



Steeplechase

NEWSLETTER



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

IMPROVEMENTS & UPGRADES GET UNDERWAY

Several projects have been completed or are underway as part of maintaining an attractive environment for Steeplechase residents and visitors.

There are new tree plantings on the medians from the Jones Road entrance. This will improve Steeplechase's appeal when entering from Jones Road.

New, low profile, low maintenance landscaping has been planted on the tennis court and the greenbelt sides of the west clubhouse parking lot. This is to promote an open or expansive view of the tennis courts and the area west of the clubhouse.

The remaining pea gravel sidewalks in front of the clubhouse will be repaired and resurfaced with a material like pool decking. This gives the clubhouse approach a more modern look.

The relocation of the manual marquee to the corner of Yearling and Steepleway Blvd and the installation of the LED Message Board at the clubhouse should be complete as you read this newsletter. These Message Boards will enhance BOD communication capabilities about Steeplechase events and provide more timely and comprehensive information to residents.

These developments are part of the "repair, renovate and replace" Steeplechase community assets program.

If you have any questions or comments, please contact Chaparral Management or email board@steeplechasecia.com.

STEEPLECHASE MONTHLY INSPECTIONS



Recently a BOD member and the Association's legal counsel rode with the compliance inspector to better understand the inspection process used to identify deed restriction violations.

It takes a full day to perform an inspection of the entire Steeplechase development. The inspector has a detailed report on each property that is used to identify if the homeowner has been sent letters, about what, how many, when, etc. He refers to this as needed when identifying possible deed restriction violations. Photographs are taken as needed. The inspector has many items to look at including the yard, roof, garage, house, driveway, fence and more. It keeps him busy. He is very cautious about other vehicles on the road, pedestrians crossing the road, bicyclists, skateboarders, loose pets, parked vehicles, delivery vans, etc. The deed restriction inspection is a very slow, tedious, meticulous process. On the ride, the inspector was careful, detailed and focused during the inspection.

Keep in mind that identification of a possible deed restriction violation is only the first step. As noted in the newsletter before, the process of remedying a deed restriction violation can be very long if the homeowner is non-cooperative. The State of Texas has mandated the steps the Association can take, the time between steps, etc. As such, it may take 6 – 9 months or even longer if the homeowner resists correcting the violation.

If you are concerned about a possible deed restriction violation that doesn't seem to be addressed, you can report it at drv@steeplechasecia.com or contact Chaparral Management. Include a photograph if it helps to understand what the concern is.

STEEPLECHASE

IMPORTANT TELEPHONE NUMBERS



Emergency.....	911
Sheriff's Dept (Non emergency)	713.221.6000 Option 6
Cy-Fair Fire Dept	911
Cy-Fair Hospital.....	281.890.4285
Animal Control	281.999.3191
Center Point (Street light out)	713.207.2222
http://cnp.centerpointenergy.com/outage	
Library.....	281.890.2665
Post Office.....	713.983.9682
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
Water/Sewer	832.467.1599

NEWSLETTER PUBLISHER

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Article Submission voverbeck@chaparralmanagement.com

STEEPLECHASE CONTACTS

Community Maintenance Concerns / Deed Restriction Issues / Architectural Control / Safety

Chaparral Management Company.....281.586.1700

Clubhouse Rentals

Private Parties and Community Events

(Jinnie Kelley)832.922.8030

Pool Company/Private Pool Parties

Aquatic Management of Houston.....281.446.5003

www.houston-pmg.com

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.)

safety@steeplechasecia.com

(Simultaneously sends an unedited message to the Community Manager, the Safety Coordinator and select SCIA BOD members.)

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Schools

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Campbell Middle School	281.897.4300
Cy-Ridge High School	281.807.8000

Contact the Management Company

www.steeplechasecia.com
or by phone 281.586.1700

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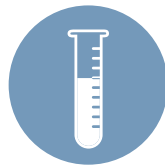
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THINKING ABOUT INSTALLING A PERMANENT ELECTRIC GENERATOR FOR BACKUP POWER?

The SCIA has Guidelines for siting of permanent electric generators on Steeplechase lots. These guidelines, like those for siting outbuildings address issues such as screening, location relative to property lines and easements, and compliance with Harris County codes and ordinances.

If you are considering installing a backup generator on your lot, be certain to contact Chaparral Management for a complete copy of the siting guidelines before you do any layout work, dig foundations, etc... Chaparral can answer any questions that you might have about your particular situation.

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

HURRICANE SEASON IS HERE ARE YOU READY?



Plan ahead for a hurricane to minimize loss and injury. The list below was taken from Harris County Office of Homeland Security & Emergency Management. The time to plan and prepare is now, not when the hurricane forms in the Gulf.

Before the Storm

General Preparedness through the Season

- Keep your vehicle gas tank above ½ full through the season.
- Test run generators monthly with a load to insure proper working order.
- Consider the purchase of flood insurance, even if outside of a floodplain.
- Have cash on hand in small denominations for year-round preparedness.
- Maintain portable battery powered AM radio.
- Contact 2-1-1 to register if you need transportation assistance to evacuate.

Home Preparedness

- Board up your windows or close storm shutters.
 - Trim the trees and shrubs around your home.
 - Cleared loose and clogged downspouts and rain gutters.
 - Perform an inventory of home contents (electronics, jewelry, appliances, clothing, etc.) and store in safe place.
 - Take detailed photos(s)/videos(s) of home property and contents (internal and external) and store in safe place.
 - Secure or remove all items outside your home (grill, hanging plants, potted plants, etc.).
 - Tie down small or young trees to prevent uprooting.
 - Store all important documents (insurance papers, etc.) in a waterproof container and in a secure location.
 - Prepare your evacuation kit using the pertinent items in the attached Emergency Essentials Kit checklist.
 - Turn off propane tanks.
 - Fill the bathtub and other large containers with water for sanitary purposes (cleaning, flushing toilets, etc.)
- Visit www.hcoem.org for additional information on Hurricane Preparedness.

GO GREEN

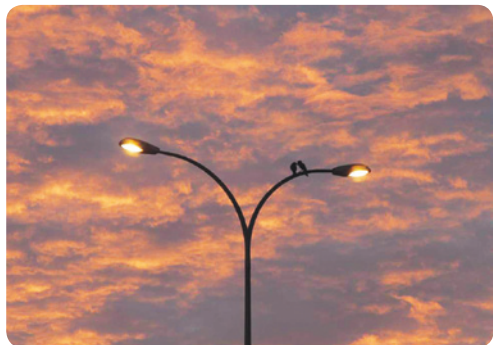


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STREETLIGHT NOT WORKING PROPERLY? REPORT IT.



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LANDLORD/TENANT REMINDER

If you are the owner of Steeplechase property that is rented to others, please ensure that Chaparral Management has an alternate set of contact information so that Chaparral can make sure that you receive all communication about important Steeplechase events and issues. This alternate contact information should include a mailing address, telephone number, fax number, and email address together with the street address of the rental property.

Additionally, you have a responsibility as a landlord to get your tenants a copy of the Steeplechase rules and regulations, covenants and restrictions.

Furthermore, you need to ensure that your tenants abide by these governing documents while a tenant in your Steeplechase property.

If you have questions, please contact Chaparral Management.

cmc@chaparralmanagement.com

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