



ACIA

Happenings

Ivy Point, Pinehurst, Club Point, Golf Villas, The Shores, The Pines and Estates of Pinehurst

March 2019

Official Newsletter of the Atascocita Community Improvement Association

Volume 9, Issue 3

INCREASING ACIA COMMUNICATION

Several strategies are currently being implemented by the ACIA Board of Trustees to improve communication with homeowners.

1. The Meeting Agenda order has been adjusted in order to hear homeowners' thoughts and concerns before the Board of Trustees votes on an issue.

2. Approved Minutes will be posted on www.aciahomeowners.org (Atascocita Community Improvement Association). A Summary of Actions taken by the Board of Trustees will be posted in the newsletter and on the unlocked portion of the [aciahomeowners.org](http://www.aciahomeowners.org).

3. Homeowners will receive a survey in the ACIA Happenings newsletter and it will be posted on www.aciahomeowners.org. Once tabulated, the results will be posted in both the newsletter and on the website. We value your time and appreciate your effort completing the survey.

4. The Board of Trustees is respectfully asking that all homeowners register at www.aciahomeowners.org. Registering allows ACIA homeowners to see and receive vital information and also allows you to receive timely e-mails and reminders for meetings and scheduled community events.

5. Short explanatory articles of various Board of Trustees actions will be included in the ACIA Happenings newsletter.

The ACIA Board of Trustees looks forward to improving communication with all homeowners.

Security Contract for ACIA

The ACIA has entered into a direct contract with the Harris County Precinct 4 Constables to provide additional security to the ACIA geographical area. This contract will increase the amount of coverage the ACIA had received in previous years without an increase in costs.

For NON- EMERGENCIES: Contact Precinct 4 Constables Dispatch Directly at (281)376-3472. For EMERGENCIES: Contact 911.

Harris County Flood Control District Meeting

On January 23, 2019, the Harris County Flood Control District held a meeting to serve as an introduction to of the district and the begin the discussion on flooding mitigation in the Atascocita area. Present were representatives for all the MUD districts in Atascocita and 3 members of the ACIA BOT, Toni Wendt, Karen Davis and Charles Weiss.

The flood control district is only responsible for the installation, inspection, maintenance and repair of the drainage channels, however not all of the channels are included. Their website is www.hcfdc.org. All residents within Harris county are highly encouraged to visit the website. There is a wealth of information on there, from real time rainfall levels to an early warning flood system. There is a watershed map for Harris county and the surrounding areas that show all of the bodies of water that flow into Lake Houston, and why it flooded.

The main point of the meeting was to get members of the community to begin organizing the needs specific to Atascocita. In 2018, \$4 Billion dollars was approved for flood mitigation all over Harris county. Of that, \$10 million has been earmarked for Atascocita (F-15, G103 on the Bond's List) to address our needs. This is the first of several meetings to develop a comprehensive plan for Atascocita specifically.

COMMUNITY CONTACTS

BOARD MEMBERS

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 Tonia Wendt, Vice President twendtacia@gmail.com
 Karen Davis, Secretary..... karen@atmyacia.com
 Charles Weiss, Treasurer chuckweiss@gmail.com
 Ron Jones, Trustee.....ronacia73@gmail.com
 Community Asset Mgmt, (CAM) 281.852.1155

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 Karen Daviskaren@atmyacia.com
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 Bob Garlington bob@atmyacia.com

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 Street Maintenance & Curb Repair713-455-8104

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 Bob Abrahamsen abetex281@gmail.com
 Jeremy Williams.....jeremy@atmyacia.com
 Ken Hemby..... khembey@gmail.com
 Jimmy Wells..... humtex1949@yahoo.com

NON-EMERGENCY COMMUNITY SERVICES

P-4 Constable Dispatch.....281-376-3472
 Humble ISD Police (Schools).....281-641-7900
 Atascocita Volunteer Fire Dept (AVFD)
Non-Emergency Number281-852-2181
 Harris County Animal Control281-999-3191
 Texas Poison Control Center800-222-1222
 Sunoco Pipeline.....877-795-7271

UTILITIES

Electric Power Outage.....713-207-7777
 Street Light Outages.....713-207-2222
 Centerpoint Energy Gas Leaks713-659-2111
 Phone Land Lines, Centurylink.....877-290-5458
 Trash, Best Trash281-313-2378
 Harris County MUD 132, Service Calls.....281-209-2111
Emergency281-398-8211
 Harris County MUD 151281-578-4200
Emergency281-209-2111
 Harris County MUD 153281-367-5511

SCHOOLS

Humble ISD281-641-1000
 Pine Forest Elementary.....281-641-2100
 Maplebrook Elementary281-641-2900
 Atascocita Middle School281-641-1000
 Atascocita High School281-641-7500

NEWSLETTER INFORMATION

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Assault: 0	Phone Harassment: 0
Disturbance Family: 5	Theft Habitation: 1
Alarms: 14	Robbery: 0
Runaways: 0	Criminal Mischief: 2
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Theft Other: 1	Suspicious Persons: 6
Sexual Assault: 0	Other Calls: 182

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ACIA HAPPENINGS

ACIA Survey

ACIA residents and their Board must face and address the ever-increasing Operational Costs and Capital Expenditures linked to ACIA's services and operating current amenities.

PLEASE complete this SURVEY and RETURN it in person or via mail to the ACIA Manager – Community Asset Management at 9802 FM 1960 Bypass W Suite 210 Humble, TX. 77338i or to an ACIA board member at the monthly meeting in April 2019.

SURVEY RESPONSES ARE STRICTLY CONFIDENTIAL. Only 'aggregated data' will be publicly released. Please indicate your response to items by circling YES or NO

Expenditures:

Community Activities

Easter Egg event? YES NO
4th of JULY activities? YES NO
ACIA Member Appreciation Events YES NO
Other _____

MARINA, LAKE HOUSTON

Have you or your family ever used the Marina?
YES NO
Would you support the following changes to the marina?
Closure?
YES NO
Raise use fees significantly to offset operating costs?
YES NO
Sale? YES NO
Lease? YES NO

POOLS AND TENNIS COURTS There are two pools and two sets of tennis courts in the community. The Pinehurst Pool and Tennis Courts are located north of 1960 on Atascocita Shores Drive. The Shores Pool and Tennis Courts are located south of 1960 off Atascocita Shores Drive.

Swimming Pools

How often do you or your family ever use the pool(s)?
WEEKLY MONTHLY ANNUALLY NEVER
Would you support the following changes to the pools?
Close one of the two pools?
YES NO
Close both pools?
YES NO
Reduce operations at both pools?
YES NO
Schedule opening only one pool each day?
YES NO
Promote the pools for private functions? YES NO
OTHER _____

Tennis Courts

How often do you or your family use the tennis courts?
WEEKLY MONTHLY ANNUALLY NEVER

Would you support the following changes to the tennis courts?
Close one of the tennis courts? YES NO
Close both tennis courts? YES NO
Repurpose tennis court(s) to a different activity? YES NO

Security Patrol

Please rate the Security Patrol service?
GOOD ADEQUATE POOR
Would you support the following changes to the Security Patrols?
Change the security patrol contractor? YES NO
Reduce the number of security patrol personnel? YES NO
Eliminate dedicated patrols? YES NO
OTHER _____

Trash Collection

Please rate the Trash collection service?
GOOD ADEQUATE POOR
Would you support the following changes to the Trash collection?
Include trash collection in Maintenance Fee? YES NO
Add additional services (recycling, etc.)? YES NO
Reduce trash collection days? YES NO
Raise Maintenance fee to include trash collection? YES NO
Eliminate trash collection from the Maintenance Fees? YES NO
OTHER _____

Lawn Maintenance

Please rate the Lawn Maintenance service?
GOOD ADEQUATE POOR
Would you support the following changes to the Lawn Maintenance?
Reduce overall lawn maintenance to reduce costs? YES NO
Installation of drought tolerant plants? YES NO
Installation of improved water monitoring capabilities? YES NO
OTHER _____

Manager

Please rate the quality of service GOOD ADEQUATE POOR
Change the management company? YES NO
Closer monitoring of member complaints? YES NO
ACIA self-management? YES NO
What changes would you recommend?

GENERAL:

If the ACIA Board were compelled to close one or more amenity or reduce services due to budget shortfalls, which amenity(s) would you select? Please place a number rating (1 to 6, where 1 is most likely choice to be eliminated or reduced) next to each.

(Continued on Page 4)

ACIA HAPPENINGS

(Continued from Page 3)

- _____ Marina?
- _____ One pool?
- _____ Both pools?
- _____ Tennis Courts?
- _____ Security Services
- _____ Trash Collection?
- _____ Lawn Maintenance?

Revenue:

Would you support an increase in Maintenance Fees if the survey does not identify adequate savings to balance the Budget? Maintenance fees cannot be increased by more than 10% annually; the maximum Maintenance Fee amount requires a vote of the ACIA members. [\$150-\$200 YES NO] [\$200-\$300 YES NO] [\$250-\$400 YES NO]

Would you support an increase in the Maintenance Fee Maximum (NOTE: this is not the Maintenance Fee), if trash collection is included in the Maintenance Fee? Maintenance fees cannot be increased by more than 10% annually; the maximum Maintenance Fee amount requires a vote of the ACIA members. [\$300-\$400 YES NO] [\$400-\$500 YES NO] [\$500-\$600 YES NO]

Comments related to any items: _____

DEMOGRAPHICS:

How many years have you/your family resided in this community? Put a check by your response.

_____ 1-5 _____ 6-10 _____ 11-15 _____ Greater than 15

Age of head of household? Put a check by your response

_____ 20-35 _____ 36-50 _____ 51-65 _____ 65+

Address (Required): _____

Thank You! Your ACIA Board greatly appreciates your time and attention to this much needed data in support of our community.

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ACIA HAPPENINGS

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Pool & Trash Contract

Pool Service Contract

The Jeff Ellis Pool Service Contract will be canceled at the end of February 2019. The Jeff Ellis Company has decided to cancel service to ACIA. CAM is in the process of completing the RFP process. (Request for Proposal) The target date for awarding this contract will be 3/1/2019. Anyone wanting to compete for this contract is welcome to contact CAM and obtain the Pool Service Contract Scope of Work (SOW) and submit bid.

Trash Service Contract

The Best Service Trash Contract is a 5 year contract effective 3/1/2018. The Rate of Compensation has an annual renewal change for a CPI adjustment. In addition, Best Trash may petition ACIA at any time for additional rate and price adjustments at reasonable times on the basis of unusual changes in its cost of operations, such as revised laws, ordinances or regulations; changes in locations of disposal sites or changes in disposal charges; and increases in the number of residential units, such as city growth or annexation. Any such rate adjustment must be pre-approved in writing by ACIA, in its sole discretion, before becoming effective; If ACIA and Best Trash cannot agree to a new rate; either may terminate the contract with 60 day written notice.

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ACIA HAPPENINGS

Registration & Tree Trimming

Register on the ACIA Website

Please take a moment to register on the ACIA website, registering on the website provides enhanced communications among ACIA members and with the Board of Trustees. Registration will also provide access to ACIA Notices, Surveys, Financial Reports, and much more. REGISTER Today! Help us to better serve you!

ACIA Tree Trimming Project

The ACIA Board is coordinating a project to trim trees encroach and threaten our streets and streetlight fixtures, impacting the safety of our community. Please report trees that may need trimming to the Board of Trustees at the ACIA website: “ <https://www.aciahomeowners.org>; Convenient Forms; Resident Input” tabs. When completing the Resident Input form, select the Board Members check box. Please note, “you must be registered on the website to use this method”. Alternatively, you can email this information to ronacia73@gmail.com. You must include the street address closest to the location and a contact email or phone number.

NOTE: CAM will not coordinate this project, please address these issues to the ACIA BOT.

ACIA Board of Trustees

Lake Houston Ladies Club

The Lake Houston Ladies Club's next luncheon will be held on Tuesday, March 19, from 10:00-12:30 at the Walden Country Club, 18100 Walden Forest Drive in Humble, TX 77346. The cost of the event is \$17 per person and includes lunch and entertainment.

Our entertainer this month will be Matt Tardy, a stunt juggler from Austin, TX, who will perform a high energy show filled with world-class juggling, amazing feats of strength and flexibility and hilarious audience interaction. His show is great fun for the entire family. With over 24 years of experience, Matt's professionalism and remarkable ability to engage an audience is a rare find. This will be a fun-filled show.

The Lake Houston Ladies Club is a social organization dedicated to connecting women through monthly luncheon meetings and social activities. The club welcomes new members from all surrounding areas. Many interest groups are available including Mah Jongg, Shooting Club, Tea Time, Lunch 'N Look, Movie Group, Supper Club, Hand Knee and Foot, Mexican Train, Reader's Choice, Bridge, Game Day and Bunco. There are also events during the year that include spouses or significant others. The club is an excellent way to meet new people and make new friends.

Please join us. New members are always welcome. For more information about the club and for luncheon reservations, please go to the club web page at <http://www.lakehoustonladiesclub.com> or call Karen at 281-900-5584 by Tuesday, March 12.

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Early Spring Means Early Spring Cleaning

We all love spring; it is that time of the year when we say bye to a chilly season and hello to a warm one. However, the one thing that we soon realize is the spring cleaning comes with the season. Every year and without fail, we are reminded of the level of neglect we show to our homes. Yes, winters are dark, dreary, and cold with short days that just drain the energy out of us. So my suggestion is to read these spring cleaning tips and give your house a good clean. It is meant to bring back that freshness and sparkle into the home as you and your family look forward to a great summer.

Include Your Family-Spring cleaning should be a family activity where everyone gets to chip in and have a vital part to play. For it to be done right, then you need to know what to do, and this calls for a reliable house cleaning plan and having several important tips that can make the job easy.

Spring Cleanup - Make Your Plans

Giving your home a spring cleanup entails a lot of work; you have to clean it top to bottom to ensure all the dirt and dust is gone. As mentioned earlier, it is important to put your house in order and have a plan of attack. So plan how it will go, room by room.

Getting Rid Of Clutter-A surprising thing that dawns on us almost every year as spring arrives is the amount of clutter we have in our homes. It is thus necessary not only to clean but to also organize, and work at getting rid of clutter. You will have to put away what you are not using and be brutal about getting rid of things that you no longer use. Remember the family should be involved so that everyone identifies the items that are of little or no use.

Work Room by Room-When it comes to spring cleaning, it is easy to get carried away and start tackling several areas in the house at once. Doing this seldom works and only turns the spring cleanup into a tedious affair. The right approach to cleaning your house is to take things one step at a time option to work from one room to the next starting with the kitchen followed by the bathroom and then the family room, for example. Since you have the family in on the spring cleaning, they can be handling other sections of the house such as their bedrooms, the attic, balcony, or patio. Have each person finish their job or room before starting a new project. These spring cleaning tips are meant to encourage you to make your plan and take action. Cleaning and getting rid of clutter will make your place sparkle and shine, lifting your mood and making your dwelling much easier to live in.



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If you know of someone who would appreciate the level of service my Team provides, please call me with their name and business number. I'll be happy to follow up and take great care of them.



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