



Steeplechase

NEWSLETTER



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

2017 RESERVE STUDY RESULTS

The Reserve Study is an analysis of the timing and cost for the renovation, improvement and replacement of each of the Association assets. The timing is based upon an estimate of the remaining life of the specific asset and the future cost projections are developed using material and labor inflation estimates.

The BOD uses this Study as a guide to budget and schedule capital projects, major renovation and improvement work. The Study also helps the BOD to “see” funding requirements for many years in the future. These funding needs are factored into the BOD’s Annual Assessment decisions.

The 2017 Study is recommending an inflation adjusted contribution to the Capital Reserve account of \$120,000 starting in 2018. These contributions are to be made each year regardless of the capital projects expenditures as these funds must be accumulated to pay for larger capital projects. Remember that the Association pays for capital project work as the work is completed and does not want to borrow money to pay for projects.

2018 key projects include the clubhouse west parking lot expansion/replacement, pool deck repair and resurfacing, clubhouse marquee replacement and a marquee addition at the Steepleway Blvd west entrance into Steeplechase.

2019 and 2020 Study scheduled project dollar amounts are significantly lower with a subsequent rebound in 2021. The BOD believes that the lower dollar amounts in 2019 and 2020 are the result of the BOD’s efforts in replacing older, deteriorated assets and in implementing preventative maintenance. These lower expenditure years together with the recommended Reserve Account contributions will allow the Association to build a cushion, a buffer cash amount to pay for unscheduled, unexpected breakdowns and damage.

The BOD remains committed to improving and maintaining all Association assets in order to retain the “attractiveness of the neighborhood”, a very important factor in moving to Steeplechase as scored by nearly 80% of the participants in the recent Resident Survey. This commitment will enhance, or at a minimum, maintain the value of your individual investment in Steeplechase property.

The complete Reserve Study is available on the Association’s website.

UPDATE ON STEEPLECHASE TRAFFIC SIGNAGE

The attached letter was received from Commissioner Cagle’s office concerning a request for stop signs at Meadowchase Drive and Steepleway Blvd. by Saddlebough Park. Initially the request for a traffic signal at Paddock Way and Eldridge was denied but now, several years later the signal is being installed. Also, to keep all residents up to date, Commissioner Cagle’s office still thinks that a traffic signal is not needed at Fetlock and Eldridge.

These denials do not mean that the SCIA will give up on these concerns. Requests for such controls can be resubmitted at a later date.



R. Jack Cagle, Commissioner
Harris County Precinct 4
1001 Preston, Suite 950
Houston, Texas 77002
281.353.8424
281.893.5589 Fax
Email: cadir@hcp4.net
Website: www.hcp4.net

July 14, 2017

Terri Hamilton
Chaparral Management
6630 Cypresswood Drive
Spring, Texas 77379

Dear Ms. Hamilton:

Thank you for your email requesting stop sign installation at Meadowchase Drive and Steepleway Blvd (near Saddlebough Drive) in the Steeplechase subdivision. I appreciate your involvement on behalf of the community and your patience during the review process.

The Harris County Engineering Department (HCED) conducted a formal study at the aforementioned location, in accordance with the 2011 *Texas Manual on Uniform Traffic Control Devices*. HCED conducted traffic counts, made field visits, checked crash records, reviewed roadway network for this location. HCED determined multi-way stop signs are not warranted as traffic volumes do not meet minimum criteria and sight distance exceeds design standards at each approach. Consequently, in compliance with this study, I am unable to accommodate your request for stop sign installation.

Again, thank you Ms. Hamilton for bringing the community’s concerns and requests to my attention. Should you have any questions, please do not hesitate to contact my Community

Sincerely,

R. Jack Cagle

R. Jack Cagle
County Commissioner

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.....	713.983.9682
Steeplechase Community Center.....	281.586.1700
Deed Restriction Issues (CMC)	281.586.1700
Water/Sewer	832.467.1599
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

Peel, Inc. (Advertising).....	kelly@PEELinc.com, 888.687.6444
Articles.....	lwikency@chaparralmanagement.com

Community Center Contacts

Community Maintenance Concerns

Chaparral Management Company	281.586.1700
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Clubhouse Rentals

Private Parties and Community Events (Jinnie Kelley)	832.922.8030
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Pool Company Contact

Aquatic Management of Houston.	281.446.5003
www.houston-pmg.com	

Board Member Contact

Chaparral Management Company	281.586.1700
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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

AMENITIES... NOW WHAT

Residents' Comments:

"Splash pad, exercise station, volleyball court – I would make this minus 10 if possible. Sturbridge can't even have plants around the sign or the bayou mowed, and we need a splash pad/volleyball court. Come on get real and"

"Additional amenities need to be put into the restricted pool area. I have no desire to add amenities for non-Steeplechase residents. The amenities should be for paying Steeplechase residents only....."

"Keep kids from neighborhoods across Jones from using the pool. I've seen them walk from the pool across Jones to other neighborhoods."

"The splash pad would be great for kids, just concerned about non-residents hogging it. Maybe attach it to the pool and re-fence? Add a gate? Maybe it's easier to attach it to the existing plumbing? Exercise station is very interesting, I would like to know more about what would be built and where....."

"No more amenities necessary. Just keep the ones we have nice...."

"Addition of exercise station would be beneficial to 50+ adults...."

"I would like to have a fenced dog park area. Many of the surrounding neighborhoods have them and it is an amenity we are lacking."

RESPONSE:

The SCIA BOD has been, is and will continue to be focused on maintenance, improvement, renovation and if needed, replacement of all Association assets before any amenity addition would be built. Recently SCIA has picked up responsibility for maintenance of the MUD funded improvements including the Bayou Trail and the three rebuilt parks thereby increasing the Association's expenses.

Well maintained, modern amenities help to stabilize, maintain and improve property values. Maintaining property values is an important objective of the SCIA BOD. Amenity addition, if any, would be targeted to meet or match residents' needs and wants. As residents change (move out, move in, age in place), amenities that residents want evolves. The BOD, with surveys and open BOD meeting discussion is trying to understand what Steeplechase residents want so that the Association can stay in sync with these wants and needs, if financially feasible.

The BOD has surveyed (2016 and 2017) and will continue to survey residents for input on longer term planning and objectives for Steeplechase. Keep in mind that your participation in surveys is requested. If you recall, after the 2016 Amenity Survey was completed, the BOD decided that it would not consider any additional amenity in 2017 or 2018 due to other capital projects planned for existing assets utilizing available funds.

A REMINDER:

If you have suggestions for the Steeplechase Community, concerns about what the BOD is doing, problems with Chaparral Management attend a BOD meeting (every meeting is open to residents) and sign in to talk during the resident input session that is held at each BOD meeting

STEEPLECHASE

WHAT TO DO WITH COURTS 5 & 6?

The BOD is looking for uses for the abandoned tennis courts 5 & 6 area that would benefit the Steeplechase community. This area is enclosed by the clubhouse fencing and usage would be limited to Steeplechase residents only.

Some ideas have been floated but the BOD decided to ask any and all residents with an idea to submit it to the BOD for consideration. Of course, there are two current options: 1) do nothing and 2) remove the courts and return the area to grass.

The idea together with the supporting details noted below can be emailed, faxed or mailed to Chaparral Management, Attention: Lindsey Hall-Wikenczy.

At a minimum, Items 1, 6, 8 & 9 must be addressed in your submission for the idea to be evaluated by the BOD.

1. Detailed description of the use
2. What is the initial (new lighting, fencing, resurface the area, etc.) estimated cost of implementing the idea? Chaparral can be contacted for help in getting budgetary information from potential suppliers. Documentation to support this estimated cost must be submitted.
3. What utilities (electric, water, other?) are required?
4. Do the users provide all supplies needed? If not, what does the Association have to provide, at what estimated cost? See above re Chaparral.
5. What are the ongoing maintenance needs? What is the estimated ongoing maintenance costs? See above re Chaparral.
6. What residents are the targeted users? Toddlers, children, teenagers, adults, older adults, etc.
7. Would there be a user fee? An access key deposit required?
8. Is a similar use facility available to the public within 10 miles of the clubhouse?
9. If this facility supports team activities, as opposed to individuals, who will organize, coach and administer these teams?

DEADLINE: February 1, 2018 @5:00pm

QUESTIONS: Contact Lindsey at Chaparral

lwikenczy@chaparralmanagement.com

The Northwest Flyers Youth Track Club

The Northwest Flyers Youth Track Club will celebrate its 31st Anniversary Season by hosting its annual free Registration/Orientation breakfast on Saturday, February 3rd, 2018, for all boys and girls who are interested in joining for the 2018 track season. The breakfast starts promptly at 8:30 AM at the Cypress Creek Christian Community Center Forum located at 6823 Cypresswood Dr., Spring, TX, 77379.

The event is an opportunity for youth athletes to register for the 2018 spring/summer track season, and to meet the Northwest Flyers coaches, staff, and other new and returning athletes. The event will be highlighted by a special presentation from a member of the USA Track & Field Olympic organization (USATF). All athletes and parents who wish to join the Northwest Flyers must attend the orientation.

The Northwest Flyers Track Club is a youth (ages 6 -18) track club, affiliated with USA Track & Field (USATF), that provides a full program of sanctioned "track" events such as sprints, hurdles, middle distance, distance and relays, and sanctioned "field" events such as long jump, triple jump, high jump, pole vault, shot put, discus and javelin.

For additional information on the Northwest Flyers Track Club, please visit the team website at <http://www.northwestflyers.org>; contact Linette Roach at linette.roach@sbcglobal.net; or "Like" the club on Facebook.





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RESIDENT SURVEY COMMENTS

"I feel if you have rental property in Steeplechase your rate should be higher than the homeowner's rate. This might stop the neighborhood from turning into a neighborhood with a large amount of rental property which we are seeing now more of. It's the one reason I'm considering moving."

"It seems there must be a way to cut our fees. I have friends who live in more upscale neighborhoods with lower fees. Is it because owners don't pay? What if monthly or due mid-year away from holidays? Senior discounts like on real estate taxes would be nice. Or could they be collected monthly with water bills?"

RESPONSE

The Steeplechase covenants do not permit charging different assessment amounts to property owners based upon such factors as property usage (rental vs. owner occupied), the owner's age, etc. The BOD did discuss changing the assessment due date to mid-year but such a change would require a 2/3 owners' approval of such a change. If a person does have difficulty paying the assessment, the person can approach the Association's management company (Chaparral) with a request for a payment plan.

RESIDENT SURVEY COMMENTS

"The Churchill sign lights do not work 1/2 the time. Let's get a new management company."

"Some street signs need to be replaced or repainted, because the letters or the words are faded. The visitors could not find my house."

RESPONSE

Every resident is encouraged by the BOD to report any item(s) that need to be repaired to Chaparral Management, Attn: Lindsey. (Include what is the item needing repair, where it is located, day and time that you noticed that a repair is needed, what is damaged/broken/not working properly, and any other details necessary to fully describe the situation). If the item needing repair is maintained by Harris County, Chaparral can give you the details as to how to report it to the County or they can report it.

BOD members do routinely observe and report lighting outages at the monuments, clubhouse, and streetlights. Lighting is a key element for security in the neighborhood.

The BOD did an inspection in 2016 of street signage, traffic stop lines, speed limit signs and other similar items. Repair and replacement requests were filed with Harris County. As Steeplechase is an older development, repairs are an ongoing necessity, either by the County or the Association. Resident help is needed to identify such items.

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FC SOCCER SPRING EVALUATIONS DECEMBER 4 - 7 2017

Albion Hurricanes FC (AHFC), established in 1989, is leading the way in South Texas youth soccer by inspiring and developing young men and women through world class coaching and innovative techniques, as well as instilling the proper framework, self-esteem, confidence and sportsmanship within our athletes.

AHFC has multiple campuses in and around Houston. The club invites all interested players from the ages of 7 to 18, to the Player Evaluations and to become part of our success. We ask that all interested players pre-register before coming out to the fields. Please visit albionhurricanes.org for details about your particular campus.

AHFC offers JHSL (a recreational program for 5 - 10 year olds) at our Cy Fair and Central (Spring Branch area) locations and offers additional training at Katy Friday Night Academy and New Territory Thursday Night Academy.

All information regarding all of the programs and can be found at www.albionhurricanes.org.

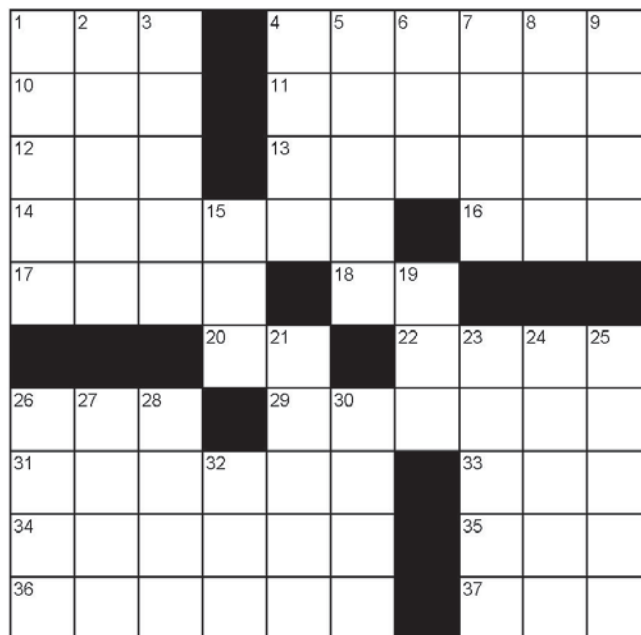


Cy-Fair Republican Women Event November 3rd

Cy-Fair Republican Women (CFRW) is pleased to announce our Seventh Biennial High Heels and High Tea Luncheon and Fashion Show Event. The program will also include a keynote speaker and live and silent auction. This popular event will be held at Sterling Country Club, 16500 Houston National Blvd., Houston, TX 77095 on Friday, November 3, 2017. All proceeds will go toward our continuing support of Republican candidates, Republican causes, the CFRW Scholarship Fund, and community outreach programs.

Please go to www.cfrw.net for tickets and detailed information or contact Suzanne Davis at threedavishome@sbcglobal.net.

CROSSWORD PUZZLE



ACROSS

1. Bad (prefix)
4. Asks for legally
10. Monkey
11. Author of "Sense and Sensibility"
12. Gross national product (abbr.)
13. Plan
14. More humble
16. Swab
17. Retired persons association (abbr.)
18. Education (abbr.)
20. Headquarters (abbr.)
22. Cool
26. Poisonous snake
29. African country
31. Penzance is this (2 wds.)
33. MD
34. Build
35. Kimono sash
36. Walk quietly
37. Misty

DOWN

1. Lava
2. Sleep disorder
3. Biblical outcast
4. Casing
5. Money
6. Tree
7. Detail
8. Business note
9. Metal fastener
15. Kilometers per hour
19. Cell stuff
21. Capital of Ecuador
23. Give
24. Mud brick
25. Inferred
26. Account (abbr.)
27. Dress
28. Secondary
30. Rejoicing
32. Grain

View answers online at www.peelinc.com

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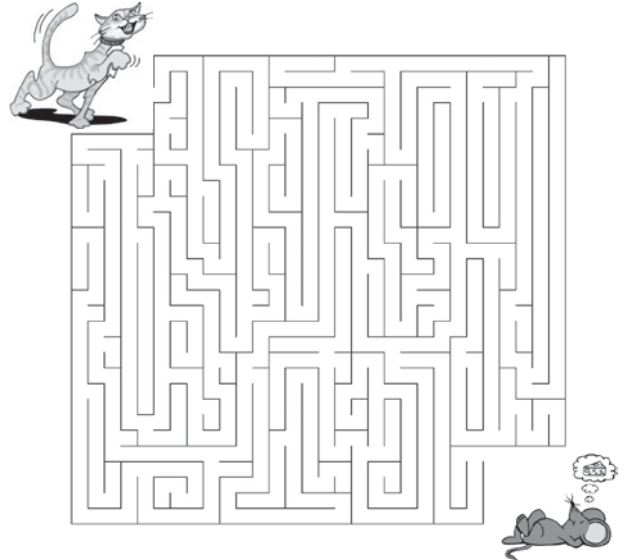
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Kidz Maze Mania

The cat is looking for his old friend, Harry the mouse. Help the cat get through the maze to find Harry as he sleeps.



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HOUSTON REPERTOIRE BALLET'S 16TH ANNUAL PERFORMANCE OF THE HOLIDAY CLASSIC THE NUTCRACKER

SELL-OUT PERFORMANCES WITH A LIVE MUSICAL ACCOMPANIMENT BY THE CYPRESS PHILHARMONIC

Houston Repertoire Ballet (HRB), Houston's premier pre-professional ballet company, celebrates its 22nd season, beginning with its 16th annual performance series of The Nutcracker, featuring professional guest artists Yuriko Kajiya, as the Sugar Plum Fairy, Jared Matthews as the Cavalier, Andrew Taft as the Snow King, and Joe Modlin as Herr Drosselmeyer, with the Cypress Philharmonic directed by Glynnnes Lanthier.

Performances will be held on Friday, December 1 at 7 pm – abbreviated Arts & Education performance perfect for young children with ticket prices just \$12; Saturday, December 2 at 2 pm & 7 pm; and Sunday, December 3 at 1 pm & 4:30 pm at the Tomball High School Theatre, 30330 Quinn Road, Tomball, Texas 77375. For ticket information, call 281-940-HRB1 (4721) or visit www.hrbdance.org. Tickets are \$18 for students/seniors and \$23 for adults.

The Nutcracker's brilliant blend of beautiful costumes, lavish sets, and fresh choreography creates a magical storybook world enjoyed by children and adults alike. With a cast of more than 100 HRB dancers and area children, and live music played by Cypress Philharmonic, HRB's masterful production is the highlight of the holidays!

HRB dancers are committed to sharing the arts with the community. Community engagement events include costumed appearances at various nursing homes, group events, and at Arts & Education performances. HRB brings two matinee performances to Tomball ISD third grade students, fulfilling the arts component of their curriculum. To request an outreach event for your organization, call 281-940-HRB1 (4721).

The Houston Repertoire Ballet (HRB) is a non-profit 501(c)(3), founded by Victoria Vittum and Gilbert Rome, both nationally acclaimed teachers and choreographers who served as its co-artistic directors. Today, Ms. Vittum oversees training and programming with an equal eye to serving the needs of the community.

Major funding provided by the City of Tomball and Houston Endowment with additional support provided by Vintage Wellness, and AirInnovations.



O'CONNOR

Houston-based O'Connor (<http://www.poconnor.com/fb-harvey-trp-signup/>) is looking to help their neighbors with flood damage by implementing a Harvey Tax Reduction Program designed to help those home and business owners obtain property and federal tax reduction.

During this very busy time, most appraisal districts will not have the staffing to determine which houses and businesses have flooded. This means the responsibility to report damage will fall on the property owner. O'Connor is offering to coordinate the appraisal process, allowing property owners to upload documents and complete forms which the firm will forward to the appropriate appraisal district. Then, a member of the O'Connor team will follow up with the property owner shortly after Jan. 1 to discuss their status and whether additional communications with the appraisal districts are advisable.

The program will also offer owners of flooded property a free consultation regarding the casualty loss deduction they could claim. For those wondering to what extent property flooding affects their home's worth, the firm will have free copies of its study which examines the impact disclosure of house flooding has on market value.

A typical homeowner with a home worth \$200,000 to \$300,000 that flooded and did not have flood insurance is eligible for approximately \$30,000 to \$50,000 in federal income tax refunds, and they can get the money in less than a month. A homeowner living in a house worth \$200,000 to \$300,000 that flooded and did have insurance is likely eligible for a \$10,000 to \$20,000 federal income tax refund. It is the quickest way for affected property owners to get money to rebuild.

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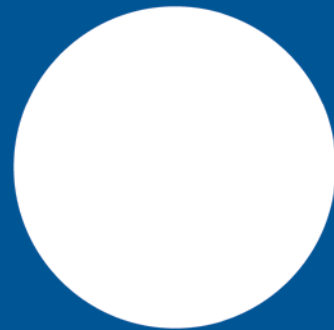
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