OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

MANAGER'S CORNER

You know we have rules and guidelines to preserve the appearance of the community, protect the value of your individual homes, and make our neighborhood more harmonious for all. What you may not know is that in some rare instances, the Association will make an exception or grant a variance to the rules and regulations.

As a property owner, you have the right to request a variance or appeal a decision. You begin the process by submitting a written appeal or hearing request. If an appeal request is submitted, it is included for review by the Board in one of the next two scheduled meetings and you will receive a written response letting you know what the decision was and what action is required on your part, if any. Some owners feel more comfortable making their request directly to the Board in form of a hearing. A hearing must be requested in writing and you will be provided with written confirmation of the date, time and location of the hearing which is usually conducted in the Executive Session portion of an upcoming Board meeting. A hearing provides an owner with the opportunity to explain their specific circumstance and allows the Board to ask questions related to the request.

If an owner asks the Board to waive a rule, they consider the individual circumstances, the impact to fellow owners, whether a precedent is being set and how the waiver will be documented. The Board will carefully review the request, the governing documents, applicable ordinances and laws, and whether there's any flexibility possible.

Variances and exceptions are not decisions the Board takes lightly. There's a fine line between upholding the rules and being flexible as times change and individual issues arise. The Association has to be very careful about granting waivers so that they don't set off a domino effect. Some things, like assessments, will never be up for negotiation.

In general though, we understand the need to be flexible when special circumstances warrant. Summerwood is a living, breathing, changing community, and issues aren't always black and white. If you have recommendations on matters you think the Association should change, submit your recommendation to our office to be considered by the Board or attend a Board meeting. We'll let you know whether it's something we'll consider.





IMPORTANT NUMBERS

MANAGEMENT COMPANY

EMERGENCY NUMBERS

Emergency Situations	911
Constable - Precinct 3	. 281-427-4791
Houston Fire Station #10514014 W. Lake	Houston Pkwy
Housto	on, Texas 77044
South Lake Houston EMS (Dispatch)	. 281-459-1277
Dead Animal Pick-Up (Precinct 1)	. 281-820-5151
Animal Control	. 281-999-3191
After Hours	. 281-221-5000

LITH ITY SERVICE NUMBERS

UTILITY SERVICE NUMBERS
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(Telephone, Cable, Alarm Monitoring)
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CenterPoint713-659-2111
Reliant Energy713-207-7777
MMIA (Water District Operator)281-651-1618
Garbage Pick-Up
MUD 342 & 344 (Republic Waste)281-446-2030
MUD 361 (Wast Management)1-800-800-5804

SCHOOLS

Summerwood Elementary	281-641-3000
Lakeshore Elementary	281-641-3500
Post Office	713-695-2690
4206 Little York, Houston, TX 77078	

SUMMERWOOD ONSITE MGMT OFFICE

The Onsite Management Office is located inside Resident Club Central at 14111 Summerwood Lakes Drive.

Office Hours

Wednesday 10 a.m. – 6 p.m. Saturday 10 p.m. – 3:30 p.m. Office phone: 281-225-2786

If you require assistance, please contact Jennifer Northington at 281-852-1700 or at customercare@ciaservices.com.

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PUBLISHER

Peel, Inc......www.PEELinc.com Advertising.....advertising@PEELinc.com, 888-687-6444



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From Your Home Owners Association Board of Directors

Our community is more than just a neighborhood. In many ways, it's a lot like a business. Collectively, our regular annual assessments amount to tens of thousands of dollars that need to be budgeted carefully and spent wisely. And our neighbors who have volunteered and been elected to serve on the association's board are responsible for making critical decisions on your behalf in managing the community and your money.

Our board also develops long-range plans—like when the pool will need to be resurfaced and when the roofs will need to be replaced—about the parts of the community that are shared property. The board must set aside funds so that these kinds of projects can be accomplished on schedule or even ahead of schedule in the event there's an unexpected breakdown.

The board also sends out requests for bids and contracts with vendors to do the work necessary to maintain our shared amenities. Board members decide who will do the best job of replacing the roof at the best price or who will be the most reliable company to hire to mow the grass and remove dead tree limbs.

The board's decisions can have a significant impact on the community's appearance and, consequently, on our property values. Regardless of our professional manager, the board ultimately

is responsible for overseeing association operations. Be sure to communicate with the board regularly, observe board meetings, and attend annual meetings to elect responsible board members and to participate in the conversations about significant community issues.

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Summerwood 2018 Events

Spring Festival March 24

Spring Garage Sale April 28

> Casino Night May 5

Independence Day Parade July 4

Back-to-School Splash Day and School-Supply Drive August 11

National Night Out

October 2

Fall Festival

October 27

Fall Garage Sale November 3

Youth Fishing Tournament November 10 Winter Festival December 1

Be sure to check Summerwoodife.com for more on the 2018 events.

Dates subject to change.

SUMMERWOOD CRIME WATCH COMMITTEE MEETS MARCH 13

If you are a Summerwood resident and attend crime watch meetings you can consider yourself a member of the crime watch committee. There is no membership fee or enrollment process or responsibility to perform a task. The meetings are informative and brief. The committee meets at the central clubhouse at 7:00 p.m. on the 2nd Tuesday of each month and most likely you will be home by 8:00 p.m.

Are you interested in finding out what crimes are currently occurring in the area? Would you like to meet your Precinct 3 Constable contract deputies and the HPD officers that patrol Summerwood and hear their monthly reports? Could you benefit from hearing about simple and effective ways to protect your personal self and your personal property?

Come and check us out on Tuesday, March 13! First time attendees will receive gift.





LAKESIDE UMC YOUTH VOLUNTEERING IN TEXAS COMMUNITIES



Every summer, Lakeside United Methodist Church sends high school students from our Refuel Youth Group to volunteer in Texas communities on a mission trip called U.M. ARMY (United

Methodist: Action Reach-Out Mission by Youth). Participants combine their strengths and resources to meet home repair and maintenance needs for low income, elderly, and disabled homeowners who are physically or financially unable to make needed repairs themselves.

Last year, we partnered with other Methodist churches from around the Houston area and went to Bay City, Texas. We left on the first Sunday after school was out for the summer. The camp was 5 days long and we returned home the following Saturday.

We helped a number of families by building wheel chair ramps, making minor home repairs and painting. It was truly inspiring to see high school students work in the rain and mud, learning to build ramps and fix homes. Each volunteer group is led by an adult with building or home repair experience, so the family knows the work was done right.

What inspired me the most was the heart of service our kids displayed. They didn't have to be there. They could have stayed home to enjoy the first week of summer vacation with friends, or just relaxing. But these kids signed up to work hard and help those who needed help the most. On Client Night we invite all the families whose homes we repaired to eat dinner and worship with us. During the time when clients say something to the group, one gentleman stood up and described the kids as "Answered Prayers". His wife was living in a nursing home because their home wasn't equipped with a wheel chair ramp, but she could now return home because of the ramp the kids built that week. I will never forget that statement.

Not only do these kids sign-up to work hard for a week, but they (Continued on Page 6)

FACT:

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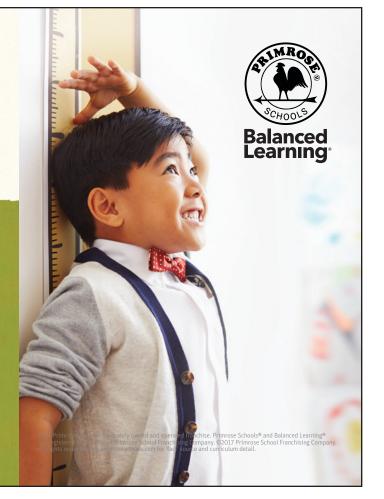
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(Continued from Page 5)

pay for the privilege to do so. Each volunteer, youth or adult, pays \$250 to go on the mission trip. The money is used primarily to buy the wood and supplies for each project and for the supplies to feed them. And believe me, eighty high school kids can eat a LOT of food!

On March 25, Lakeside UMC's Refuel Youth Group is holding a BBQ Plate fundraiser to help pay for the kids to go on the mission trip this summer. We will be serving in Athens, Texas for another week of hard work, fellowship, and fun. As the Youth Director at Lakeside UMC, it is my goal to raise enough money to completely cover the costs for each kid and adult volunteer so they don't have to worry about the financial commitment it takes to serve on this mission trip. We are selling each plate of BBQ (with smoked brisket, sausage, potato casserole, and beans) for \$10. For planning purposes, we are selling BBQ Plate tickets in advance that you can pick up from the church or you can email me at brian@thelakesideumc. org to buy tickets or for more information about our Refuel Youth Group. Please consider supporting our kids as they go on mission once again to help those who need help. Not only will you be helping send these kids on a great mission trip, you will also get a fantastic plate of BBQ!

Brian Harding Lakeside UMC, Refuel Youth Director





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FAX: 281-641-3517

SPRINGTIME IS HERE! The weather is awesome and spring is in the air. So it must be Carnival time. We are still taking donations for our silent auction. Nothing is too small. Donations can be in the form of gift cards, merchandise and/or vouchers. Your marketing materials will be placed along with your donation as advertising to all carnival attendees. Also if you have High School students that need volunteer hours, contact us. They can help set up and work the carnival, lunch included! See you there. MARCH 24!

UPCOMING EVENTS

March 1st-Which Wich Spirit Night March 5th-First PTO Meeting of 2018! March 12th-16th-Spring Break March 15th-Papa John's Pizza Spirit Night March 24th-Spring Carnival, Noon-4pm April 20th-5th Grade Manners Banquet May 18th-Sock Hop Please follow us on Facebook and Twitter for the most up to date news: www.facebook.com/LSEPTO and @LSE_PTO

You can also contact the Executive Board directly:

President: Shanavia Portis - lakeshore.ptopresident@gmail.com 1st Vice President: Heather Shanks - heather.shanks@gmail.com

2nd Vice President: Shannon Sorenson -

drewbiesmom04@yahoo.com

Special Events Volunteer Director: Nikki Brown-

nikkinbrown@gmail.com

Spirit Shop Coordinators: Michelle Mills -

millsmichelle84@yahoo.com and Luci Zaragoza -

lucina.zaragoza@humbleisd.net

Special Events Coordinator: Maevelynn Edwards- maevelynn. edwards@gmail.com



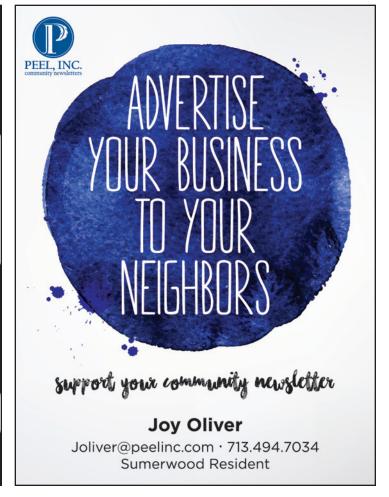
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SUMMERWOOD POOL COMMITTEE

With the new year upon us and pool season right around the corner, the pool committee has been busy over the last few months. For starters, we have completed several behind the scenes projects. We have done everything from updating equipment to bring them in compliance with new code requirements to checking the fire alarms and fire extinguishers.

In addition to items not seen by most, the pool committee has either completed or received approval from the HOA on several other projects. We fenced in the electrical panel at the splashpad, fenced underneath the slide at east, and added new safety grips on the big feature at east. As usual, we also replaced several pieces of worn out furniture and tables with new ones. However, our big off-season project is still ongoing as we are in the process of giving Central a makeover. We are re-plastering both the main pool as well as the kiddie pool. In addition, we are adding new coping, tiles, and lighting to the pool. Also, all water features and shade structures are getting a fresh coat of paint. Finally, we are updating the landscaping around central to make it more visually pleasing to us and (hopefully) less appealing to the ducks! We are sure you will notice the changes.

Finally, we also want to remind everyone that 2018 pool wristbands are in. You may pick up your wristbands at the CIA Services office

at Central (open Wednesdays from 10am-6pm or Saturdays from 10am-3:30pm) or from their main office on 1960 (open weekdays from 8am-6pm). You will need to provide proof of residency and only homeowners who are current on their dues will be allowed to receive their wristbands. Your Summerwood Pool Committee hopes you enjoyed your winter and are ready for a GREAT 2018 pool season. The Pool Committee is here to serve you and we truly appreciate observations, suggestions, and feedback. Our email address is swpool.committee@gmail.com. In addition, we usually meet the 3rd Wednesday of every month at noon in the Central clubhouse. Summerwood residents are ALWAYS welcome.







LAKE HOUSTON LADIES CLUB

Lake Houston Ladies Club will have their meeting and luncheon on Tuesday, March 20, 2018, beginning at 10:00 a.m. at the Walden Country Club, 18100 Walden Forest, Humble TX 77346.

Our speaker will be Trudy Chuoke LeSage. Trudy continues in her father, Johnnie Chuoke Jr.'s footsteps, and writes "The Happy Handy Man" newspaper articles. This year she updated "The Best of Johnnie Chuoke" Vol 11. This update includes an index, new products, and ideas from the last three years. She will answer questions, offer product suggestions, give tips for those hard-to-solve jobs and provide Do-It-Yourself advice.

Lake Houston Ladies Club is a social organization that welcomes new members from all surrounding areas. Several Interest groups are available which include: Reader's Choice, Bridge, Bunco, Lunch N'Look, Tea Time, Movie Group, Supper Club, Mah Jongg, and Girl's Night Out.

Please join us. New members are always welcome. For more information about the club and for luncheon reservations go to the club web page at http://www.lakehoustonladiesclub.com or call Linda at 832-379-3009 by Wednesday, March 14th.







FREEZE-RECOVERY RULES 2018

Prompted by the prolonged cold that ushered in 2018, here are Randy Lemmon's long-standing rules for dealing with landscapes in the aftermath of a freeze.

- 1. If it's crispy and brown, cut it back to green wood. Hibiscus, lantana, hamelia and other perennials are great examples. Or, you can just leave crispy and brown freeze-damaged plants alone until you feel certain no more freezing weather is ahead. If you do cut back damaged plants to green wood, promise that you will super-protect them if we get surprised by another forecast freeze. There are two reasons: a. The fresh cut will act like a straw, pulling freezing temperatures directly into the plant. And that can totally kill a perennial that otherwise could handle such weather. b. If you cut back, and temperate weather prompts new growth, the new parts will be highly susceptible to damage from any future freezing weather.
- 2. If you cut a brown and crispy plant to the ground and see no sign of green, but the root system seems to be firmly locked in, consider leaving it alone to see if it comes back. (Be sure to protect what's left during any future freeze.) If the root system moves around easily like a car's stick-shift it's dead. You can remove the whole thing.

- 3. If it's mushy, gushy or gooey, get rid of it! Cut it out, remove it do whatever it takes to get the nasty stuff out of there. If you cut all the mushy, gushy, gooey parts away from tropicals like bananas or split-leaf philodendrons, you'll likely be left with just a tiny bit of green material near the ground. Protect it from future freezes that can kill root system. But you really need to get the mushy stuff out, because it could harbor fungal diseases that will be pulled into the plant.
- 4. If a palm frond (those of queen palms are good examples) is drooping over, cut it out or back. If a palm frond is standing up, leave it alone. After the January 2010 freeze, we had to wait months before we knew if some palms were coming back. The only true way to determine if a palm is dead is to examine the inside of the crown, where new growth emerges. But most of us don't have the tree company equipment or ladders tall enough to do such visual observations. A racquetball buddy who was worried about his queen palms sent me a picture saying he thought they looked fine to him. I told him that I didn't want to rain on his parade, but he might not know the full extent of some palm damage for another 30-45 days.

(Continued on Page 14)







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(Continued from Page 12)

- 5. On palms small enough to get to the fronds (a dwarf pygmy date palm is a good example), pull on those in the interior to see if they stay attached. If they easily slide out, the plant is dead. If they hold tight, the plant may still be alive, but you will have to wait and see. And if you removed some fronds/ leaves, but you think the palm may still be alive, remember to protect the open slots during any future freeze. Otherwise, dangerous cold will be drawn into the plant through those open areas.
- 6. If you feel confident that we'll get no more hard freezes through mid-February, it's time to scalp the yard. Essentially, you'll try to vacuum up any dead grass so live roots are open to the air, sunshine, water and fertilizer. This year, we have the first true need to scalp lawns since February 2011. That was the last time we had a freeze that actually impacted typical lawns here. And, as you might suspect, another hard freeze could actually kill a scalped St. Augustine lawn. So, don't do it until at least Feb. 15, unless you are really confident there's no more chance for a hard freeze.
- 7. If you think your St. Augustine lawn has a lot of thatch built up, don't mechanically de-thatch scalp instead. There are products essentially anything containing humus or humates that will help break down the thatch.

*You can tune in to Randy Lemmon and the GardenLine radio program on Newsradio 740 KTRH each weekend to learn more about recovering from extreme weather and succeeding with all types of gardening along the Gulf Coast.







LAWN FERTILIZATION SCHEDULE

FERTILIZE - four times a year for southern grasses including St. Augustine, Bermuda and Zoysia

Late February-Early March - apply a simple 15-5-10 for an early green-up. Most companies that make slow-release fertilizers also make a non slow-release 15-5-10 that provides for a quick two-week green up before we get to the heart of the fertilizer schedule.

WARNING: Some people will be tempted to use a weed-and-feed at this time, but if you've been following the GardenLine herbicide schedule, there should never be a need. However, spot weed-and-feed treatments are recommended for those with turf-only landscapes or landscapes that have been established for many years. Most weed-and-feeds contain Atrizine which burns roots of young trees and shrubs.

Late March-Early April - apply slow-release 3-1-2 ratio fertilizers.

Recommended formulations are 19-4-10 Nitro Phos Super Turff, 18-4-6 Fertilome Southwest Greenmaker, 18-0-6 Fertilome's Zero Phosphate Formula, 15-5-10 Southwest Fertilizer Premium Gold, and 20-0-10 Bonide Premium Lawn Food

Late June-Early July - apply slow-release 3-1-2 ratio fertilizers. (recommended formulations 19-5-9, 19-4-10, 18-4-6, 15-5-10.)

October-November - apply winterizer formulas for winter hardiness. Ratios vary, but make sure they are "winter" or "fall" formulas designed for southern grasses.

(examples: 18-6-12, 8-12-16, 10-5-14) Will make lawns winterhardy.

June-September - if turfgrass looks yellow (chlorosis) or necrotic, use an application of either granular or liquid iron. Once a year should be enough.

FUNGICIDE - two times a year:

July-September - Gray Leaf Spot is a blotchy spot on the grass blade leafs. (mostly on St. Augustine lawns) Use fungicides with active ingredients like Daconil, Consan or Banner.

September-October - To control the dreaded Brownpatch fungal disease (symmetrical brown circles in the grass) you must prevent it from coming up with a systemic lawn fungicide with Bayleton, Terrachlor, Banner or Benomyl.

HERBICIDE - three times a year:

(Pre-Emergent controls to prevent weeds)

Late October-Early November - Use two (2) different pre-emergent herbicides, to prevent the weeds that we experience in February and March. First is a pre-emergent with Portrait or Gallery for broadleaf weeds like clover. Second, use a pre-emergent with Amaze, Betasan, Balan or Treflan for grassy weeds like poa anna or annual bluegrass. There is also Barricade, Dimension or Pendimethlin as a 2-in-1 control.

February-March - Use the pre-emergent controls for grassy weeds

again, to prevent such weeds as Crabgrass, Goosegrass and Dallisgrass from popping up late in the spring and summer. Again, use the grassy pre-emergent like Amaze, Betasan, Balan or Treflan. There is also Barricade, Dimension or Pendimethlin as a 2-in-1 control.

May-Early June - One more application of a grassy pre-emergent like Amaze, Betasan, Balan, or Treflan will keep fall weeds from invading from August on. There is also Barricade, Dimension-based or Pendimethlin as a 2-in-1 control.

INSECTICIDES

It is the belief on GardenLine, as a way to be kind to the environment, that you do not put down insecticides unless you know you have a problem. However, be prepared during the hot summer months — July through September — to attack chinch bug damage. This will show up as irregular shaped spots in the lawn along the concrete. Any liquid insecticide, like Permethrin or Cypermethrin, will treat the spot well. Then apply a granular insecticide like Deltamethrin or granular Permethrin in a broadcast applicator throughout the rest of the yard.

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Take a day trip to the Kemah Boardwalk - The Kemah Boardwalk is home to fabulous waterfront restaurants, amusements, charming retail stores, festivals and seaside shows every day.

Indulge in the Museum of Fine Arts, Houston - Museum members receive free general admission every day, and Family-level memberships include the children in the household. Children 12 and younger are always admitted free, and on weekends all children receive free general admission when they show their card from any Texas public library.

Buffalo Bayou Park - If your family has been itching to get out and enjoy the beautiful Houston air, you'll want to head to Buffalo Bayou Park during spring break. Some highlights include bike and paddle craft rental, walking tour, a food truck round-up, and kayaking.

