

SUMMERWOOD LIFE

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

Save These Dates for Summerwood 2019 Events

Hello Summer Luau
June 1, 2019

Teen Night at Club Summerwood
July 18, 2019

Healthapalooza
August 18, 2019

Wine Tasting
September 19, 2019

Zombie Fun Run
October 12, 2019

Fall Festival
October 26, 2019

Fall Garage Sale
November 2, 2019

BBQ Cookoff
November 16, 2019

Winter Festival
December 7, 2019

For more information on these and other community events, please visit www.summerwoodlife.com. All events are listed on the Community Calendar. Are you looking to book a clubhouse for an upcoming event of your own? This is a great place to start! You can check availability, and even download clubhouse rental forms.

Are you interested in sponsoring an upcoming community event? Please email our Event Coordinator, jessica.tomes@crest-management.com, for more information.



Run for a Seat on the Summerwood HOA Board!

Are you looking for a rewarding way to get involved in your community? Do you want to get to know your neighbors better? Do you want to take a proactive role in ensuring that your property values are preserved for the immediate future and in the long run? Then you might be a great candidate to run for the Summerwood HOA Board. There are a total of seven Board Members and four positions will be up for election this year. Below are some of the traits that the community needs from its Board members.

What are the Traits of a Great Board Member?

Enjoy volunteering – Board members must work without compensation and have the time, patience, and enthusiasm needed to solve community issues.

Are civic-minded - The best board members want to get to know their neighbors, enjoy building community, take pride in the place they live and put the community's best interests first.

Have grit - Managing a community is challenging. We need HOA board members with a can-do attitude who refuse to get discouraged, even when faced with tough decisions.

Exercise fairness - Board members are there to serve their community and demonstrate respect to all community members, regardless of how they feel about an issue personally. Rules must be evenly applied to all community members.

Take their role seriously – As a Board member, you have fiduciary responsibility to a large non-profit corporation (the homeowners association) that controls millions of dollars in assets. In addition, since the Board makes decisions as a group, Board members support the group's decisions even when it is counter to their own personal opinion.

Have a mind for business - Board members need to see the big picture

(Continued on Page 3)

IMPORTANT NUMBERS

MANAGEMENT COMPANY

Crest Management 281-579-0761
 www.crest-management.com
 8811 FM 1960 Bypass Road Suite 200, Humble, Texas 77338

EMERGENCY NUMBERS

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 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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Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or advertising@PEELinc.com.

CONTACT INFORMATION

CONTACT INFO FOR CREST MANAGEMENT

The Property Management Company for Summerwood

Onsite Hours:

Residents Club Central
 14111 Summerwood Lakes Drive
 Houston, TX 77044
 Wednesday and Friday 1:00 p.m.- 6:00 p.m.
 Saturday 9:00 a.m.-1:00 p.m.

Justin Arhelger

On-Site Community Manager

281-225-2786
justin.arhelger@Crest-Management.com
 Contact Justin for day to day operations, property maintenance issues, clubhouse rental, contractors, pool bands, fobs etc.

Laura Kane

Community Accountant

281-945-4639
laura.kane@Crest-Management.com
 Contact Laura for payment and accounting matters

Jessica Tomes

Events Coordinator

jessica.tomes@Crest-Management.com
 Contact Jessica for events and activities related items such as Coffee with Seniors, Spring Fling, garage sale, etc.

Matthew Caskey

Assistant Portfolio Manager

281-945-4645
matthew.caskey@Crest-Management.com
 Contact Matthew for deed restrictions, architectural control matters, and general information.

Bill Higgins, CMCA, AMS

Portfolio Manager

281-945-4625
bill.higgins@Crest-Management.com
 Contact Bill for board related matters

Crest Management's main office number is
 281-579-0761.

The hours of operation are:
 Monday thru Friday from 9:00 a.m. to 5:00 p.m.
 Please visit www.crest-management.com

(Continued from Cover)

and make smart long-term business decisions that will ultimately increase property values for all residents.

What is the Time Commitment?

Each Board members term is two years. While the Board meets officially once a month, it is not uncommon to meet outside the traditional meeting schedule on committees or to discuss specific topics. In addition, there is virtually daily contact with the property management company and other Board members.

How do I Run?

A call for candidates will be sent in June via email to those registered on www.summerwoodlife.com and will be posted to our HOA Facebook page. You will be asked to complete a short candidate profile form and email it to our property management company. You will have until the end of July to complete this step. In August, a candidate orientation session will be held to provide some insight on the commitment required of Board members. In September, a ballot will be sent to all residents via mail. It will include a listing of the candidates who are running and will include some information from your candidate profile. Voting must be completed at or before the annual meeting on September 26, 2019. The election results will be announced at that meeting.

Summerwood Brings New Monthly Events to Residents

Have you checked out our new monthly events? Summerwood has added several recurring events to our robust events calendar for residents of all ages and interests. Our hope is that this will create a more intimate setting for residents to really get to know one another and create lasting friendships with neighbors who share similar interests. These events, in addition to our larger community events, can be found on the Community Calendar on the new www.Summerwoodlife.com website. If you haven't registered on the new summerwoodlife.com, please do so as soon as possible! This is the best way to stay plugged into the Summerwood community. Have an idea for a more intimate Summerwood community event? We're all ears! Email our Event Coordinator, jessica.tomes@crest-management.com. We want to provide the best programming possible for all our residents!



Bingo with Seniors

June 13, 2019

Hey, senior residents! Join us for Bingo, snacks, and some serious fun! (Residents ages 55+, please.) We will meet the second Thursday of every month at 10:30 a.m., in the main clubhouse. Please bring a favorite dish or snack to share! You can RSVP to our

Event Coordinator, jessica.tomes@crest-management.com. Let's get ready to BINGO!



Coffee with Seniors

June 18, 2019

Hey, senior residents! Join us for coffee, kolaches, and fellowship! (Ages 55+, please.) We will meet at 10 a.m. at the main clubhouse. Please RSVP to our Event Coordinator, jessica.tomes@crest-management.com, if you'd like to attend. We want to make sure we have plenty of refreshments for everyone! Hope to see you there! Coffee will be generously provided by Starbucks of Summerwood.



Ladies Luncheon

June 24, 2019

Join us for a Potluck Ladies Luncheon every fourth Monday! We'll meet at the main clubhouse at 11:30. Bring a delicious dish to share with your neighbors, and a printout(s) of the recipe if you feel so inclined! All ages welcome. Please RSVP to our Event

Coordinator, jessica.tomes@crest-management.com, if you plan to attend. We hope you can join us!

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June 9 - 13, 2019 / 6:30 PM

Register Now!

Where: NEHBC Campus

18000 W Lake Houston Pkwy, Humble TX 77346

Who: Children who have completed Kinder - 6th Grade

When: June 9 - 13 (Sun - Thurs / 6:30 PM)

Cost: \$25

For more details and to register go to

NEHBC.com/Active8

- **Sports**
- **Relay Race**
- **Nerf Wars**
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EACH CHILD

RECEIVES:

- **BACKPACK**
- **T-SHIRT**
- **SNACKS**

Have you registered on the new

SUMMERWOODLIFE.COM

website? You will need to create a new login.
This is the best way to stay plugged into the
Summerwood community!



**Having technical difficulties? Email our Event
Coordinator [jessica.tomes@crest-
management.com](mailto:jessica.tomes@crest-management.com).**

Important When Keeping Your Yard Beautiful!

Summerwood residents, please be careful not to blow leaves and grass clippings into the street and into the drainage system. Your clippings and leaves should be bagged and put in your trash container for pick up by the trash company. If clippings and leaves are blown into the storm drains, they could ultimately clog the drainage system and cause flooding of our streets. Thank you for being mindful of this...and also be sure that your lawn service also knows this is not acceptable.



Wood Fencing Standards Must be Harmonious within the Neighborhood

All residents are encouraged to maintain, repair, and keep up the best appearance of their fence. No one wants to see fencing that is in disrepair and distracts from the beauty of our neighborhood.

Of course, there comes a time when wood fences need to be and should be replaced.

- When replacing a fence, the fence must be of like material and height as originally installed by the builder in order to maintain harmony with surrounding fences. Rot boards are allowed, however, be aware that the fence planks may have to be trimmed in order to maintain a height of 6 feet from the natural ground.

- Clear sealant is permitted.

- In order to prevent inconsistent color matches with the fences throughout the community, the application of any paints, stains, or tinted sealant is prohibited on any lot fencing. By prohibiting the application of any painted, stained, or tinted product, the fences maintain a more harmonious and consistent appearance throughout the community.

The Summerwood Architectural Guidelines can be found at www.Crest-Management.com. First, find the Summerwood community and click on Governing Documents to find the architectural guidelines.



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1. Revamp your outside entrance with a new welcome mat, potted plants w/ colorful flowers, or updated doorknobs.
2. Modernize your bathroom w/ a new paint color, fresh towels, new shower mats & curtain.
3. Repaint your interior walls. There's nothing like a fresh coat of paint.
4. Update your kitchen cabinet hardware. This is a quick & cost-friendly way to jumpstart your kitchen.
5. Rejuvenate your light fixtures. Dated light fixtures not only look bad, but they provide dull lighting.
6. Clean your carpets. Steam-cleaning and spot treatments make a huge difference.

**Brought to you by HomeAdvisor.com*

Summerwood: Frequently Asked Questions

Q: Where can I obtain 2019 pool bands?

A: Pool bands are available for pick up at the Central Clubhouse office during regular onsite hours – Wednesday and Friday from 1:00 p.m. to 6 p.m. and Saturday from 9:00 a.m. to 1 p.m. Additional information, including proof of residency requirements and the pool band form can be found at <https://www.summerwoodlife.com/pool-wristband-form/>

Q: How do I reserve the clubhouse for a private event?

A: The first step is to check to see if the clubhouse is available via the calendar <https://www.summerwoodlife.com/calendar-1/> Check the calendar to see if the date and time you would like is available.

Additional information can be found at <https://www.summerwoodlife.com/clubhouse-rental/> including the rental agreement forms, the addresses of both of the clubhouses and who to contact for questions. Rental agreement forms must be completed and returned to the onsite office during normal business hours.

Q: Where can I obtain a key fob or card required for access to the amenities within Summerwood?

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Q: Where can I obtain a key fob or card required for access to the amenities within Summerwood?

A: Key cards and fobs are obtained during normal onsite business hours. Access cards are available for \$15 and fobs are \$20. Additional information and the access device request form is available at <https://www.summerwoodlife.com/access-device-request-form/>

Q: Who should I notify if I see a maintenance issue on Summerwood community property?

A: Please log all maintenance requests for community property on <https://www.summerwoodlife.com/maintenance-updates/> which will take you to the Crest portal.

Q: Where should I look for upcoming Summerwood community events?

A: Events are posted on the Summerwood calendar found at <https://www.summerwoodlife.com/calendar-1/>. If you have access to Facebook, please feel free to join the Summerwood HOA FB group.

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LAKE HOUSTON LADIES CLUB

The Lake Houston Ladies Club is a social organization that meets from September through May for a luncheon on the third Tuesday of the month at the Walden Country Club, 18100 Walden Forest Drive in Humble, TX.

The club welcomes new members from all surrounding areas and offers many avenues for individual interest. They include: Hand Knee and Foot, Shooting Club, Scrabble 'N Babble, Artsy Smartsy, Movie Group, Mah Jongg, Lunch 'N Look, Supper Club, Mexican Train, Readers' Choice, Tea Time, Bridge, Game Day and Bunco. Many of the groups continue throughout the summer months. 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.

New members are welcome to join at any time. For more information about the club, please go to the club web page at <http://www.lakehoustonladiesclub.com> or call Karen at 281-900-5584.



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Flooding: How to Protect Your Family & Finances

In many areas, flooding is the most common and costly natural disaster—and it can happen here. Just one inch of water in your home or office can cost thousands of dollars in cleanup and replacement costs, including drywall, baseboards, floor coverings and furniture. You may think you're covered, but many homeowners' insurance policies do not cover flooding.

Here are several reasons to talk to an insurance agent now about flood insurance.

- There is usually a 30-day waiting period before coverage begins.
- Coverage is relatively inexpensive.
- Renters can buy flood insurance for personal belongings or business inventory.
- Basement coverage includes cleanup expense and repair or replacement of items such as furnaces, water heaters, washers, dryers, air conditioners, freezers and pumps.
- You do not have to repay flood insurance benefits as you do with disaster-related assistance loans.
- You can receive payments for flood-related losses even if no disaster was declared.

Learn more about flood insurance at www.floodsmart.gov.

There are things you can do to prepare your home and family now for flash floods:

- Make a family emergency plan. Emergency preparedness is everyone's responsibility. Write down your plan. Decide ahead of time where you will go if you have to leave and where family members will meet up. Identify an out-of-town emergency contact.
- Get supplies for an emergency kit. Start with three days' water and three days' packaged and canned food. Add a battery-powered radio and extra batteries. Store in waterproof containers with wheels or that you can lift so you can take them with you. For details about preparing an emergency kit, visit www.ready.gov/america/beinformed/floods.html
- Stay informed about what could happen. During storm season, listen to local media for up-to-date reports on weather watches and warnings. Keep a battery-powered portable radio—with a NOAA weather band—handy in case the power goes out. Choose one.

Learn more about preparedness at www.ready.gov/america/beinformed/floods.html.

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DRAW CUSTOMERS IN with effective product placement and display. Put the best, most visible items like furniture out front and center.

MAKE IT EASY FOR CUSTOMERS TO BROWSE AND BUY

- Display like items together
- Use easy-to-read price tags
- Provide written descriptions for unique items or even a story about where it came from
- Create room displays with furniture and décor
- Have a designated, easy to find cashier table
- Use larger signs to help customers navigate through your “shop.”

PRICE TO SELL

Don't base it on how much you paid for a thing 20 years ago, or how much it means to you. If you can't let it go for cheap, then you shouldn't be selling it at all.

OFFER FREE STUFF

If your primary goal is to rid your home of clutter, why not have a designated free pile of those items you really want to purge from your life.

CONSOLIDATE PRICING

Bag up those random craft supplies, hardware, holiday decorations or what have you and sell the whole lot for one low price.

KNOW WHAT CUSTOMERS WANT

Garage sale shoppers are different than retail shoppers. The majority are looking for daily-use items at a low cost. And some shoppers are looking for bargain supplies for their hobby or collection. The best-selling items are: Clothing in good condition, tools, furniture, games/toys/bicycles, books, small appliances, camping/fishing gear and sports equipment. Still, there are a few outliers who stop by because something unique caught their eye or they are looking for something that speaks to them aesthetically.



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7 HOME-MAINTENANCE TIPS FOR SUMMER

1. AIR CONDITIONING

Remove and clean the filters. If you have central air-conditioning, consider using a professional service. A clean filter will provide you cleaner cold air and save you on energy bills. Additionally, clean ceiling fans. Much dust has built up on those fans during the winter season.

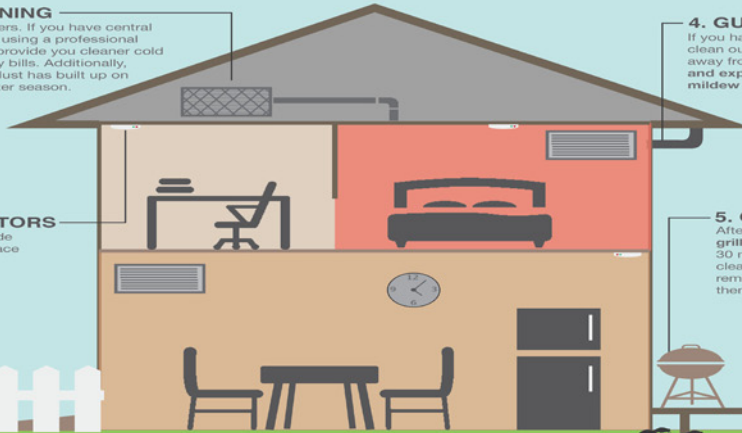
2. SMOKE DETECTORS

Check your carbon monoxide and smoke detectors. Replace the batteries if necessary.



3. LAWN

Easily do this yourself with a fertilizer spreader and a bag of fertilizer. Layer on mulch to your lawn. This will help keep weeds down and allows the soil to retain its moisture when the summer heat beats down on it, which makes your plants happy. Your lawn will thank you.



4. GUTTERS

If you haven't already done this in the spring, make sure you clean out the gutters. Properly working gutters channel water away from the home which prevents a whole host of problems and expensive repairs. Clogged gutters can cause mold and mildew from decomposed leaves, and mosquito infestation.

5. GRILL

After a long winter, deep-clean your grill. If you have a gas grill, close the lid, turn the heat up and let the grill cook for 30 minutes. Once it cools, brush it off with a grill brush, and clean the drip pan. If you have a charcoal grill, remove any remaining charcoal, wipe the inside with soap and water and then let it dry completely.

6. DECK/PATIO

Give your deck or patio a good washing and if you're up for it, re-stain them. Check for any loose or broken posts, especially since people are more likely to walk out barefoot in the summertime.

7. INSECTS

Summer is primetime for insects to invade your home. Ants, moths, and spiders are all fairly common, and can be handled with common pest removal sprays.

HAPPY FATHER'S DAY!

Enter in a chance to win a \$100 gift card to Home Depot to help with your summer maintenance on your home. Email us your name and phone number at thetracymontgomeryteam@gmail.com by June 13th to be entered into our drawing.



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