

# Sterling Lakes

A CANYON GATE® COMMUNITY

MARCH 2019 | VOLUME 7, ISSUE 3

## UPCOMING EVENTS

### Spring Garage Sale Saturday, March 2

**7:00 AM - 12:00 Noon**

Get ready to clean out your closets for our community-wide garage sale. You won't have to haul your items far; the garage sale will take place in YOUR OWN garage! Rain or shine, be ready to open your garage at 7:00 AM on Saturday, March 2nd.

We'll be creating a map of all the garage sales in the community. To be added to the map, please fill out the form at [www.canyongate.com/residents/sl](http://www.canyongate.com/residents/sl).

If you have any questions, email Michelle at [mevrard@canyongate.com](mailto:mevrard@canyongate.com). *No additions will be accepted after*

### "Egg"stravaganza Saturday, April 6 2:00pm - 4:00pm

*Hop on over to the SplashPad and enjoy our annual "Egg"stravaganza with special guest Peter Cottontail. There will be three different age groups and enough treats for each age. The age groups are 0-2, 3-5, 6 and up. Egg hunts will begin at 2:30 PM. Light snacks and beverages will be served, as well as entertainment for all ages. Don't forget your basket!*

*If you would like to volunteer, or need community service hours for school, please contact [mevrard@canyongate.com](mailto:mevrard@canyongate.com).*

### Yard of the Month

#### April - September 2019

Do you have a neighbor or friend in the community who has an outstanding front yard? Nominate them for the Yard of the Month!

Please forward your nomination to  
[mevrard@canyongate.com](mailto:mevrard@canyongate.com).

### Sterling Lakes SplashPad

#### Texas Hours

**Business Office (2nd Floor), PHONE:**

281-778-2000,

**EMAIL:** [sterlinglakes@entouch.net](mailto:sterlinglakes@entouch.net) or

[flegier@pmghouston.com](mailto:flegier@pmghouston.com)

#### Office Hours:

Tuesday - 11:00am - 7:00pm

Wednesday through Saturday - 9:00am - 5:00pm

Sunday & Monday - Closed

#### Fitness Center Hours:

7 days a week - 5:00am until 11:00pm

Onsite Assistant Manager: Felicia Legier

Please visit or contact this office to register for amenity  
& gate access.

*The Association doesn't verify, endorse, or approve any products, information or opinions mentioned at Association sponsored functions or contained in this community newsletter.*

# Sterling Lakes

## HELPFUL PHONE NUMBERS

### *Sterling Lakes Property Owners Association*

PMG/Agent.....	(713) 329-7100
SplashPad Texas Onsite Office .....	(281) 778-2000
Gate Attendant.....	(281) 778-2015
Priority Protection & Investigations (PPI) .....	(281) 210-6185
Houston National Golf Club.....	(281) 304-1400

### *Utilities*

En-Touch (Customer Service).....	(281) 225-1000
Electricity (TXU) .....	(866) 979-5265
Gas (Centerpoint) .....	(713) 659-2111
Trash (Waste Management) .....	(800) 800-5804
Water (Si Environmental, LLC).....	(832) 490-1600
Electricity (street light outage) .....	www.centerpointenergy.com/outage
Texas One Call System (Call Before you Dig) .....	811

### *Property Tax Authorities*

Brazoria County Tax.....	(281) 756-1320
MUD #31 Operator.....	(281) 482-0216

### *Public Services*

Rosharon Post Office.....	(281) 595-3331
Toll Road EZ Tag.....	(281) 875-3279
Voters Registration .....	(281) 756-1131
Vehicle Registration .....	(281) 756-2450
Drivers License Information .....	(281) 756-1521
Alvin/Manvel Chamber .....	(281) 331-3944
Animal Control .....	(979) 864-2265

### *Police & Fire*

Emergency.....	911
Brazoria County Sheriff's Dept. ....	(281) 756-2392
Iowa Colony Vol. Fire Dept. (non emergency) .....	(281) 369-3969
Emergency Medical Services (non emergency) .....	(281) 489-6144
Poison Control .....	(800) 222-1222
Alvin ISD Police ( Sergeant Ellen Stark) .....	(281) 245-2967
Alvin ISD Poice (Dispatch) .....	(281) 331-2320

### *Education*

Alvin ISD.....	(281) 388-1130
Meridiana Elementary (PreK-5).....	(281) 245-3636
Manvel Junior High (7-8).....	(281) 245-3700
Manvel High School (9-12).....	(281) 245-2232

### *Higher Education*

Alvin Community College.....	(281) 756-3500
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### *Sterling Lakes Builders*

Anglia Homes.....	(281) 778-7840
CastleRock .....	(281) 778-0822
LGI .....	(855) 210-2619
Terrata Homes .....	(866) 837-3540

The Association doesn't verify, endorse, or approve any products, information or opinions mentioned at Association sponsored functions or contained in this community newsletter.

## TO CONTACT THE BOARD, OR FOR INFORMATION ABOUT YOUR ACCOUNT:

Please call or e-mail your PMG representative,  
**Francesca Petrie:**

Principal Management Group of Houston  
11000 Corporate Centre Drive, Suite 150  
Houston, TX 77041  
D: 713-329-7111  
O: 713-329-7100  
F: 713-329-7198  
fpetrie@pmghouston.com

### *Sterling Lakes Board Members*

Rachel Gwin.....	Land Tejas
Linda Houston .....	Land Tejas
Tim Johnson .....	Land Tejas
Rashawn Clark-El.....	Resident
Daniel Carreon.....	Resident

### *Sterling Lakes Advisory Committee*

The Advisory Committee holds meetings in the community and needs continual feedback from residents to make Sterling Lakes the best community possible! If you have a desire to build a positive and strong community, contact a volunteering member from this committee.

Douglas Chumley..... douglas@douglaschumley.com

### *The new Advisory Board Members for fiscal year 2019 are:*

Douglas Chumley (DOUGLAS@DOUGLASCHUMLEY.COM),  
McLean Barnett (MNBARNETT1982@GMAIL.COM), Kerri  
Agnew-Osborne (KERRI.AGNEWOSBORNE@GMAIL.COM)

## SPLASHPAD TEXAS HOURS

**Business Office (2nd Floor), PHONE: (281) 778-2000**

### **Office Hours**

Tuesday 11:00am - 7:00pm  
Wednesday through Saturday 9:00am - 5:00pm  
Sunday and Monday Closed

### **Fitness Center Hours**

7 days a week 5:00am until 11:00pm

### **Onsite Assistant Manager: Felicia Legier**

**Please visit or contact this office to register for amenity and gate access.**

## --TRASH--

## IMPORTANT INFORMATION

Remember: Unless it is trash pick up day, your trash cans (and any bags of trash) must be hidden from public view. Please do not store your trash cans in front of your garage or on the side of your home – your neighbors don't want to look out their windows and see your garbage either.

## STERLING LAKES TRASH PICK-UP SCHEDULE

Wednesday & Saturday - Trash containers must be at curb by 7AM on Wednesdays and Saturdays. Recycle bins are picked up on Saturdays.

Note: Heavy pick-up day - Saturday  
Service Provider: Waste Management – (800) 800-5804

## Have you logged in yet?

[www.canyongate.com/residents/sl](http://www.canyongate.com/residents/sl)

### Features of the Sterling Lakes Community Intranet include:

- Receive e-blasts from the Association (i.e. Association news and announcements, community events, local area happenings and more!)
- Resident Directory
- Classifieds
- Current Events and Activities
- Documents and Forms (i.e. ARC guidelines, deed restrictions, financials, etc.)
- Event Photos and MORE!

## "Deed" You Know? TEMPORARY STRUCTURES OR OUTBUILDINGS

Per Article III, Use Restrictions, Section 3.3– Temporary Structures or Outbuildings: No structure of a temporary character, whether trailer, basement, tent, shack, garage, barn, or other building, shall be maintained or used on any Lot at any time as a residence, or for any other purpose, with the exception of lawn storage or children's playhouses that have received (ACC) Committee approval (ACC Application approval); provided, however, that sales trailer and construction trailers are permitted during the initial construction phase and sales phase of the Property development.

Provided the express written consent of the (ACC) Committee is secured prior to installation and placement on a Lot, one (1) lawn storage building and/or one (1) children's playhouse, each limited (a) in maximum height to eight feet (8') from ground to highest point of structure and (b) to no more than one hundred (100) square feet each, may be placed on a Lot behind the main residential dwelling. In no case can the outbuilding be placed in a utility easement, or within five feet (5') of a side Lot line or ten feet (10') of the back Lot line. Additionally, no outbuilding structure of any type is permitted unless the specific Lot involved is completely enclosed by fencing. Otherwise, no outbuilding or temporary structure of any kind shall ever be moved onto or erected on any Lot. It is intended hereby that, unless otherwise specifically approved (by the ACC Committee), only new construction shall be placed and erected on any Lot within the Property.

### Deed You Know – Pools and Playground Equipment

Per Article III, Use Restrictions, Section 3.9 – Pool and Playground Equipment: No above ground pools are permitted on any Lots. Play Structures, playhouses and fort style structures are limited to (i) a maximum overall height of eleven feet (11') excluding a canopy or twelve and one-half feet (12 1/2") including a canopy, and (ii) an above ground grad platform maximum height of sixty-two (62"). Decks of pool ancillary structures are limited to twenty-four inches (24"). Additionally, playground and equipment of any type or amenity structures of any type are permitted only when the

*(Continued on Page 4)*

## Frequently Asked Questions and Contact Information:



### 1. Street Light Pole Outages:

- Contact CenterPoint Energy Directly at [centerpointenergy.com/outage](http://centerpointenergy.com/outage) or 713-207-2222
- For either option, you'll need to write down the 6-digit number off the pole and provide the cross street location of the pole.



### 2. Concerns about homes under construction (trash, dangerous conditions, mowing lawns etc.):

Contact the builder or the Onsite office: 281-778-2000 or [sterlinglakes@entouch.net](mailto:sterlinglakes@entouch.net) or the General Manager at [fpetrie@pmghouston.com](mailto:fpetrie@pmghouston.com)



### 3. To report a complaint about cars parked in street, lack of resident lawn care or other deed restriction violations (anonymity will be honored):

Contact the Onsite office: 281-778-2000 or [sterlinglakes@entouch.net](mailto:sterlinglakes@entouch.net) or the General Manager at [fpetrie@pmghouston.com](mailto:fpetrie@pmghouston.com)



### 4. Concerns about traffic/safety issues inside community:

Contact the Onsite office: 281-778-2000 or [sterlinglakes@entouch.net](mailto:sterlinglakes@entouch.net) or General Manager at [fpetrie@pmghouston.com](mailto:fpetrie@pmghouston.com)



### 5. To report a stray animal:

Contact Animal Control at 979-864-2265 or Texas Parks and Wildlife Department at 800-792-1112.



### 6. Any other general concern/complaint not previously mentioned:

Contact the Onsite office: 281-778-2000 or [sterlinglakes@entouch.net](mailto:sterlinglakes@entouch.net); General Manager at [fpetrie@pmghouston.com](mailto:fpetrie@pmghouston.com)

# Sterling Lakes

(Continued from Page 3)

specific Lot involved is completely enclosed by fences. The intent of this provision is to offer optimum private enjoyment of adjacent properties.

## Deed You Know – Landscaping

Per Article II, Architectural Control, Section 2.19 – Landscaping: the residential Lot Builder is responsible for landscaping all front yards, including the portion of the street right-of-way between the Lot line and the street curb and the rear yards of Lots adjacent to a Lake. Installation of landscaping, including materials and workmanship, must be in conformance with acceptable industry standards. Any exterior modifications that differentiate from the following restrictions must be go through the Architectural Approval process by submitting an ACC Application.

### a) Front Yards- ALL lots:

Minimum planting bed specifications include:

- 1) Minimum planting bed width of five feet (5') from the house foundation (curvilinear planting beds are encouraged);
- 2) Shrubs are to be planted in a pleasing, organized design; and
- 3) The number of plants utilized shall be appropriate for the size of the planting bed (maximum of seven (7) different species of planting may be utilized within a front yard).

Planting bed edge is not required but is encouraged for maintenance purposed and to define the shape of planting bed.

Loose brick, plastic, concrete scallop, corrugated aluminum, wire

picket, vertical timbers, railroad ties are not in character with the desired landscape effect and are prohibited.

Acceptable edging is Ryerson steel, brick set in mortar, horizontal timber (2 inches by 4 inches, 2 inches by 6 inches, 4 inches by 4 inches and 4 inches by 6 inches), stone laid horizontally, and continuous concrete bands.

All planting beds are to be mulched with shredded pine bark; or shredded hardwood.

The use of gravel or rock in front yard planting beds is prohibited, except as a border when set in and laid horizontally as quarried or utilized for drainage purposes. Specimen boulders are permitted.

Tree stakes must be made of wood or metal, two inches (2') in diameter by six feet (6') long.

The front lawn, including visible side yards, of each completed residence shall be completely sodded with St. Augustine grass or a hybrid thereof. Seeding and/or sprigging are prohibited.

All landscaping is required to be maintained in a healthy and attractive appearance. Proper maintenance includes

1. Adequate irrigation, automatic irrigation systems are encouraged;
2. Appropriate fertilization;
3. Pruning;
4. Mowing;
5. Weed control in lawns and planting beds;
6. Seasonal mulching of planting beds;
7. Insect and disease control;
8. Maintenance of diseased or dead plant materials.

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## Seeking Sterling Lakes Section Leaders and Block Captains

You can make a difference – so many of our homeowners have talents and gifts that could contribute to the value of our neighborhood. Consider a volunteer position to increase awareness and safety for your biggest investment and community.

For more information on becoming a block captain or section leader, please contact Michelle Evrard, Director of Community Events, at [mevrard@canyongate.com](mailto:mevrard@canyongate.com) or (713) 783-6702.

## Your 2019 Section Leaders Include:

Section 1: OPEN

Section 2: Gayle Basso ([gaylebasso44@gmail.com](mailto:gaylebasso44@gmail.com))

Section 3: OPEN

Section 4: OPEN

Section 5: Jason Lazo ([Jclazo95@yahoo.com](mailto:Jclazo95@yahoo.com))

Section 6: OPEN

Section 7: Anita Sanders ([jus1meme@gmail.com](mailto:jus1meme@gmail.com))

Section 8: David Dean ([baadean@yahoo.com](mailto:baadean@yahoo.com))

Section 9: OPEN

Section 10: Rebecca Barnett ([bex.in.tex@gmail.com](mailto:bex.in.tex@gmail.com))

Section 11: OPEN

Section 12A: Gayle Mauzey ([gaylemauzey@hotmail.com](mailto:gaylemauzey@hotmail.com))

Section 12B: Monica Horvath ([monica.sterlinglakestx@gmail.com](mailto:monica.sterlinglakestx@gmail.com))

Section 19: Ed Fleming ([revedfleming@gmail.com](mailto:revedfleming@gmail.com))

Section 20: OPEN

Sterling Lakes West-Section 1: OPEN

Sterling Lakes West-Section 2: Sandra Hollier  
([sandrahollier23@gmail.com](mailto:sandrahollier23@gmail.com))

Sterling Lakes West-Section 3: OPEN



The Tomball Art League invites you to their

Annual Springtime Art Show and Sale!

Show will feature members and guests of the league.

When: Saturday, March 9th from 10:00 am - 4:00 pm

Admission is Free and Open to the Public!

Where: Lone Star College-Tomball Community Library

30554 Tomball Parkway, Tomball 77375

15% of Sales Donated to the Tomball Community Library

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

Find us on Facebook!!

Email: [thetomballartleague@gmail.com](mailto:thetomballartleague@gmail.com)



# Introducing **townsq**

## Say hello to TownSq!

Associa is excited to announce the launch of TownSq- a new all-in-one mobile app designated to help you connect, collaborate and stay up-to-date on any device

Meet your neighbors, manage your account and access the resources you need for a better community living.

FREE exclusively to Associa communities, download the app and register now to:

- Easily communicate with neighbors, community managers, and board members
- Manage your account and pay online
- Get up-to-date community news and events
- Request and review status of service inquiries
- Participate in community polls
- Reserve common areas and amenities
- And more

## Ready to join TownSq?

Your account is already set up and ready to use.

1. **Register** using your **Account ID** and **Zip Code** <https://app.townsq.io/associa/signup>

### 2. Login

<https://app.townsq.io/login>

3. **Download** the app and start experiencing community your way!

Note: If you have more than one account you will be able to link them

and have only one login.

ONCE LOGGED IN, YOU WILL INSTANTLY BE ABLE TO CUSTOMIZE YOUR COMMUNICATION SETTINGS TO START RECEIVING NOTIFICATIONS – WHEN AND HOW YOU WANT!

Questions? Contact your community management team for details.

Sincerely,

Your Community Management Team



Associa® Houston Community Management Services, Inc

832-864-1200

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

About TownSq – TownSq is the global solution for better community living. Designed as the single source of truth for managing communities, TownSq delivers the most complete, mobile community experience by helping you connect, collaborate and stay informed on everything happening in your community – from daily management and ongoing maintenance to community programs and events. Our communities use TownSq to empower their managers, members and residents to experience community their way. Visit [www.townsq.io](http://www.townsq.io) to learn more.

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**23003 S. Hwy. 288 ♦ Rosharon, TX 77583**  
(one mile south of Hwy. 6)

**281.431.0010 ♦ [southviewbaptist.church](http://southviewbaptist.church)**

**Opportunities for you and your family:**

**SUNDAY**

Sunday School:	9:15 am
Morning Worship:	10:30 am
TeamKIDS (Mid-Sept. - Mid-May): 3 years old through 5th grade	5:30 pm
Evening Worship:	6:00 pm

**WEDNESDAY** (Mid-Sept. - Mid-May)

Fellowship Meal	5:15-6:15 pm
Adult & Youth Bible Study:	6:30 pm
AWANA's 3 years old through 5th grade	6:30 pm

# Sterling Lakes POA

## ARCHITECTURAL CONTROL COMMITTEE

### MODIFICATION REQUEST

Owner's Name(s) \_\_\_\_\_  
Address \_\_\_\_\_ Lot \_\_\_\_\_ Blk \_\_\_\_\_ Section \_\_\_\_\_  
Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_  
Email \_\_\_\_\_

**SUBMISSIONS FOR ADDITIONS OR ALTERATIONS OF IMPROVEMENT MUST INCLUDE:** Sketches; site plan (survey) showing house, lot lines dimensions and easements; elevations (including side views) showing dimensions and photos sufficient to describe the project in detail. **ANY EXTERIOR PAINTING REQUESTS**, a colored photo of the brick and samples of the proposed paint to be used must be included with this application. Some large construction projects may require a deposit, please contact our office for further information and any other questions at 713/329-7100.

**PLEASE NOTE:** ALL Applications must be submitted with a \$25 processing fee.

Applications requesting a POOL, HOT TUB/SPA require a \$1000 Deposit. Applications requesting any type of OUTBUILDING, PATIO COVER, ARBORS, GAZEBOS, ROOM ADDITIONS, ETC. require a \$250 Deposit. **Please make the SEPARATE checks or money orders for the Fee and Deposit out to Sterling Lakes POA.**

**BRIEFLY DESCRIBE THE ALTERATION OR IMPROVEMENT WHICH YOU PROPOSED**  
**LOCATION OF IMPROVEMENT:**

\_\_\_\_\_ Front of house \_\_\_\_\_ Side of house \_\_\_\_\_ Garage \_\_\_\_\_ Other  
\_\_\_\_\_ Back of house \_\_\_\_\_ Roof of house \_\_\_\_\_ Patio

(Describe)

**MATERIALS NECESSARY FOR PROPOSED IMPROVEMENT:**

Paint or Stain Color(s) \_\_\_\_\_  
Brick Type(s) \_\_\_\_\_  
Shingle Type(s) \_\_\_\_\_  
Screen Type(s) \_\_\_\_\_  
Siding Type(s) \_\_\_\_\_

*Please include color names and send a sample with the application.*

Signature of Homeowner \_\_\_\_\_

Start Date \_\_\_\_\_

Completion Date \_\_\_\_\_  
(Within 30 Days of Approval)

**RETURN TO:**

PRINCIPAL MANAGEMENT GROUP OF HOUSTON, INC  
11000 CORPORATE CENTRE DRIVE, SUITE 150  
HOUSTON, TX 77041  
FAX: 713/329-7198 or EMAIL: [arc@pmghouston.com](mailto:arc@pmghouston.com)

**Principal Management Use Only**

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_  
Comments: \_\_\_\_\_

**FOR MODIFICATIONS COMMITTEE**

ACCEPTED: \_\_\_\_\_ DENIED: \_\_\_\_\_ DATE: \_\_\_\_\_

COMMENTS: \_\_\_\_\_

SIGNATURES: \_\_\_\_\_

**\*\*\*ESTE DOCUMENTO ES MUY IMPORTANTE. SI USTED NO PUEDE LEER INGLES, POR FAVOR CONSIGA A ALGUIEN PARA QUE LE TRADUZCA ESTE DOCUMENTO\*\*\***



**PEEL, INC.**

308 Meadowlark St. South  
Lakeway, TX 78734

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## Sterling Lakes Event Calendar 2019

Saturday, March 2 – **Spring Garage Sale** (7 AM - 12 Noon)

Saturday, April 6 – **Egg"stravaganza** (2 PM – 4 PM)

Saturday, May 4 – **Wine & Cheese Party** (5 PM – 7 PM)

Saturday, June 29 – **Independence Celebration** – poolside  
(2:30PM – 4:30 PM)

Saturday, June 1 – **Night at the Sugar Land Skeeters** (6:05 PM)

Saturday, June 29 – **Independence Celebration** – poolside (2:30  
PM – 4:30 PM)

Saturday, June TBD – **Night at the Sugar Land Skeeters** (6:05 PM)

Saturday, July TBD – **Movie Night at the Pool** (8:30 PM)

Saturday, September 21 – **Movie Night** (7:30 PM)

Saturday, October 5 – **National Night Out** (6 PM - 8 PM)

Saturday, October 26 – **Fall Festival** (2 PM – 4 PM)

Saturday, November 9 – **Fall Garage Sale** (7 AM - 12 Noon)

December 8-15 - **Holiday Yard Decoration Contest**

Saturday, December 14 – **Cookies with Santa** (1:30 PM – 3:30 PM)

*Please contact Michelle Evrard, Director of Community Events, at  
mevrard@canyongate.com if you would like to volunteer for any of our events!*

*Events are subject to change.*