

SUMMERWOOD LIFE

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

INTRODUCING CREST MANAGEMENT The New Management Company for SUMMERWOOD COMMUNITY ASSOCIATION, Inc.

The Summerwood Community Association Board of Directors would like to introduce the new management company, Crest Management. Their service to our community was effective February 1st.

Established in 1993, Crest Management provides services to over one-hundred forty (140) single family and commercial associations throughout Harris and Fort Bend County. They have a staff of over 50 managers in addition to accountants and support staff.

Crest is part of the elite group of community association

management companies that have earned the Accredited Association Management Company (AAMC) designation from the Community Associations Institute. As one of the first 100 companies in 22 states nationally to meet the rigid performance standards required to earn this designation, the AAMC designation demonstrates their commitment to professionalism, customer satisfaction, and continuing education. They strive to hire and maintain managers educated in Association Management focusing on a team concept to ensure that the needs of each homeowner and Board member are met on an individual basis.

The team members dedicated to Summerwood are as follows:

Liz Pettit, CMCA, AMS

Community Manager

281-945-4617

liz.pettit@Crest-Management.com

Justin Arhelger

On-Site Community Manager

281-225-2786

justin.arhelger@Crest-Management.com

Current office hours: 1pm to 6pm Wednesday and Friday

9am to noon on Saturday

Dale Caskey

Assistant Community Manager

281-945-4612

dale.caskey@Crest-Management.com

Contact Dale for deed restrictions, architectural control matters, and general information.

Laura Kane

Community Accountant

281-945-4639

laura.kane@Crest-Management.com

Contact Laura for payment and accounting matters.

Crest Management's main office number is 281-579-0761.

The hours of operation are: Monday thru Friday from 9:00 a.m. to 5:00 p.m.

Please visit www.crest-management.com

We look forward to working with Crest Management and the new management team!

IMPORTANT NUMBERS

MANAGEMENT COMPANY

Crest Management 281-579-0761
 www.crest-management.com
 8811 FM 1960 Bypass Road Suite 200, Humble, Texas 77338

EMERGENCY NUMBERS

Emergency Situations.....911
 Constable - Precinct 3 281-427-4791
 Houston Fire Station #105 14014 W. Lake Houston Pkwy
Houston, 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

UTILITY SERVICE NUMBERS

Public Utility Commission Consumer Hotline .. 888-782-8477
 Entouch Systems 281-225-1000
 (Telephone, Cable, Alarm Monitoring)
 AT&T..... 800-288-2020
 CenterPoint..... 713-659-2111
 Reliant Energy..... 713-207-7777
 MMIA (Water District Operator)..... 281-651-1618
 Garbage Pick-Up
 MUD 342 & 344 (Republic Waste)..... 281-446-2030
 MUD 361 (Waste 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

NEWSLETTER INFO

EDITOR

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PUBLISHER

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 Advertising.....advertising@PEELinc.com, 888-687-6444

How Does Our Community Work?

How are decisions made regarding our community? Who is tasked with making these decisions? In an effort to educate our community on how Summerwood is run, we are highlighting the structure by which our community operates and makes decisions.

There are two aspects to our community, the residential side and the commercial side. There are different governance entities overseeing each of those portions of the community.

What is a homeowner's association?

A homeowner's association (HOA) is defined as "an organization of homeowners of a particular subdivision, condominium or planned unit development. The purpose of a home owners association is to provide a common basis for preserving maintaining and enhancing their homes and property. Summerwood's HOA, like most homeowner's associations, are non-profit organizations. The associations provide services, regulate activities, enforce covenants, define and enforce deed restrictions, levy assessments, and impose fines. Usually, each member of a homeowners association pays assessments. Those assessments or dues are used to pay for expenses that arise from having and maintaining common property." What does this mean? If you own a home in Summerwood, YOU are a member of the HOA! The HOA is governed by a Board of Directors.

Note: The Homeowner's Association has authority over residential property only. Commercial property is governed by the commercial association.

What is the HOA Board of Directors?

The Board of Directors consists of 7 people, all fellow residents, voted in by the residents of our community. Board Members are in charge of making decisions about the budget, the landscaping, the amenities within Summerwood, and enforcing the deed restrictions. The Board is responsible for a budget of almost three million dollars. This is why it is so critical for residents to vote! All Board members are unpaid volunteers, taking time away from other activities to help with our community. To assist the Board with the day to day responsibilities of managing the community, the Board contracts with a property management company.

What is a property management company and what does it do?

The management company is hired by the HOA to carry out the day-to-day business of the community. The management company seeks bids for contracts, follows up on maintenance issues, and collects dues, among other tasks. The management company does not make decisions regarding budget, deed restrictions, etc. The Board of Directors chose Crest Management as the new property management company in late 2018. Our Onsite Office manager, Justin Arhelger, is a member of our management company and is tasked with many of these responsibilities.

(Continued on Page 3)



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 for details
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(Continued from Page 2)

All Board meeting agendas, minutes, financials and contact information can be found in the documents section of crestmanagement.com and summerwoodlife.com. You must be logged in to access this information.

What is a commercial association?

A commercial association (COA) is created to manage, control, operate, maintain, repair and improve property in a commercial zone. They enforce covenants, conditions, define and enforce restrictions and levy assessments on the commercial businesses operating within their boundaries. The COA is governed by a Board of Directors.

What is a COA Board of Directors?

In Summerwood, the COA Articles call for a Board that consists of no fewer than three and no more than seven members. The Board of Directors are voted in by the commercial property owners of our community. Board Members are in charge of making decisions about the budget, the landscaping, the amenities within Summerwood, and enforcing the deed restrictions. The Board of Director contracts with a commercial association property management company to oversee the day to day responsibilities of managing the commercial property.

What is a commercial association property management

company and what does it do?

The management company is hired by the COA to carry out the day-to-day business of the community. The management company seeks bids for contracts, follows up on maintenance issues, and collects dues, among other tasks. The management company does not make decisions regarding budget, deed restrictions, etc. C.I.A. Services is the commercial association property management company employed by the Summerwood COA. Their governing documents can be accessed here: <http://ciaservices.com/cia-community-index.php?id=472>

What is a MUD?

A MUD (Municipal Utility District) is a special governmental entity created by the State of Texas whose main functions are to provide water, sewage, drainage, and other services within its boundaries. They are authorized by Texas law to finance, construct, own, operate and maintain all the facilities necessary to supply water and to provide wastewater treatment for the district's customers. In addition to providing water, sewer and drainage services, MUDs may also choose to provide certain community services like supplemental security patrols, trash collection, and fire service. The law also allows MUDs to enhance their communities by funding parks and recreational facilities.



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Aquatic Advisors



Aquatic Advisors, Inc. is your neighborhood pool management company. We provide the service to both the Central Pool and the Resident's East Pool. Aquatic Advisors is responsible for the lifeguards, maintenance of both pools, pool party

reservations and swimming lessons.

We are now Hiring!

All responsible, hardworking, and self-motivated individuals ages 15 and up are welcome to apply! Training certification classes available! Great pay and flexible hours!

Apply online at www.guardhouston.com

SWIMMING SEA ANIMALS

Our company's Swim Lesson Program is level-based and starts beginners as young as three years old for group or private classes. Each level passed is rewarded with color coded bracelets to keep your child motivated! Pricing starts at \$85.00 per session. Swimming Sea

Animals also offers "mommy and me" classes and adult swimming lessons. Registration for swim lessons are now open and can be found online at www.swimmingseanimals.com.

POOL PARTY RESERVATIONS

We require (1) one lifeguard for every (20) twenty party attendees (swimmers and non-swimmers) for during pool hour parties. There is a (4) guard minimum for parties outside of pool hours that are held at the Resident's East Pool. There is a (3) guard minimum for parties outside of pool hours that are held at the Central Pool. Pricing, registration forms, party policies and rules can be found online at www.aquaticadvisors.net/party.

AquaticAdvisors.net or 713-609-9489

Aquatic Advisors, Inc. is your neighborhood pool management company. We provide the service to both the Central Pool and the Resident's East Pool. Aquatic Advisors is responsible for the lifeguards, maintenance of both pools, pool party reservations and swimming lessons.

We are now Hiring!

All responsible, hardworking, and self-motivated individuals ages 15 and up are welcome to apply! Training certification classes available! Great pay and flexible hours! Apply online at www.guardhouston.com

(Continued on Page 5)

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AquaticAdvisors.net
713-609-9489

Advertising in the Newsletter Updated

Summerwood business owners and/or managers are invited to advertise their business in our Summerwood newsletter. Or if you are a Summerwood resident and own a business somewhere else in the area you also might be interested in placing an advertisement in the Summerwood newsletter. Advertising in the Summerwood newsletter could be a great way for you to address your target clientele. For as little as \$50 you can place a business classified ad or coupon in the newsletter.

Summerwood residents, it is now possible for you to post a free personal classified ad. For example, if you are selling a car, you can place a 30 word ad in the newsletter for free.

For more information on advertising a business please contact Joy Oliver, the Advertisement Sales Executive for Peel, Inc. She may even be able to help you have your advertised business highlighted in the newsletter. Also contact Joy Oliver if you are a resident and wish to place a free personal ad.

Joy Oliver
Phone: 713.494.7034
Email address: joliver@peelinc.com
Peel Website: <https://peelinc.com>



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Stingray Swim Team

The 2019 Summerwood Stingrays Swim Team season is approaching and we would love to have you join us! Being a part of a summer swim team is an affordable way for your children to be healthy and active this summer, stay connected to their school friends, meet new friends, and learn the sport of swimming in an exciting and fun environment. And parents have a great time meeting new neighbors, volunteering, and cheering on their swimmers at the meets. Being a part of the Stingrays is fun for the whole family, and it's a wonderful way to unite our community for a great cause...our kids!

Children ages 5-18 can join the Stingrays! The only prerequisite is that they know how to swim. High schoolers who are 15-18 years old swim for FREE! Early Registration for returning team members begins March 10. Please visit our website www.smwstingrays.swimtopia.com for more information about registration, practice times, meet dates, and announcements about the upcoming season. If you have any questions, please contact our team president, Janna Haik, at smwstingrays@gmail.com.

We need sponsors!! If you have a business who would like to sponsor our team, please contact Stacie Smith at swstingrayssponsorship@gmail.com.





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2. Modernize your bathroom w/ a new paint color, fresh towels, shower mat & curtain.
3. Touch-up paint around the house.
4. Update your kitchen cabinet hardware.
5. Rejuvenate your light fixtures.
6. Steam-Clean Those Carpets.

It's a perfect time to sell your house. Buyers are shopping this Spring.

Let's Get It Listed Now!

Pickleball Is Gaining Popularity in Summerwood!

Have you ever driven by the tennis courts on a Tuesday or Saturday morning between 8:30 and noon and noticed an animated group of people with what looks like a large ping pong paddle in hand, enjoying the company of their fellow Summerwood residents? Those are the pickleball players. They represent all that is good and neighborly in our community. Participants range in age from 15 to 75 and you can so clearly see how much they enjoy each other's company.

What is pickleball, you ask? Pickleball is a fun court game played with doubles, on a court with a net between the teams. The game is a mixture of tennis and ping pong, played with paddles and Whiffle Balls, designed for the sport. And it's a ton of fun! The Summerwood HOA had pickleball stripes added to one of the tennis courts, and they purchased portable nets for the residents' enjoyment.

Pickleball is played at the tennis courts every Tuesday and Saturday mornings from 8:30 a.m. until everyone is too tired to continue, usually around noon, weather permitting. If you would like to join in on the fun or test your interest, please feel free to stop by the tennis courts and participate. If you would like to play at different times, that's okay also. We ask all new players for the Summerwood facility to come by on Saturday or Tuesday for a brief orientation on getting access to the equipment and setting up the nets.

Chris Norton has stepped up as the Summerwood Pickleball Equipment Representative. Chris inspects the equipment on a regular basis to help keep the equipment in good shape for as long as possible, and recommends replacements when necessary. Edward Espree supports the Summerwood Sports Committee and helps with the communications for Summerwood Pickleball and the HOA members.



SUMMERWOOD LIFE

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CONSTRUCTION UPDATE

February 2019



Construction beginning along pipeline east of W. Lake Houston Parkway – February 4, 2019

Dear neighbors,

Beginning Monday, February 4, 2019, the Northeast Water Purification Plant expansion team will begin work within the city easement on the east side of W. Lake Houston Parkway. Residents living on Yaupon Holly Lane and Somerset Horizon Lane will experience some or all of the activities outlined below:

Traffic/Dust

During construction, traffic will be stopped intermittently on W. Lake Houston Parkway at the intersection of the city easement along the pipeline to allow crossing between 9 a.m. and 3:30 p.m. Monday through Friday. Flagmen will be along the roadway to help direct traffic during these transfers from the west to the east side of W. Lake Houston Parkway. As the equipment and large trucks travel down the easement dust may be stirred up. Watering trucks will make regular trips through the easement to minimize dust.



Hours of Operation

The construction hours are 7 a.m. to 7 p.m. Monday through Saturday. While our goal is to not work Sundays, if for some reason work is required on a Sunday we will notify residents beforehand.

Communication

Public meetings will be held quarterly with construction updates. Our website www.greaterhoustonwater.com is updated regularly. Residents are encouraged to call our information line 281-520-3777 or email us at newppexpansion@gmail.com. Periodically, flyers will be distributed with updates specific to certain areas.

Cranes/Heavy Equipment

Large cranes will be erected and heavy equipment and large 25 foot segments of 108" pipe will be positioned on the east side of the Parkway behind the homes on Yaupon Holly Lane.

Trench Excavation/Shoring

Excavation will begin in order to install two 108" pipes connecting the pump station at the Lake to the plant. Large metal curtains will be installed to shore up the sides of the trenches. The metal curtains will be installed using a vibratory method as the shoring is driven into the ground.

Shoring Removal/Backfil

Once the pipeline is complete, the trench will be filled back up, covering the pipeline, and the shoring sheets will be removed by a vibratory method.

Pipeline Installation

Once the trenches are shored up, two 108" pipes will be installed in 25' segments. Those segments will then be welded together.

Lighting

Lighting will be used on the construction site in order to operate from 7 a.m. to 7 p.m.

Summer Creek High School All-State Choir Students



November Lee (12) and Chloe Lewis (12) got a huge send off at Summer Creek High School on February 12. They left the following morning with all of the Humble ISD All-State Choir, Band, and Orchestra students to go to San Antonio for the Texas Music Educators Association Convention.

They will be representing Summer Creek High School as they sing in the All-State Choirs. November Lee will be singing in the All-State Mixed Choir and Chloe Lewis will be singing in the All-State Treble Choir. This is an extremely prestigious accomplishment as only a small percentage of students who audition to be in the Texas All-State organizations ever make it to state. The Texas All-State Choir, Band and Orchestras are known as the best in the nation! In addition to being in the SCHS Choir, Chloe and November are also voice students of Erin Thompson.

High school students selected to perform in the All-State concerts have competed through several levels of auditions beginning in the

fall of 2018 to arrive at the state level. All-State is the highest honor a Texas music student can receive. Over 1,500 students are selected through a process that began with over 60,000 students from around the state vying for this honor to perform in one of 13 ensembles (bands, orchestras and choirs). Texas Music Educators Association sponsors the Texas All-State competition. This competitive process begins throughout the state in auditions hosted by 33 TMEA Regions. Individual musicians perform selected music for a panel of judges who rank each instrument or voice part. From this ranking, a select group of musicians advances from their Region to compete against musicians from other areas in seven TMEA Area competitions. The highest-ranking musicians judged at the TMEA Area competitions qualify to perform in a TMEA All-State music group. These All-State students participate in three days of rehearsals directed by nationally-recognized conductors during the TMEA Clinic/Convention. Their performances for thousands of attendees bring this extraordinary event to a close. For the All-State concert schedule and conductor information, go to www.tmea.org/convention.

The Texas Music Educators Association is an association of over 11,000 school music educators dedicated to promoting excellence in music education. Go to www.tmea.org/convention for more information.

Amanda Robison, Choir Director

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Summerwood Crime Watch Committee Meets Tuesday, March 12

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 the meeting will adjourn and 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!

If you are a Summerwood resident that participates on Facebook and have not already joined the Summerwood Crime Watch Facebook group, please consider joining for timely posts, pictures, and videos of concerns in the community.

Lake Houston Ladies Club March Meeting

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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April 4th & 11th

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Terica Jemerson

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A Matter of Balance: Managing Concerns About Falls

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A Matter of Balance Lay Leader Model

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A Matter of Balance Lay Leader Model was developed by a grant from the Administration on Aging (#90AM2780).

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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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