



Steeplechase

NEWSLETTER



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

FEBRUARY ONLINE SURVEY "OTHER COMMENTS" SUMMARY REPORT

First of all, the BOD thanks all participants in the survey, especially those who took extra time to add comments.

Comment specifics are all over the place but there are several subjects that weave through these comments.

- The BOD doesn't engage, connect with the residents
- Communication with residents is lacking, needs improvement
- Deed restriction enforcement is lax
- Landscaping is poor
- Safety patrol isn't visible, isn't stopping speeders

Also, there were several actionable comments for the BOD including the following.

- No rail in the adult pool
- Pool bathroom floors need slip resistant paint.

The BOD has been, is and will continue working on these issues until needed improvement is achieved. What the BOD can use to help with these improvements are specific recommendations as to how to improve communications, engage residents; what areas need landscaping; what are safety patrol expectations; and how to better enforce deed restrictions considering that the State of Texas dictates the process to be followed by HOAs.

Please note the following.

- The BOD will not actively use or participate in social media for communication; nor does it monitor social media. The BOD uses the monthly "open-to-residents" BOD meeting, the monthly newsletter and the website together with the e-blasts to registered website users. See the newsletter article re social media in this edition.

- There are four separate emails that offer direct, unfiltered email communication to each BOD member at the same time. CMC also gets the same emails but is not able to filter or alter the messages. The first is board@steeplechasecia.com which should be used for any communication that you believe

should be sent to the BOD. The three remaining emails are topic specific. Drv@steeplechasecia.com can be used to report suspected deed restriction violations. Please include the street address, a description of the suspected violation and a photo if and as appropriate. This property will be viewed by the inspector during the next inspection and appropriate action will be taken. Do not expect miracles. Enforcement of deed restrictions is a tedious, time consuming, state regulated process. See the newsletter article about the deed restriction process details. Safety@steeplechasecia.com is to be used to raise concerns with the BOD about longer term safety issues affecting Steeplechase. Do NOT use this email to report an emergency (USE 911). Do NOT use this email to report non-emergency events that require response by a deputy (USE 713-221-6000 Option 6). The fourth and last email address is pool@steeplechasecia.com. This is used to report pool issues; e.g. pool clarity, outdoor bathroom problems, etc. These emails were established to provide an easy, direct access to the BOD members for residents who are unable to attend a BOD meeting to express a concern or to point out an issue or problem.

The BOD will continue to communicate what its objectives are, to report on repair, improve, upgrade and replace projects, to disclose Association financial condition, and in general to provide a forum for residents to ask questions, offer suggestions and participate in the community improvement.



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.)

HEAR YE! HEAR YE! WANT FACTS OR RUMOR? FACTS ARE FRIENDLY RUMOR IS DESTRUCTIVE

Want to know the facts about what the Association is doing? Read the newsletter; register and go to the website (www.steeplechasecia.com) routinely; sign up for e-blasts; and most importantly come to the monthly open BOD meeting held on the third Tuesday of each month (except for December) starting at 6:30pm at the Steeplechase clubhouse. When you attend, you can sign in to bring up issues, ask questions, etc. with the BOD.

If you are getting your information from social media sites, beware. Don't believe that everything is true or factual. The SCIA BOD and Chaparral Management do not monitor postings on social media sites and do not use social media for communication with residents. Association information (plans, projects, budget, special events, etc.) is communicated through the newsletter, the monthly open BOD meetings, the Association website and e-blasts.

If you don't read the newsletter, you're missing Association information delivered to your door. If you are not registered on the website, you're missing access to review information at a convenient time for you. If you're not registered for e-blasts, you're missing current information and alerts. If you never go to a BOD meeting, you're missing an opportunity to ask questions, raise issues, etc.

Register on the website. Show up at a BOD meeting.

The BOD looks forward to meeting each resident.



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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?

☐

Finance/Accounting

☐

Newsletter/Communications

☐

Deed Restriction Enforcement

☐

Social/Recreation

☐

Landscape/Beautification

☐

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?

1

THE QUESTIONNAIRE THAT IS SUBMITTED WILL BE COPIED AS IS AND WILL BE MAILED WITH THE PROXY.

THINKING ABOUT A STORAGE SHED OR GAZEBO?

This is a reminder about the "Outbuilding Policy". An outbuilding is any structure that is not attached to the main residence, except for detached garages. This includes but is not limited to, all storage sheds, play structures, gazebos, pergolas, etc. An ACC application must be submitted for the construction of any such structure. The application must include a plot plan/survey showing the proposed location in relation to property lines, building set back lines, existing structures and fences. The standard, type, quality and color of the materials used in construction shall match or be harmonious with the materials used in the main residence. All outbuildings must be placed on the lot so as not to be visible from the street in front of the lot, not be closer to the rear lot line than 7 feet, not nearer to the side lot line than 5 feet or aligned with the side wall of the residence structure, whichever is greater. Outbuildings shall be no more than 10 feet in height and may not exceed 144 square feet of floor area. The floor area of a treehouse or other play structure must not be more than 3 feet from the ground.

For complete details, contact Chaparral Management or the ACC.
cmc@chaparralmanagement.com
281-537-0957

RECYCLE HINTS

Does your recycle tub run over each week? If so, here are some handy hints.

1. Remove the cap from plastic water bottles and collapse the bottle with your hand, then replace the cap and place in tub.
2. For larger plastic containers such as milk, juice, etc., step on the containers to collapse them.
3. Soft drink and other beverage cans can be collapsed by stepping on them with a little force.
4. And do not forget boxes of any size, collapse them as they take up a lot of room. You can even use collapsed boxes as "side boards" for your tub by placing them as an inner liner in the recycle tub, thereby increasing the capacity of your recycle tub.

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PLEASE PRINT OR TYPE ALL INFORMATION

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NAME: _____ TELEPHONE: _____

DATE LEAVING: _____ ☐ AM / ☐ PM DATE RETURNING: _____ ☐ AM / ☒ PM

VEHICLES:

COLOR	YEAR	MAKE / MODEL	LICENSE #	DRIVEWAY / GARAGE
		/		<input type="checkbox"/> / <input type="checkbox"/>
		/		<input type="checkbox"/> / <input type="checkbox"/>
		/		<input type="checkbox"/> / <input type="checkbox"/>

LIGHTS LEFT ON ☐ YES / ☐ NO TIMER ON LIGHTS ☐ YES / ☐ NO

IF YES, WHAT ROOM LOCATIONS:

ALARM: ☐ YES / ☐ NO PETS: ☐ YES / ☐ NO TYPE:

WHERE: ☐ INSIDE ☐ OUTSIDE ☐ GARAGE

EMERGENCY CONTACTS: (Include phone #'s and at least one key holder with alarm codes if alarm is set)

NAME	PHONE #	KEY HOLDER	ALARM CODES
		<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> Y / <input type="checkbox"/> N
		<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> Y / <input type="checkbox"/> N
		<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> Y / <input type="checkbox"/> N
		<input type="checkbox"/> Y / <input type="checkbox"/> N	<input type="checkbox"/> Y / <input type="checkbox"/> N

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STEEPLECHASE

HOMES ALONG THE WALKING TRAIL

Steeplechase residents that line the walking trail should note that Chaparral Management inspects for deed restriction violations visible from the trail as this is a public walking area.

This inspection is the same as those along Eldridge Parkway or Steepleway Blvd. where homes back up to the greenbelt area or a public street.

The inspection looks for visible violations such as leaning or damaged fencing, yard trash tossed over the property fence onto common areas.

Thanks for your help in doing your part to keep Steeplechase nicely maintained and looking good.

SCIA BOARD OF DIRECTORS' MEETINGS ARE OPEN TO ALL STEEPLECHASE RESIDENTS



The monthly meetings are held at the Clubhouse on the **third Tuesday of each month (not December) starting at 6:30pm.** Each meeting is open to all residents and has allotted time for resident input and questions.

If you have questions, an issue to point out, etc., attend one of these meetings, sign up to speak and let your voice be heard.

The BOD looks forward to seeing every resident at one or more BOD meetings.

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TIPS FOR PACKING A HEALTHY SCHOOL LUNCH

by Stephany Pando, cooksmarts.com, edited for space

Packing lunches for your back-to-schoolers is no easy task. It takes time and planning. Plus, every parent knows that just because you pack it, doesn't guarantee your kids will actually eat it.

However, this doesn't mean you have to fill your kids' lunchboxes with pizza and cookies everyday. Below we offer 5 tips for how to pack a nutritious lunch that your kids will look forward to eating and you'll feel good about giving them.

Tip #1: Get Your Kids Involved

- Give your kids healthy food options from each food group and let them make the final decisions on what goes in their lunch.
- Take your child grocery shopping with you and let them have a say (to a certain extent) in what goes into the cart. This promotes feelings of responsibility and empowerment.
- Designate a part of your kitchen as the "lunch packing station" and spend some time there with your kids the night before to get lunch ready for the next day.

Tip #2: Turn Healthy Foods into Fun Foods

- Use cookie cutters to make shapes out of bread, deli meat, cheese, or a melon-baller for fruit.
- Use kid-friendly skewers to make colorful food kebabs.
- Create a theme for the day and have all of the foods in their lunch relate to the theme

Tip #3: Make Your Own Snacks – and limit processed ones

Kids rely on snacks to keep their energy up, but the type of snack is important to consider. Packaged snacks tend to lack important nutrients and can be high in sugar, sodium and saturated fats. Take control of what is in your kids' snacks by making them yourself!

Tip #4: Incorporate All Food Groups

A balanced diet includes all of the food groups. Luckily, there are so many different ways to enjoy each food group:

- Fruits: fresh, frozen, dried, canned, baked (think apple chips!) or pureed.
- Vegetables: fresh, frozen, or baked (think kale chips!)
- Lean protein: baked chicken, deli meats, hard boiled eggs, beans or nuts (be aware of nut allergy regulations at your child's school).

- Low-fat dairy: milk, cheese or yogurt
- Whole Grains: pita, sandwich bread, tortillas, wraps, and pastas

Tip#5: Encourage Hydration

It's recommended that school-aged kids drink between 6-8 cups of water a day (even more in hot weather or if their activity level is high).

- Let your child pick out their favorite water bottle and encourage them to drink the whole thing at least twice at school. They'll be more inclined to do it if they feel like they are completing a challenge!
- If the "flavor" of water is too boring for them, throw in a few pieces of frozen fruit to sweeten it up – and keep it cooler.

With these tips in mind, you and your child are ready to start out the school year on the right foot. Good luck – and happy packing!





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