



Steeplechase

NEWSLETTER



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

STEEPLECHASE COMMUNITY

GARAGE SALE

SATURDAY, MAY 4
8:00 AM TO 12:00 NOON
(RAIN OR SHINE)

The SCIA is sponsoring a community garage sale as noted above.

Signs will be placed at all entrances to Steeplechase early in the week before the sale date. SCIA will also place an ad in the Greensheet.

As mentioned, the sale will occur rain or shine.

You might tie a balloon(s) to your mailbox to draw attention to your location if you are participating in the garage sale.

The BOD hopes that each participant has a successful sale.

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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Email Contacts

board@steeplechasecia.com

(Simultaneously sends an unedited message to the Community Manager and each SCIA BOD member.)

pool@steeplechasecia.com

(Simultaneously sends an unedited message to the Community Manager, the Pool Management Company and each SCIA BOD member about pool issues, problems, concerns, suggestions, etc.)

drv@steeplechasecia.com

(Simultaneously sends an unedited message to the Community Manager, the Community Inspector and each SCIA BOD member about deed restriction violations or issues.)

February Online Resident Survey Results

73% of responses agreed that “the BOD’s asset renovation, upgrade, replacement, and additions improved the attractiveness of Steeplechase”. ***The BOD will continue to enhance the attractiveness of the neighborhood.***

35% responded that “the BOD’s asset renovation, upgrade, replacement and additions improved property values in Steeplechase”. 26% responded no and 39% responded that they didn’t know. ***In the future the BOD will present information about property values in Steeplechase.***

52% said yes while 39% said no to the question “are the BOD’s plans, goals and objectives of the association well communicated”. ***This result is disappointing to the BOD and as such the BOD will escalate efforts to better communicate what the BOD is doing, why, etc...***

86% said that they know “the BOD’s meeting dates, time and place”. ***The BOD encourages resident participation at the meetings.***

67% agreed that “the BOD is accessible to you to raise concerns, ask questions, etc.” 33% disagreed. ***The BOD encourages residents to raise issues, express concerns at the meetings and if you can’t make the meetings, use the direct communication method (unfiltered by the management company): board@steeplechasecia.com***

65% said that “the association provided community services met expectations” while 35% said no. ***The BOD asks those who said no to communicate what is not being done by coming to the BOD meetings or communicating via board@steeplechasecia.com.***

With respect to priorities “enforcement of deed and exterior architectural control [ACC] restrictions to protect and maintain property values” and “contracting for community patrol services [HCSO patrol]” were ranked as the #1 or #2 highest priority. ***The #3 priority was “landscaping [entrances, association grounds, cul-de-sacs] maintenance, improvement, replacement and additions”.***

“Community recreational and meeting facilities improvement, replacement and addition” and “event promotion to stimulate a sense of neighborhood” were ranked as the #4 and #5 priority respectively. The residents’ ranking coincides with the BOD’s ranking. As always, resident input is welcomed about how to better implement these priorities.

Individual comments that were submitted as part of this survey are being reviewed by the BOD and will be addressed collectively in a May newsletter article and at the May BOD meeting.

The February survey Summary Report is on the Association website for review.

If you are not registered for the website, please do so. There is a wealth of information on this website and registration for the website will enroll you in e-blasts about Steeplechase security and events.

The BOD thanks each participant in the survey for their time and helping the BOD to improve its understanding of residents’ goals and objectives.

Reflux Services at Houston Methodist Willowbrook Hospital



The digestive health experts at Houston Methodist Willowbrook Hospital understand the discomfort that often comes from chronic acid reflux. Our team of specialists evaluate the symptoms of each individual to recommend appropriate diagnostic and treatment options.

If you are experiencing any of the following symptoms:

- Burning sensation in the back of the mouth
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STEEPLECHASE

Pool Registration & Tag Sales

POOL REGISTRATION AND TAG SALES

Registration for pool tags will be held as noted below.

- April 6 2 – 4 pm
- April 7 1 – 3 pm
- April 10 6 – 8 pm
- April 13 2 – 4 pm
- April 14 1 – 3 pm
- April 17 6 – 8 pm
- April 20 2 – 4 pm
- April 24 6 – 8 pm
- April 27 2 – 4 pm
- April 28 1 – 3 pm
- May 27 11:30 am – 1:30 pm

The registration form is included in this newsletter. You can speed up the process by filling out this form in advance.

What is particularly noteworthy this year is that each resident, subject to the stipulations noted on the registration material, can receive two (2) adult and two (2) children tags at no charge. Additional tags are available for adults at \$10/tag, children at \$5/tag and season long visitor tags at \$10/tag.

Note that it is absolutely necessary for each adult and child to have a pool tag (wristband) on their person anytime that they are in the pool area.....NO EXCEPTIONS.



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**STEEPLECHASE COMMUNITY IMPROVEMENT ASSOCIATION, INC. (SCIA)
2019 POOL WRISTBAND REGISTRATION FORM**

Please complete the information listed below and **bring with you** to the Steeplechase Clubhouse during schedule registration dates. **After May 27, pool wristbands will be available by contacting Rod Royer at 281-387-2925 (call or text) or via email rod.royer@icloud.com. No mail orders.**

Pool wristbands will be issued to all property owners who have returned this form and have **PAID ALL ASSESSMENT FEES AND ANY ACCRUED INTEREST IN FULL OR ARE ON AN APPROVED PAYMENT PLAN.**

LIST FULL TIME RESIDENTS ONLY (GUEST WRISTBANDS ARE AVAILABLE) - **PLEASE PRINT:**

Your Name _____

Spouse _____

Street address _____

Main Phone # _____ Email Address _____

Please be advised that, by providing your e-mail address on this document, you are agreeing to register your e-mail address with the Association for the purpose of complying with the notice requirements of Texas Property Code Sec. 209.0051 (board meetings), Code Sec. 209.00593 (solicitation of candidates) and/or to receive notice of Association news. The Association will not share your e-mail with any third party or use for any purpose other than Association business.

NOTE: CHILDREN UNDER THE AGE OF THIRTEEN (13) YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT. CHILDREN THREE (3) YEARS AND OLDER MUST HAVE POOL WRISTBAND.

**AGE IF UNDER 18 YRS

Children's Names	<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>	<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>
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Other Full-time Residents	<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>	<div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-bottom: 2px;"></div>
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IF YOU ARE RENTING, PLEASE INDICATE PROPERTY OWNERS NAME AND ADDRESS BELOW AND PROVIDE A COPY OF YOUR LEASE.

Owner's Name _____ Phone # _____

Address _____

By signing below, I agree to abide by the posted swimming pool rules. I understand that I assume all risk when I use the swimming pool and the swimming pool area. I agree that I am responsible for the behavior of my children and guests. I agree to indemnify and hold harmless Steeplechase CIA, and any of its agents.

Printed Name of Applicant: _____

Signature of Applicant: _____

Number Wristbands Purchased:

_____ Adult (Teal) no charge (first 2) additional \$10.00 each

_____ Child (Lime Green) no charge (first 2) additional \$5.00 each

_____ Guest (Orange) \$10.00 ea.

STEEPLECHASE COMMUNITY IMPROVEMENT ASSOCIATION, INC. (SCIA)
2019 AMENITY SURVEY

In 2017, the Association conducted a survey about amenities. Forty percent (40%) responded with no additional amenities.

Now, the BOD is surveying people registering for the clubhouse pool. Please answer the following six questions.

Do you currently use the Bayou trail? **(Please circle answer)**

Yes No

Do you currently use the tennis courts? **(Please circle answer)**

Yes No

Would you use a six (6) station exercise circuit? **(Please circle answer)**

Yes No

(The circuit would be located in a yet to be determined greenbelt location. There are no plans to do this in 2019.)

Is there a different amenity that you would use? **(Please circle answer)**

Yes No

If yes, what amenity would it be? _____

Do you have an amenity suggestion for the use of the abandoned tennis courts 5 & 6 space? This space is accessible only to Steeplechase residents. Please note there are no plans to do this in 2019. (**Please circle answer**)

Yes No

What is your suggestion? _____

Other comments, if any.

Number Wristbands Purchased:

Adult (Teal) no charge (first 2) additional \$10.00 each

Child (Lime Green) no charge (first 2) additional \$5.00 each

_____ Guest (Orange) \$10.00 ea.

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Questionnaire for Prospective Board Members

Your Questionnaire must be received
by Chaparral Management before 5 p.m.
on May 9, 2019 to be placed on the Proxy.

Steeplechase Community Improvement Assoc.
P O Box 681007, Houston TX 77268 or
Email to: cmc@chaparralmanagement.com

NAME: _____ **Home Phone:** _____

ADDRESS: _____ **Other Phone:** _____

How long have you been a Steeplechase property owner? _____

Occupation: _____

1. Have you ever served on a Homeowner's Association Board? Yes / No
If so, how long? _____ In what capacity? _____
2. Have you ever served on a board or leadership team of another type? Yes / No
If so, how long? _____ In what capacity? _____
3. Do you know each section of Steeplechase is a deed-restricted community? Yes / No
4. What areas of the association are you interested?

<input type="checkbox"/> Finance/Accounting	<input type="checkbox"/> Newsletter/Communications
<input type="checkbox"/> Deed Restriction Enforcement	<input type="checkbox"/> Social/Recreation
<input type="checkbox"/> Landscape/Beautification	<input type="checkbox"/> Other _____
5. The Board of Directors meetings are scheduled monthly on the 3rd Tuesday at 6:30 p.m. Meetings are approximately 1½ - 2 hours. Are you willing to volunteer several hours per month to serve on the Board of Directors? Yes / No
6. Have you ever been delinquent in your assessment fees? If yes, please explain why.
7. Have you ever received a deed restriction violation letter? If yes, please explain the circumstances and resolution.
8. What special skills or experience do you possess that you would bring to the Board to aid in its operation, e.g. *financial/accounting, project management, communications, electronics, IT, real estate, construction industry, party or event planning, other.* Explain.
9. What do you see your contribution to be to the Association?

Steeplechase CIA Deed Restriction Process

- Steeplechase CIA is inspected once every 30 days, roughly the same week each month.

- Inspections are done from the car and from the street. At no time does the inspector get out of their car and walk on or around your property.

- Upon observation of a deed restriction violation, the first letter that is sent is called a COURTESY LETTER. This letter advises the resident of the matter and allows 30 days for the violation to be addressed.

- After the following month's inspection, should the matter not be resolved, a second letter will be sent. This letter will remind the resident that the violation has not been addressed and advises them of the consequences of a third, certified, letter.

- o If your deed restriction violation(s) is not corrected before the next inspection tour or mutually acceptable arrangement for the corrections thereof made with Chaparral, then further correspondence to include a certified letter, will be forthcoming from the Steeplechase CIA, Inc. That certified letter correspondence will result in out-of-pocket administrative costs which will be charged to your account in accordance with Section 204.010 (a) (11) and (12) of the Texas Property Code.

- If, after a third month's inspection shows that the initial violation has not been corrected, a third letter is sent, the Certified/209 letter. This is generally the final letter that will be sent by Chaparral Management on behalf of Steeplechase CIA. This letter allows the resident to request a hearing (which must be done in writing) before the Steeplechase CIA Board of Directors. Should no hearing request be received, the Board will review all documentation and photos relating to the violation and will vote to turn the matter over to the Association's Attorney for further action. Once an account has been referred to the Attorney all subsequent communication must be made with the Attorney regarding the specific matter that pertains to the resident's account. The 209 letter reads:

- o You have been previously notified about the above-described deed restriction violation on your property. As of the most recent inspection tour, this violation has still not been corrected.

Please be advised that you have 30 days to cure the violation(s) of the deed restrictions discussed in this letter. You may also request a hearing before the Board of Directors to discuss and verify facts, and hopefully, resolve this matter. Your request must be in writing. In addition, you must request the hearing before the Board on or before the 30th day after the date you receive this letter. If you request a hearing before the Board, you will be notified of the date, time and place of the hearing not later than the 10th day before the date of the hearing.

Please also be advised that unless the violation(s) of the deed restrictions discussed in this letter is corrected within 30 days of the date of this letter, you will be charged all reasonable attorney's fees and other reasonable costs incurred by the Association in enforcing the deed restrictions.

As always, should you have any questions or concerns regarding any process, please do not hesitate to contact Chaparral Management Company at 281-537-0957 or cmc@chaparralmanagement.com

Low Hanging Branches & Wild Bushes



Steeplechase is fortunate to have sidewalks throughout that make it safe to walk, run, exercise etc. without worrying about dodging parked vehicles, cars coming down the street, etc. However, there are obstacles to

using the sidewalks; for example, low hanging tree branches, unkempt bushes, etc... Homeowners and renters, please trim your plants so that the full width of the sidewalk is passable and provides a 7' to 8' height clearance for pedestrians. Likewise, your trees should be trimmed to provide adequate clearance for cars and trucks traveling or parking on the street. Thanks for your cooperation.

If you have any questions or comments, direct them to Chaparral Management.

cmc@chaparralmanagement.com.

281-537-0957



Highlights from the Open Resident Meet about the LED Marquee

On January 10, 2019, the SCIA Board hosted a question and answer session for residents to voice concerns over the proposed LED marquee. Darick and Karrie from Sign Express described the product with features that would include: unlimited slides, adjustable timing and frequency of slides, automatic dimmer with photocell to control brightness, individual replaceable modules, and a protective bill.

Approximately 25 residents attended. They voiced concerns over the cost of the sign (which is budgeted in the CapEx budget), the brightness of the sign at night (Board will turn the sign off overnight and lower the brightness in the evening), and the potential commercial or tacky look of the sign.

The sign proposal from last fall was placed on hold when the permit was denied to install it in the same location as the current manual marquee. As of the date this article was written, the permit to place a sign where the Steeplechase rock monument is currently located has not been approved.

STEEPLECHASE

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Walking Trail & Greenbelt Trash & Debris

Please do not toss debris / garbage over the fence along the walking trail, the parks or the greenbelt. Please note that this is a violation of Steeplechase deed restrictions as well as littering. It is unsightly for our fellow neighbors, encourages rodents and critters and is an extra cost to the HOA for cleanup. Help us keep Steeplechase beautiful by disposing of waste properly.

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Mutt Mitts for the Walking Trail

MUTT MITT stations are installed at various points along the Walking Trail so that dog walkers can pick up, clean up after their dog has done their "business". If you are dog walker, please use the MUTT MITTs as needed and deposit it in one of the trash cans located along the trail.

Thanks for your help in keeping the trail clean and enjoyable for all .



The Value of Sleep for Children and Teens

Shelley Coleman M.A., L.P.C.-S.

As important as food and water, sleep is vital to your well-being. And, if you are a parent, research shows that your children are not getting the sleep they need. According to the National Sleep Foundation, children (ages 6-13) require 9-11 hours of sleep per night and adolescents (ages 13-18) require 9-10 hours per night. A recent study from the Centers for Disease Control found that 31% of teens get 8 hours or less of sleep per night and most school age children are getting 8.5 hours.

For growing brains and bodies, not getting enough sleep can have consequences on school and relationships. Teens and children can have difficulty concentrating when sleep deprived. And, according to the Sleep Disorder's Center, approximately 1,550 people are killed annually in crashes related to drowsy driving. Often, these crashes are caused by young people under the age of 25.

On the contrary, quality sleep has been linked to improved attention, better mental health, and lower risk of obesity. In recognizing the importance of quality sleep, parents can help children establish healthy sleep habits at an early age. If healthy sleep hygiene is established in adolescents, those habits can carry into adulthood.

Healthy sleep habits for teens and children include:

- a set bedtime and wake time that does not vary by more than 2

hours on the weekend

- a relaxing bedtime routine such as reading for teens or story time for children
- no "exciting" activities at bedtime such as jumping or wrestling for children or computer games for teens
- daily exercise
- healthy diet
- no caffeine after 4 PM

If you think your teen or child may have a sleep issue, there are common symptoms you may notice. For adolescents, parents may have difficulty waking them in the morning or observe that their teen is irritable in the early afternoon. Children may require excessive "help" falling asleep, wake many times during the night, or cause their parents to lose sleep. While these symptoms are usually easily addressed by improving sleep habits, more severe symptoms should be addressed with the help of a pediatrician or behavior specialist.

As parents, the value that we place on sleep is a big influence on our children's attitude toward sleep. Fortunately, there are a lot of practical steps we can take to help our children get the sleep they need. There are too many benefits of good sleep for our teens and children to miss out on them.





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