

# SUMMERWOOD LIFE

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

## Advantages of Using the Crest Portal

People use technology every day to stay connected and streamline their daily tasks, so why should property management be any different? Online portals are a way for our property managers to communicate with residents in real time and on their device of choice, be it a computer, tablet or smartphone, eliminating many of the inefficiencies associated with paper communication.

One of the technology benefits resulting from our engaging the services of Crest Management, our new property management company, is the homeowners' portal found at [www.Crest-Management.com](http://www.Crest-Management.com). Summerwood residents now have an easy and secure way to manage their payments, fees, and submit maintenance requests online. This in turn improves resident communication capabilities.

Below are the top three reasons residents can take advantage of our online resident portal.

### 1. Convenience, Convenience, Convenience

One of the biggest perks reported by residents with access to an online portal is the ability to make HOA payments online – no checks, no envelopes and no postage required. And thanks to autopay, residents can pay their bills on time, avoiding late fees. Online portals also save residents time by providing a single point of reference for important information on things like board meeting notices and documents pertaining to property rules and regulations.

### 2. Quicker Response Times

Resident portals can also help streamline maintenance service requests. For example, in the case of all non-emergency issues, residents can quickly send a note to maintenance, no matter what time of day. Plus, online maintenance requests makes it easy for property management to effectively track work orders and ensure that all are being taken care of on a timely basis.

### 3. Staying Connected with the Community

Online portals are great at fostering a sense of community among residents, making it possible to stay abreast of upcoming meetings and community information, and facilitating communication with our property managers.

These are the things that signing up on the portal website ([www.Crest-Management.com](http://www.Crest-Management.com)) will allow a homeowner to do:

- 1) View your account balance online
- 2) Print a statement (unless they are at the attorney's office)
- 3) Submit and view the status of ARC/Exterior Modification Requests
- 4) View current deed restriction violations
- 5) View past deed restriction violations
- 6) Receive email notification at least 72 hours prior to the board meetings, with a link to the meeting agenda
- 7) Submit maintenance service requests for community property needs

## Summerwood Spring Fling

**What:** Summerwood Spring Fling

**When:** Saturday, April 6, 2019 from 9:00 a.m. to 12:00 p.m.

**Where:** Club Summerwood

Hip, hip, hooray! The Summerwood Spring Fling will be here before we know it. There will be bunny photos, inflatables, games, prizes, food, music, and more candy than anyone should ever consume and we hope you will join us! This year's Spring Fling will have a little something for everyone, both the young in years and the young at heart. We are currently accepting local artisan and merchant booth applications. Please email our new Event Coordinator, [jessica.tomes@crest-management.com](mailto:jessica.tomes@crest-management.com), to secure your spot. We can't wait to see you there!



## IMPORTANT NUMBERS

### MANAGEMENT COMPANY

Crest Management ..... 281-579-0761  
 ..... [www.crest-management.com](http://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 (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

## NEWSLETTER INFO

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## Summerwood Pool Committee Update

This is the time of year your Summerwood Pool Committee reminds residents that you will need at least two things for the upcoming swim season: sun screen and wristbands. Also, for pool related issues, comments, or concerns you have communication options, which include sending an email to the Summerwood Pool Committee [swpool.committee@gmail.com](mailto:swpool.committee@gmail.com). Bat signals and Facebook posts are a less-effective means for getting information to this group.

The Summerwood Pool Committee is a small but feisty band of volunteer Summerwood residents. We are concerned about pool safety, guacamole on our tables and 2019 WRISTBANDS, which residents will need to wear while inside our pool gates. We register a bit above average on the type-A spectrum, but maybe that goes without saying. Some of us know a scary amount about the workings of pool pumps, pool chemicals and the history of our pool facility maintenance. You might make a mental note that if you are inclined to do something about guacamole stuck like chuck on a table, or if you lie-awake-at -night-working-out-in-your-head how to humanely keep the ducks outside the pool fence, we might just be the committee for you. We always have extra seats.

And....imagine a drum roll please....starting....now....

WE'VE GOT SPIRIT YES WE DO!

The Stingrays will BRING THE STING to the Central pool starting with rookie camp the last week of April. Brrrrrrrrrrrr! Practices take place at the Central pool weekdays after school 4pm-8pm. In June the practices move to 6am – 10am (before regular pool opening). The Stingrays will have home meets at the Central Pool on May 4th, May 18th and June 1st. When the team is using the Central pool, residents may utilize the East pool. The goal of each and every swimmer is to get faster each week. To shave (even ONE second) off a swimmer's time, requires tremendous effort. We wish our Summerwood Stingrays good weather and loads of energy this season. Swim fast Stingrays! BRING THE STING!

Having Crest property management on site at Central, should make wristband obtainment so much better, faster, and stronger. We look forward to working with them. Our HOA will also be rolling out a new/improved website go-to for resident information, which will include information about our pools. (That information is not available at the time of this printing.) It may be helpful to know that there is a Summerwood HOA Facebook group. This is a closed group for Summerwood residents—administered by HOA members-- and a good source for real-time information as our community transitions from CIA Services to Crest Management. Just like the effort needed to be able to swim a 50-yard free style in thirty-one seconds one week.... and under thirty seconds the next, transitioning from CIA Services to Crest Management will require significant effort. To that end we wish Crest Management and all of us in our Summerwood Community good weather and loads of energy! Go Crest Management! SwimFast!

## Stingray Swim Team Registration Now Open

The Summerwood Stingrays Swim Team registration is open, and we can't wait to get our season started! Head to our team website to register your swimmer for the 2019 season! [smwstingrays.swimtopia.com](http://smwstingrays.swimtopia.com)

We are excited to welcome our new head coach, Mark Dix, and a new assistant coach, Rachael Wharton to the team. Our returning assistant coaches are Caleb Pfeifer, Jacob Shaye, and Courtney Barron, and Junior Coaches, Marilyn Watkins and Caleb Shaye.

Rookie Camp will be April 16-19 for new swimmers. Ages 10 and under is mandatory to attend, and ages 11 and up is optional.

Practice for all swimmers will begin April 23. Please see our website for age group times.

Our home meets will be May 18 and June 1, and we would love to have you come out and support our team. The meets are an awesome way to bring our community together while having tons of fun! The pool comes alive as our swimmers showcase their talent in the pool, a DJ keeps the music thumping (it's not uncommon for dance party to break out), the concession stand keeps us all fed with delicious foods, and the display of sportsmanship and comradery is like none other.

We are so grateful for our sponsors who have supported our team! If you would like to be one of our sponsors, please email Stacie Smith at

[swstingrayssponsorship@gmail.com](mailto:swstingrayssponsorship@gmail.com). Because of our generous sponsors we have been able to replace aging equipment and buy a new shaved-ice snow cone machine! (We have snow cones every Friday and at every home meet...they're delicious! Don't miss out!) Thank you to these 2019 sponsors...



To view our complete schedule including meets, practices, and spirit events, you can visit our team website. If you have any questions, please email our president, Janna Haik, at [smwstingrays@gmail.com](mailto:smwstingrays@gmail.com).

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**First Grade**  $11 + 12 = \underline{\quad}$

**Sixth Grade** Halfway through the second quarter, how much of the game is left?

**Second Grade**  $1 + 2 + 3 + 4 + 5 + 6 + 7 + 8 + 9 + 10 = \underline{\quad}$

**Seventh Grade** How much is  $6\frac{1}{2}\%$  of 250?

**Third Grade** How much is 99 plus 99 plus 99?

**Pre-Algebra** On a certain map, 6 inches represents 25 miles. How many miles does 15 inches represent?

**Fourth Grade** Count by  $1\frac{3}{4}$  from 0 to 7.

**Algebra** When you take 3 away from twice a number, the answer is 8. What is the number?

**Fifth Grade** Which is greatest:  $\frac{17}{18}$ ,  $\frac{23}{30}$ , or  $\frac{18}{19}$ ?  
(Explain how you got your answer.)

**Geometry** What is the Absolute Value of the point (3, 4)?

For answers and explanations visit: [mathnasium.com/answers](http://mathnasium.com/answers)

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## Voice Over Internet Protocol (VOIP) comes Calling in Summerwood

While a tremendous amount of work is done today on computers, reliable phone access is still needed for day-to-day communications. In March, a new Voice over Internet Protocol (VoIP) system was deployed to help residents communicate with our property management team.

VoIP is a hosted system that allows phone calls to be connected using broadband internet connections. This solution offers some advantages including:

- Is cloud-based with a portal for configuration. Once configured, it is easier to modify as users change over time.
- It is less costly with connectivity from any location (as long as you have internet).
- Calls can be diverted as needed. Our property management team spends a lot of time in our community. With a VoIP system, calls directed to them can be received even when they are not physically in the office.

Now when you want the Summerwood office at 281-225-2786, you have the option to direct your inquiry to the correct member of the management team. Below is a table that summarizes the options callers will be presented with when calling in and the

name of the Crest contact to whom the caller will be directed based on their selection.

Option	Function	Contact
1	Board Requests	Liz Pettit
2	ARC control matters and deed restriction violations	Dale Caskey
3	Payment and account matters	Laura Kane
4	Event coordinator	Jessica Tomes
5	Maintenance items, contractor issues, fobs, pool bands, clubhouse reservation or to speak to the onsite manager	Justin Arhelger



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## Meet Jessica: Our New Event Coordinator

Hi! My name is Jessica Tomes, and I am so excited to be your new Events Coordinator. I am married with four children — three little girls, and one sweet baby boy. I graduated from Texas Christian University with a degree in broadcast journalism, and an incurable love for chips and salsa! While at TCU, I participated in many extracurricular activities, including writing for the school newspaper, reporting for the campus news station, and performing with the Showgirls Dance Team.

I have planned charity and fundraising events, written for major publications all over the country, and managed multiple social media clients — all the while, simultaneously raising my young children. Most recently, I worked for “The Baby Chick.” I started out as a “mommy blogger,” and then was quickly promoted to managing editor and event coordinator — before leaving in early 2017 to start my own businesses: The Plaid Pony Home and The Plaid Pony Boutique (an online boutique catering to moms of infants through tweens with upscale taste). Did I mention I also have my real estate license? Multitask is my middle name!

I am so excited to provide fun, family-friendly events and programming for your bustling community! From small socials, to large festivals, to monthly events — we’ve got so many ideas

(for all ages) I know you guys are going to love! I look forward to getting to know each and every one of you. And assisting you in getting to know your neighbors a little bit better! Thank you for welcoming me to the Summerwood family!

\*One of our first new events will be “Coffee with Seniors”. This will be a monthly event for our residents ages 55+, please. Join us for coffee, donuts and fellowship! We will meet the third Tuesday of every month at 10 a.m. (unless otherwise noted), in the central clubhouse. Once a quarter, we will have a guest speaker. Please RSVP monthly to [jessica.tomes@crest-management.com](mailto:jessica.tomes@crest-management.com), so we can get an approximate headcount. We want to make sure we have plenty of refreshments! Interested in speaking to our seniors? We’d love your emails, also!

\*The date of the Spring Garage Sale is April 27. It’s not too early to start getting ready for the big event!

Stay tuned for more fabulous events, coming to a Summerwood Clubhouse near you, as well as some exciting partnership opportunities for our local business owners! And as always, don’t forget to follow us on Facebook and Instagram. You can find this information on our Summerwood HOA Group page!

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## Summerwood MUDs Working on Expansive Sidewalk Project

Over the course of the past six years all three Summerwood MUD districts have been working alongside Harris County on an expansive sidewalk project for our community. As you can imagine in coordinating with any government agency, a great deal of time has been devoted to this topic via meetings, planning, information gathering and strategy sessions.

We are pleased to announce that the sidewalk project is out for bid and being estimated to cost approximately 3.9 million dollars. The plan includes the addition of sidewalk being poured from Beltway 8 past Broncroft along West Lake Houston Parkway connecting all of us to the retail shops, including HEB. The one area that requires additional oversight and approval is the wetlands from HEB to Timbers Forrest. We are awaiting approval for a boardwalk over the wetlands and are awaiting the approval from the Army Corp of Engineers. We anticipate the Corp will approve but as many people may be aware, that sign off will take time. While we wait, it is our plan to start construction on the rest of the project as soon as possible.

Some of you may be aware that Summerwood, as a master planned community, was supposed to have sidewalks along West Lake Houston Parkway. However, when Newland purchased

Summerwood from McCord the sidewalk project was not completed. Prior to Newland's departure as the developer in our community we lacked the oversight to have requested completion of that project. You should also know that there are older sections of Summerwood that were built out as part of the county and therefore did not have sidewalks inside the boundaries. For example, MUD 361 was built as City of Houston, so we do have sidewalks and our own mail boxes because of city building code. As for other sidewalks inside the subdivision, but not part of the project from Beltway 8 to Broncroft, the addition of those sidewalks probably won't happen.

MUD'S 344, 342 and 361 have worked diligently with past and present county commissioners and county planners to finish this project. The county has agreed to pay for half of this project while the three MUD's will share the cost of the other half. While the new HOA has extended the offer to assist with easements, it was decided that we did not want this project to contribute to any increase in HOA fees.

Todd Covart Sr.

Vice President Harris County MUD 361



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**Don't Forget That May 15th is the Deadline to File Your Property Tax Protest**

**A question I get asked often is: Should I protest my property tax if I plan on selling?**

**YES! Your tax appraisal value has ZERO to do with the actual value of your property. If anything, a lower tax bill is a great marketing tool and will make your home more attractive to buyers.**

**There are 3 ways to protest:**

- Online at [www.hcad.org](http://www.hcad.org); click "Online Services" Tab; Click "iFile Protest" Tab (easy, but must spend a little time researching comparable properties that are lower in value than your own).
- Hire a Property Tax Consultant (easy, but compensation is a percentage of the tax amount that is saved). If there is no savings, the company does not get paid.
- In Person at 13013 Northwest Frwy., Houston, TX 77040 (most difficult and time-consuming way).

## News from the Northeast Water Purification Plant Expansion

We have provided a rendering of the Northeast Water Purification Plant expansion project. The areas outlined in yellow are the existing facilities and the areas outlined in red are the new facilities. In addition to the expansion of the actual plant, two 108" pipelines are being installed between the lake and the plant.

**Traffic:** The construction of the pipeline traveling from Lake Houston to the Northeast Water Purification Plant has progressed to the point where equipment will need to be relocated from the west side of West Lake Houston Parkway to the east side and construction of the pipeline will begin on the east side of W. Lake Houston Parkway.

This will require traffic to be stopped on W. Lake Houston Parkway between Summer Lake Ranch and Summerwood at Jack's Ditch. Flagmen will be on the site assisting with traffic. Expect some delays between 9 a.m. and 4:00 p.m. Monday through Saturday for the foreseeable future.

We apologize for the inconvenience and thank you for your patience.

**Public Meeting:** The next quarterly public information meeting will be held on Tuesday, April 23, 2019, at Lakeside United Methodist Church, 14303 W. Lake Houston Parkway. Doors open at 6:30 p.m., the meeting will begin at 7:00 p.m. and end at 8:00 p.m. Houston Public Works will be on hand to answer any questions you may have about the plant, the expansion and construction in our area. Please

plan on attending.

This expansion is a pivotal part of the conversion from using groundwater to surface water for our drinking water needs. By 2025, surface water must supply at least 60% of our water needs, and by 2035 surface water must supply at least 80% of our water needs. Conservation of groundwater is important in order to avoid increased subsidence which leads to flooding and property damage.

For more information please go to [www.greaterhoustonwater.com](http://www.greaterhoustonwater.com) or call 281-520-3777 or email [newppexpansion@gmail.com](mailto:newppexpansion@gmail.com).

### NEWPP Expansion Project



\*Renderings of future facilities at completion of construction



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## LAKE HOUSTON LADIES CLUB – APRIL MEETING



The Lake Houston Ladies Club is a social organization dedicated to connecting women through monthly luncheon meetings, social activities and various interest groups. Our next luncheon will be on Tuesday, April 16, 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 guest speaker will be Dr. Sonja Stueart-Davis from the Texas A&M AgriLife Extension Service. She will give the Nutrition Presentation, My Plate, which offers ideas and tips to assist individuals with a healthy eating plan. It also provides information about the 5 food groups and how many servings are needed daily in combination with exercise. Dr. Stueart-Davis will give a general overview of diabetes, inclusive of healthy glucose readings, high and low carbs and the diabetic healthy plate. Come and learn about healthy eating for a healthier you.

The club welcomes new members from all surrounding areas. Many interest groups are available including Lunch 'N Look, Shooting Club, Game Day, Bunco, Mah Jongg, Mexican Train, Tea Time, Movie Group, Supper Club, Hand Knee and Foot, Reader's Choice and Bridge. 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, April 9.

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## Summer Creek Continues to Rise!!

Summer Creek High School has made steady improvements on all dimensions under the leadership of Principal Brent McDonald, the former Principal of Woodcreek Middle School.

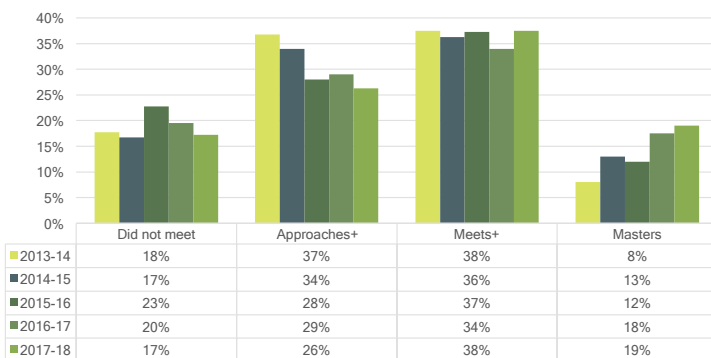
Academics are trending in a positive direction. Thirty new faculty members have been hired and a renewed focus is on supporting a dual credit curriculum. Led by Principal McDonald and his staff, Summer Creek continues to improve on STAAR exams performance across each discipline. Most significantly, Masters achievement increased dramatically from 8% to 19%. Additionally, the percentages of students achieving a "Meets" score is significantly above both the state and district level.

In addition to these numbers, Advanced Course Dual Credit Completion has also increased across all grade levels:

- Advanced Course Dual Completion for grades 11-12, representing an increase of 8%
- Advanced Course Dual Completion for grades 9-12, representing an increase of 15%

There is still work to be done to achieve the goal of every student at Summer Creek High School achieving a "meets" or "masters" level score. The current administration and faculty are providing the support and advanced curriculum needed to continue the progress made to date. We commend the progress made to date and look forward to watching the Creek Continue to Rise!

Summer Creek High School Average Test Score



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## Maintenance Tips to Get Your Home Ready for Spring

### Prep your home for spring — inside and out.

Maintaining a healthy home goes beyond dusting and vacuuming. When is the last time you checked your smoke alarms? How about the last time you cleaned out your dryer vent? Follow the tips below to make sure your family and home are ready for a happy, clean spring season.

**Clean Gutters** - Grab a ladder, and check your gutters for debris. Remove as much as you can with your hands. Remove any leftover gunk with a garden hose. Take off any nozzle and have a helper turn on the water when you're ready. Shove the hose into the downspout to power out of gooseneck bends. Make sure your downspouts channel water at least five feet from foundation walls.

**Scrub Walls, Baseboards and Outlets** - Scrub all the walls — in the bathroom, kitchen, bedrooms and living areas — with a sponge or brush and mild soap and water. This includes baseboards and outlets. Make sure to completely dry outlet covers before replacing.

**Replace Filters** - Replace all filters including water, range hood and air vent filters. You should replace these filters every 3-6 months depending on the type of filter you have.

**Clean Faucets and Showerheads** - Unscrew the faucet aerators, sink sprayers and showerheads, and soak them in equal parts vinegar and

water solution. Let them soak for an hour, then rinse with warm water.

**Clean Out the Dryer Vent** - A clogged dryer vent can be a fire hazard. To clean it, disconnect the vent from the back of the machine and use a dryer vent brush to remove lint. Outside your house, remove the dryer vent cover and use the brush to remove lint from the other end of the vent line. Make sure the vent cover flap moves freely.

**Wash Exterior Windows** - Pick a cloudy day and first remove the dirt with a brush or vacuum, then pick a glass cleaner to wipe down the windows. Don't be afraid of using too much spray.

**Keep Allergens Away** - Keep dust, mold and pollen at bay by decluttering your home, checking pipes for leaks and keeping the air clean.

**Clean the Grill** - Your grill has most likely collected dust during fall and winter. Help your grill live a long life by giving a clean inside and out.

**Test Smoke Alarms** - Test smoke alarms and CO detectors, and change out batteries as needed. It's cheap, only takes a few minutes and can save your family's lives.

**Clean Outdoor Furniture** - Outdoor entertaining season is just around the corner. There are some basic recipe's you can lookup online for how to get your furniture & cushions to look brand new & ready for your guests.



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