their mistakes, they also learn to own their achievements and success. Without this accountability, children miss the opportunity to experience the joy and satisfaction that comes from mastering their

*(Continued on Page 6)*

**CANYON GATE AT NORTHPOINTE  
MARKET REPORT FOR FEBRUARY 2017\***

Homes SOLD to date 2017	2
Avg Days on Market	71
Avg Sales Price	\$266,950
Average List Price vs Sales Price Ratio	100%

\*Data is from HAR for 1-1-17 through 3-8-17

**As of March 8, 2017:**

Homes Currently for Sale	10
Price Range	\$189,900 - \$279,000

**Homes Under Contract**  
Pending Sales 4

Contact me for the results you deserve!

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# CANYON GATE

(Continued from Page 5)

efforts. It is important to allow children to learn from their missteps and develop the resiliency to deal with their failures and the difficult feelings that accompany. We have morphed into a society that struggles with negative emotions and what we often see are parent's trying to protect their children from unpleasant feelings. Where everyone is a winner and there are no losers; where in an effort to preserve self-esteem, we try to protect our children from feeling bad about themselves. This approach actually produces the opposite outcome; it creates children that are spoiled, entitled and view themselves as victims. A parent who intervenes and tries to protect their children from difficult feelings and situations, inadvertently interferes in learning lessons that build self-esteem and resiliency that set the path for success in adulthood. Parenting with accountability allows children to own their failures as well as their achievements and empowers kids to see they have control over the outcome of their lives.

## Create Experiences to Help Your Child Feel Successful

Help your child find their strengths and acquire skills, whether it be academically, socially or in extracurricular activities. One way children measure their self-worth is by how other's perceive them, and in our society that is full of measuring and comparing, children can be vulnerable to heightened criticism and comparison. Emphasize to your child that you accept and love them regardless of their performance. Create opportunities for them at home and outside the home, where

they can accomplish goals and feel the satisfaction of completing a task. Experiences of success create confidence and foster self-esteem. Experiences that can foster self-esteem include having chores and responsibilities at home, participating in athletics, or other areas of social or extracurricular interest. Encouraging their independence and helping your children be responsible will encourage positive self-worth.

## Try to Understand and Heal your own Self-Worth Issues

Parenting can be emotionally intoxicating as well as draining. Becoming a parent tends to bring out the best and worst of ourselves. As we navigate through such an intensely emotional relationship with our children, we are often confronted with our own insecurities and fears. Becoming a parent has a way of bringing to the surface our own unresolved emotional issues stemming from our relationships with our own family or origin. Our children's self-worth is not genetic, but rather learned and especially in early childhood, is a reflection of the parent's sense of self, particularly the mother. A parent's unhappiness is passed down to a child, and children view your unhappiness as unhappiness with them. It is important to address your own insecurities and fears because no matter how many parenting books you read, if you don't address your own self-worth issues, you are bound to pass them to your kids. Looking at your own wounds from your early childhood and trying to understand the positive and negative ways your parents influenced your self-esteem can help you identify ways to break the cycle in your own relationships with your children and help promote your own self-worth as well as your children's.



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\* According to the American Cancer Society  
\*\*Tomosynthesis. (3D mammography) an FDA approved imaging technology designed for early breast cancer detection, is available here.

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## Club Track Team Registration for Middle and High School Athletes

The Northwest Flyers Track Club is now registering all middle and high school athletes who wish to join for the 2017 season. The team is celebrating its 30th anniversary year, and is a member of USA Track & Field. A full program of "track" events such as sprints, hurdles, middle distance, distance and relays, and "field" events such as long jump, triple jump, high jump, pole vault, discus, shot put and javelin is offered. It is an excellent "off-season" program for young athletes who currently compete on their middle school or high school track teams.

An orientation session for school athletes will be held at 7:00 pm on April 24th at Hamilton Middle School, 12330 Kluge Rd., Cypress, TX 77429. Go to [www.northwestflyers.org](http://www.northwestflyers.org) for details on how to register for the team online. Email [linette.roach@sbcglobal.net](mailto:linette.roach@sbcglobal.net) for more information.

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# Spring is Here!

*Article by Rita Droege Lopez, business owner and creative designer. If you would like more home design and/or organization tips, please contact [rita@tarragonadesigns.com](mailto:rita@tarragonadesigns.com)*

It is time to start thinking about opening your windows and brightening your home. Not sure where to start?

Follow these 3 easy steps from Tarragona Designs:

### 1. Update your walls

Color trends change every year. From light and bright colors to dark and daring, colors don't go out of style, it's just the pairings of different colors that come and go. New color combinations may be just what your walls need for a fresh new look, especially if you've had the same color palette in your home for a long time. My top 5 colors that I recommend are:

1. Agreeable Gray-Sherwin Williams 7029
2. Intellectual Gray-Sherwin Williams 7045
3. White Flour-Sherwin Williams 7102
4. Ancient Marble-Sherwin Williams 6162
5. Sea Serpent-Sherwin Williams 7615

### 2. Accessorize

Have your throws & pillows seen better days? It might be time to bring in some new pieces for a fresh & updated feel to your home. You can transform the entire look of a room by changing out some basic design items such as lighting, pillows, throws & artwork.

3. Spring clean your home-lots of work but you will be so glad you did when the weather draws you outside. Pull out your screens and wash the winter grime off your windows, then work on cleaning things like the ceiling fans and fireplaces. Once your cleaning is complete, gather mason jars from your cabinet and pick up fresh flowers on your next visit to the grocery store. Arrange together in groupings throughout your home for a finished and fresh look. Spring is here...



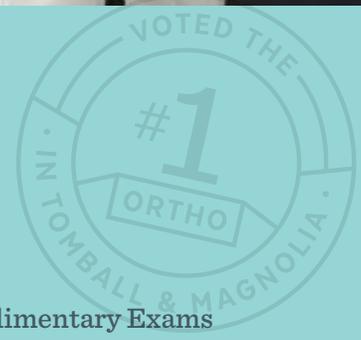


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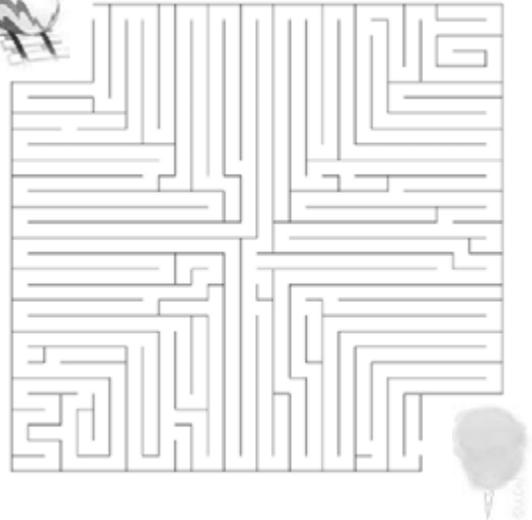
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