

ACIA

Happenings

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

May 2019

Official Newsletter of the Atascocita Community Improvement Association

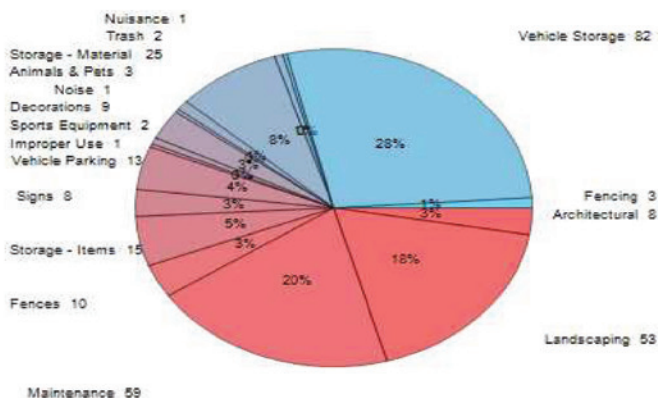
Volume 9, Issue 5

Deed Restriction Violation

Atascociata C.I.A. | Status Type: Closed, Open, On Hold | From 01/01/2019 - 04/05/2019

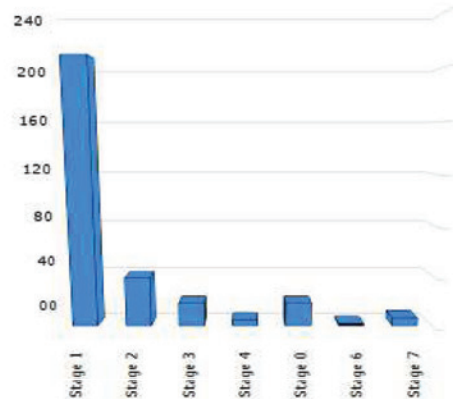
Violations = 295

(by Category)



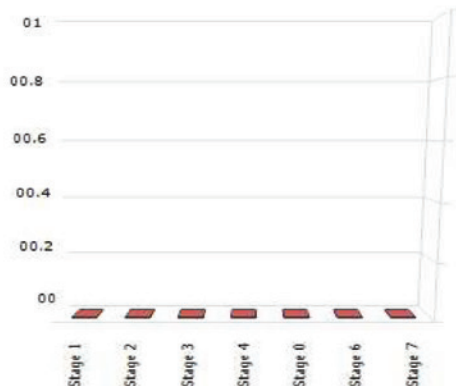
Violations = 295

(by Stage)

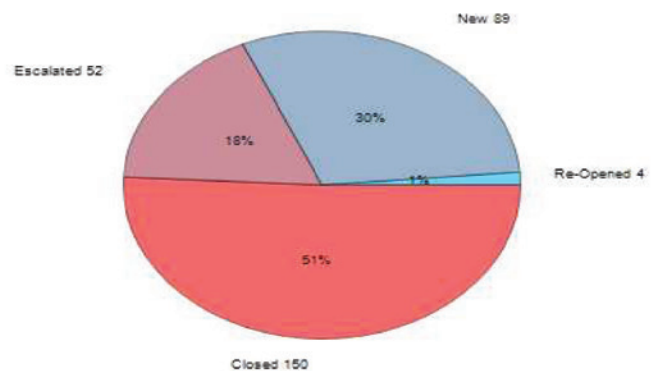


Violation Fee/Fines = \$0.00

(by Stage)



Violation Updates/Creates = 295



COMMUNITY CONTACTS

BOARD MEMBERS

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

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 Karen Daviskaren@atmyacia.com
 Susan Bergquist..... ms.susan.sb@gmail.com

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CONTRACT / PROJECT REVIEW

Gregg Mielke, Chair..... mielkehome@comcast.net
 Bob Garlington bob@atmyacia.com

PRECINCT 2 INFORMATION

Commissioner Adrian Garcia713-755-6220
 Street Maintenance & Curb Repair713-455-8104

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

NON-EMERGENCY COMMUNITY SERVICES

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

UTILITIES

Electric Power Outage713-207-7777
 Street Light Outages.....713-207-2222
 Centerpoint Energy Gas Leaks713-659-2111
 Phone Land Lines, Centurylink.....877-290-5458
 Trash, Best Trash281-313-2378
 Harris County MUD 132, Service Calls.....281-209-2111
 Emergency281-398-8211
 Harris County MUD 151281-578-4200
 Emergency281-209-2111
 Harris County MUD 153281-367-5511

SCHOOLS

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

NEWSLETTER INFORMATION

Editor..... Laura Lammers
 Advertising..... advertising@PEELinc.com

Purpose of ACIA?

Have you ever wondered exactly what the Atascocita Community Improvement Association (ACIA) duties are? The incorporators established the purpose of ACIA in the Articles of Incorporation filed 1/22/1973. The following amendment regarding the purposes of ACIA, replaced the original and was adopted by the corporation on 6/28/1973.

Article IV

Purposes

The corporation is formed for the purposes of providing for maintenance and preservation of the properties subject to the Covenants, Conditions and Restrictions applicable to ATASCOTITA SHORES and PINEHURST OF ATASCOCITA , existing or contemplated subdivisions in Harris County, Texas, and any additional properties that may hereafter be brought within the jurisdiction of this Association and to promote the health, safety and welfare of the residents within the above-described property and to ...

If you are interested in reading more detailed information regarding ACIA's purpose, please take a look at the ACIA Web Site, aciahomeowners.org. Click on Articles of Incorporation, By-Laws. Then click on Affidavit of Dedicatory Instruments. Scroll down to approximately page 22. There will be a stamped number at the top of the page, 529-96-0708. This page and the next, contains the complete amended purposes of ACIA.

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What is a Reserve Study?

A reserve study is a study of all major amenities in an association. It determines how much useful life an amenity has left and how much it is likely to cost when the amenity wears out. From that information a BOT can calculate how much money an association needs to save each year to replace/repair amenities when they wear out.

So how exactly is the amount determined? Take the estimated replacement cost of the repair of an amenity and divide it by the number of years the amenity is expected to last. That amount needs to be added to the reserve account each year. Adding that amount to the reserve account each year will ensure the repair is 100% funded when needed.

An example: Let's say it is going to cost \$200,000 to replaster Pinehurst pool in 2029 - 10 years. \$200,000 divided by 10 years = \$20,000 per year. ACIA would need to put \$20,000 in the Reserve Account each year for 10 years to be able to replaster Pinehurst pool in 2029. After 10 years, ACIA would be able to 100% fully fund a \$200,000 pool replastering job.

A reserve study is an invaluable tool a homeowners organization (with amenities) normally uses to determine how much money should be placed in their savings/reserve account each and every year. Adding reserve expenses and normally anticipated every month expenses allows a homeowners association to determine fair maintenance fees that accurately and thoughtfully reflect actual costs of a homeowners' association.

What is the BOT Focusing On?

1. Forming a Landscaping Committee to improve the visual look of ACIA and thereby improve our home values without additional cost to the landscape contract budget.
2. Accepting and examining separate Landscaping bids for Irrigation, Mowing and Plants.
3. Accepting and examining bids for our Insurance Contract.
4. Scheduling a reserve study that will enable ACIA to thoughtfully budget and provide for the maintenance and repair of ACIA amenities.
5. Compiling answers from a survey inviting all homeowners to share their thoughts. The BOT will share results with homeowners.
6. Gathering information on exactly when it would be most cost effective to implement LED lights.
7. Gathering costs associated with the Marina and inviting other homeowners' associations to share the use of our Marina and share expenses, thereby cutting ACIA's Marina expenses each year.
8. Continuing to publish Monthly Minutes and ACIA Happenings newsletter to keep homeowners informed.
9. Inviting all homeowners to register on the ACIA WebSite; aciahomeowners.org, to increase communication with homeowners.
10. Examining the future budgetary needs of ACIA.

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ACIA HAPPENINGS

Good Neighbors Create Good Communities: Deed Restrictions

One of the great features of our communities is the tranquility, we can ride our bikes, walk our pets, walk, play with our children in our parks, pools and playgrounds. Many of us moved to the ACIA communities because of their high degree of livability, great schools, well-kept properties that consistently maintain their values. Lately, however, you may have noticed an increase in trash cans left in view from the street, boats, travel or utility trailers, derelict cars in the driveways or on the streets, and unkempt yards. You may have also noticed dogs roaming without leashes and cars parked on the streets, posing a danger and inconvenience to neighbors, especially children.

It is very important that we all do our part to keep property values up and neighborhood stress down. Think about your neighbors and your community before you:

- **store the boat, trailer, RV, or derelict car in the driveway or on the street,**

- **leave your trash cans in view,**
- **neglect your lawn,**
- **allow your dog to roam unattended,**
- **create an obstruction by parking on the street**

When our community manager sends a notice to correct a violation, it costs you, and the neighborhood money. This is money that could be used for other needs within our community. Help the community to control costs and increase community livability by following the deed restrictions. If you are unsure of the deed restrictions, please consult the Atascocita Community Improvement Association's site at www.aciahomeowners.org.

The ACIA, good neighbors, great places to live!

Ron Jones
ACIA Board Trustee

Opening in Summerwood this Spring. A car wash experience like no other.



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Reserve Advisors, Inc. Services Retained

The ACIA Board of Trustees voted 3/25/2019 to retain the services of Reserve Advisors, Inc. to update their last reserve report. This report includes:

- 30 year Reserve Expenditure and Funding Plan Table supporting all ACIA amenities and a “what if” one pool scenario
- Excel Spreadsheet containing “what-if” alternative scenarios for individual ACIA amenities
- Unlimited video/teleconference support with an engineer during and after the reserve study delivery
- ForeSite Basic online access to store photos, project documents and project costs

ACIA expects to receive the report in twelve/fifteen weeks. The Board of Trustees will determine if the reserve amount ACIA designates each year is on track with the updated Reserve Expenditure and Funding Plan or needs adjustment. The Board of Trustees will share Recommended Reserve Contributions and Recommended Reserve Balances with homeowners and request homeowners' input if adjustments in funding the ACIA reserve account are necessary.

Q&A



How much are the homeowners that qualify for the Houston trash rebate credited per month?

According to the Houston Sanitation Department, homeowners that qualify for the rebate receive \$6.00 per month; no more, no less. The rate is the same no matter which HOA a homeowner resides in.

How long before the BOT receives the ACIA Reserve Study Report and we have a better idea where we stand financially? How do we know the new BOT will use the Reserve Study results?

According to Reserve Advisors, the Reserve Study should be

(Continued on Page 6)



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ACIA HAPPENINGS

(Continued from Page 5)

completed in three to four months after they receive the contract and retainer check. Every current BOT member is in full agreement that a Reserve Study is needed to inform their decision making process, share valuable financial information with homeowners and create a sustainable budget for future ACIA needs.

How do I sign up to receive ACIA email notices and view ACIA surveys on line?

Please go to aciahomeowners.org and register in the section under "Welcome! Please log in or register." Registering assists ACIA in communicating quickly and can save thousands of dollars in ACIA postage costs.

Send questions to twendtacia@gmail.com

Or:

CAM

9802 FM 1960 Bypass W. Ste.210

Humble, TX 77338

Attn. Toni Wendt

Or:

Fax to 281-852-9111

Attn. Toni Wendt

ACIA Pool

The Pool contract has been awarded to DS Recreational Svc. It was the low bid contract. ACIA is now working towards getting your community pools in appropriate condition for the upcoming summer season. This summer schedule has 2 days a week closure for each pool. Both pools will not be closed at the same time during the week. Your ACIA Board of Trustees would like to encourage everyone and especially the children to visit our facilities. Safety is our top priority.





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Excalibur Mosquito Control, Inc Agreement

The ACIA Board of Trustees voted 3/25/2019 to accept the Excalibur Mosquito Control, Inc. bid. Excalibur Mosquito Control, Inc. is licensed and regulated by the Texas Department of Agriculture, Pest Control Service. Three bids were submitted. Excalibur had the low bid. Excalibur currently provides mosquito service to ACIA.



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Constable Statistics

Burglary Habitation: 0	Disturbance Juvenile: 0
Theft Vehicle: 1	Suspicious Vehicles: 21
Assault: 1	Phone Harassment: 0
Disturbance Family: 3	Theft Habitation: 0
Alarms: 7	Robbery: 0
Runaways: 0	Criminal Mischief: 2
Burglary Vehicle: 1	Disturbance Other: 2
Theft Other: 1	Suspicious Persons: 9
Sexual Assault: 0	Other Calls: 329

(Continued on Page 10)

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(Constable Stats - Continued from Page 9)

Alarms:

Deputies responded to 7 residential alarms that were cleared as false alarms.

Traffic Enforcement:

Deputy conducted numerous traffic stops and traffic initiatives throughout the contract during the month in the interest of public safety and in an attempt to reduce the risk of motor vehicle accidents.

Burglary of a Motor Vehicle

8400 Pine Shores Dr- Deputy responded to a burglary of a motor vehicle complaint. Investigation revealed, unknown suspect(s) made forced entry to complainant's vehicle and stole personal property. Suspect(s) fled undetected. Investigation pending.

Vehicle Stolen:

20100 Atascocita Lake Dr- Deputy Responded to a stolen

vehicle call. Investigation revealed complainant's vehicle was taken by unknown suspect(s)

(Constable Stats - Continued on Page 11)

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(Constable Stats - Continued from Page 10)

without his authorization. Vehicle was entered into the TCIC/NCIC as stolen. Call was cleared report.

Theft / Other:

19500 Pinchurst Trail Dr- Deputy Responded to a report of a theft/other type of call. Investigation revealed unknown suspect(s) stole complainant's heavy machinery, in which it was later found and returned to owner. Call was cleared report.

Assault:

19500 Sandy Shore Ln – Deputy responded to a family disturbance/assault. Investigation revealed that family members engaged in a verbal altercation that lead to physical contact. Deputy issued a Class C assault citation for unwanted contact.

Criminal Mischief:

20700 Atascocita Shores Dr – Deputy responded to a complaint of a criminal mischief. Investigation revealed that unknown suspects had thrown a rock through complainants backdoor, but no entry to the residence was made. Report generated, no suspect information at this time.

20010 Legend Oak Dr – Deputy responded to a complaint of a criminal mischief. Investigation revealed that unknown suspects damaged complainant's property, no possible suspects at this time.

Family Disturbance:

6900 Harvest Glen Dr – Deputy responded to a report of a family disturbance call. Investigation revealed, family members engaged in a verbal altercation which turned physical when the known suspect grabbed the Complainant by the front of their shirt. DA's office declined charges at this time.

20000 Atascocita Lake Dr- Deputy responded to a family disturbance call. Investigation revealed complainant was assaulted by a known family member, District Attorney was contact and declined charges.

20000 Hickory Wind Dr - Deputy responded to a family disturbance call. Investigation revealed, known family members engaged in a verbal argument which escalated to unwanted contact. Complainant declined to pursue charges. No citation was issued. Report completed.

Other:

8500 Pines Place Dr- Deputy responded to a meet the citizen type of call. Investigation

revealed known family member, stole complainant's antique tools and refused to return them, it was later determined it was a civil matter. No charges filed at this time.

8500 Pines Place Dr- Deputy responded to a report of a computer crime type of call. Investigation revealed unknown suspect(s) hacked complainant's computer and retrieve personal information. Call was cleared report.

20200 Atascocita Lake Dr- Deputy Responded to a Forgery type of call. Investigation revealed unknown suspect(s) were utilizing complainant's checks to retrieve money from his bank account without his authorization. Checks were found to be counterfeit. Call was cleared report.

20300 Allegro Shores Ln- While on patrol Deputy observed a parked vehicle committing a parking violation. Investigation revealed that vehicle was previously reported stolen from outside agency, in which the vehicle was then towed and returned back to its owner.

20300 Hickory Wind Dr- Deputy responded to conduct a welfare check on an elderly female. Investigation revealed welfare concern suffers from dementia and was left alone at her residence. Adult Protective services was contacted.

19900 Wood Walk Ln- Deputy responded to a report of a fraud type of call. Investigation revealed unknown suspect's obtained complainant's personal information and made unauthorized purchase under his identity. Call was cleared report, investigation still pending.

8100 17th Green Dr - Deputy responded to a complaint of a terroristic threat. Investigation revealed that a possible known suspect made several threats to complainant. Investigation still pending on identifying the suspect.

7800 12th Fairway Ln – Deputy responded to a welfare check. Investigation revealed juvenile was found in the middle of the street with no adult supervision. Child protective service was contacted and investigation was referred to CPS.

7900 Deaton Dr- Deputy Responded to a computer crime type of call. Investigation revealed unknown suspect(s) hacked complainant's computer, and was receiving threatening emails from her own email. Call was cleared report.

19800 January Dr- Deputy Responded to an information type of call. Investigation revealed complainant wanted to report a possible scam, conducted by a known suspect. Call was cleared report.

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