

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

# NIGHTOUT

## Save the Date for Summerwood's Annual National Night Out Tuesday, October 1

The Summerwood Crime Watch Committee will again host the annual National Night Out (NNO) event for Summerwood residents of all ages on Tuesday, October 1, from 6 to 8 p.m. It will be held at Club Summerwood, located on Hunter's Lake Way at Timber Forest. NNO is a family-oriented event aimed at building neighborhood awareness and crime prevention.

Bring the whole family! Drawings will be held throughout the evening for crime prevention related items, so don't forget to sign in as soon as you arrive. Enjoy the many entertaining activities for kids and adults alike, such as bounce houses, a trackless train, an HEB food booth where you can purchase a delicious dinner for the family, a DJ with great music, representatives and contract deputies from the Precinct 3 Constable Office, Houston Police Department officers, an ambulance and fire truck from HFD 105, HPD Mounted Police, prizes, interesting exhibits, entertainment for all ages, and much more.

You may contact CWC Chairman, Darlene Kilburn at summerwoodcrimewatch@gmail.com or Barbara Probandt, CWC Secretary/ Treasurer if you or your place of business would like to make a donation to help defray the expenses of the event.







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## **IMPORTANT NUMBERS**

### MANAGEMENT COMPANY

### **EMERGENCY NUMBERS**

Emergency Situations		
Constable - Precinct 3		
Houston Fire Station #10514014 W.	Lake Houston Pkwy	
Houston, Texas 77044		
South Lake Houston EMS (Dispatch)		
Dead Animal Pick-Up (Precinct 1)		
Animal Control		
After Hours		

## UTILITY SERVICE NUMBERS

Public Utility Commission Consumer Hotline 888-782-8477
Entouch Systems
(Telephone, Cable, Alarm Monitoring)
AT&T

111 CC 1	
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	
Lakeshore Elementary	
Post Office	
4206 Little York Houston TX 77078	

## **NEWSLETTER INFO**

## EDITOR

Article Submissions.....protexan@entouch.net

#### PUBLISHER

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## **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.

### Brittani Bustamante On-Site Community Manager

281-225-2786 brittani.bustamante@Crest-Management.com Contact Brittani 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.

### Marissa Trumbla

Assistant Portfolio Manager

281-945-4623

marissa.trumbla@Crest-Management.com Contact Marissa for deed restrictions, architectural control matters, and general information.

### CJ Hood

**Portfolio Manager** 281-945-4655

cj.hood@Crest-Management.com Contact CJ 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** 



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## A Call for Board Members!

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

#### What is the Time Commitment?

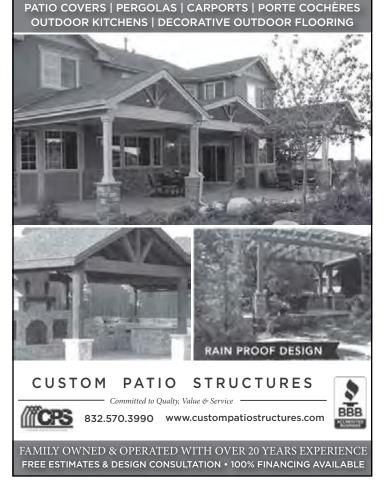
Each Board members term is two years. While the Board meets officially once a month, it is not uncommon to meet outside the traditional meeting schedule on committees or to discuss specific topics. In addition, there is virtually daily contact with the property management company and other Board members.

#### How do I Run?

In mid-July, Summerwood residents who had registered their email on the <u>www.summerwoodlife.com</u> website received an email with the details required to add their name to the election ballot. The information was also posted to the HOA Facebook page. Residents who wish to be a candidate are asked to complete a short candidate profile form and email it to the property management company. <u>The deadline to complete</u> <u>this step is August 3</u>. A candidate orientation session will be held for the candidates in August 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 information from their candidate profiles. Voting must be completed at or before the annual meeting on September 26, 2019. The election results will be announced at that meeting.

If you have questions regarding running for one of the open board positions, please contact CJ Hood at <u>cj.hood@crest-management.com</u> or 281-945-4655.







# Save The Date!

Healthapalooza 8.18.19

Pickleball Invitational 9.14.19

> Wine Tasting 9.19.19

Summerwood Home and Garden Expo 9.21.19

> National Night Out 10.1.19

Zombie Fun Run 10.12.19

> Fall Festival 10.26.19

Fall Garage Sale 11.2.19

> BBQ Cookoff 11.16.19

Winter Festival 12.7.19

Summerwood Sounds of the Season 12.17.19

For more information on these and other Summerwood events, please visit summerwoodlife.com



## **Summerwood Celebrates the Fourth of July**

Summerwood residents celebrated the Fourth of July in patriotic style! The Independence Day festivities began with a parade. Residents young and old showed up to march in the parade and decorated their bicycles, strollers, and wagons. The fire department and the police department also participated. Prizes were awarded to "parade favorites." Everyone had a blast!

After the parade, residents enjoyed a Block Party Celebration at Club Summerwood. Summerwood resident musician Houston Hayes entertained the crowd, while the youngsters cooled off on the water slides and splashed happily in the Foam Pit. Everyone enjoyed BBQ, shaved ice, and fresh smoothies; it doesn't get more American than that! We are already looking forward to next year's Fourth of July Celebration! Stay tuned to summerwoodlife.com, so you don't miss out on any of the awesome Summerwood events we have planned!

Thanks again to our community donors and sponsors who helped to make this event a reality! We could not have pulled this off without you guys. We appreciate your continued support of our community and its programming! You guys rock!

Kelly Donawa, The Collection Real Estate by JLA Realty Adam Williams, The Collection Real Estate by JLA Realty Chris Mc Swain, McSwain Insurance Agency Tracy Acord, Streamline IT Solutions







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## **Monthly Events are Moving to Mondays**



We're making a few changes to our Community Calendar! For consistency, we are moving our monthly (recurring) events to Mondays, starting August 1. We hope you will join us! We are having a blast and making lots of new Summerwood friends!

#### **Bingo With Seniors (August 12)**

Hey, senior residents! Join us for Bingo, snacks, and some serious fun! (Residents ages 55+, please.) We will meet the second Monday 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 (August 19)

Hey, senior residents! Join us for coffee, donuts, and fellowship!

(Ages 55+, please.) We will meet the third Monday of every month at 10:00 a.m., in 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 (August 26)

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!



## After You Have Registered on the Community Website?

After registering on www.Summerwoodlife.com, residents will be able to find information about Summerwood amenities, community documents, upcoming events, and find answers to your community question:

• Are you looking for information on upcoming events in the community?

• Have you noticed a maintenance issue in the community?

• Do you want to check on the availability of the clubhouse for a possible party rental?

• Are you seeking information regarding deed restrictions in Summerwood?

• Do you wish to contact our property management company?

You will find that www.Summerwoodlife.com is a great place to start if you are in search of information!



YOU'RE INVITED

## SUMMERWOOD WINE TASTING

WINE TASTING + SMALL BITES. STAY TUNED FOR REGISTRATION INFORMATION @ SUMMERWOODLIFE.COM!

SEPTEMBER 19, 2019 CLUB SUMMERWOOD 7 TO 10 P.M.







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SEPTEMBER 14, 2019 TENNIS COURTS 9 A.M. TO 2 P.M.



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## SUMMERWOOD HOME+GARDEN EXPO

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SEPTEMBER 21, 2019 SUMMERWOOD ELEMENTARY 10 A.M. TO 2 P.M.





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## Joy Lutheran Hosts Back-to-School Event

Joy Lutheran Church, located at 14450 Woodson Park Dr., will be holding a Back-to-School Carnival, Saturday, August 10 from 11:00 a.m. to 3:00 p.m. All elementary age students and their families are invited. There will be hot dogs, games, and also water fun so bring a towel. Admission is free and activities will go on, rain or shine!! For more information call 832-850-5070 or go to www.joyforyou.org.



## **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: Scrabble 'N Babble, Hand Knee and Foot, Shooting Club, Artsy Smartsy, Bunco, Movie Group, Mah Jongg, Lunch 'N Look, Supper Club, Mexican Train, Readers' Choice, Tea Time, Bridge and Game Day. 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.



## Why is Reserve Study Important?

A community association Board of Directors are responsible for the protection, maintenance and enhancement of the physical and financial assets of the association. To meet our responsibility we set assessment rates to match anticipated expenses. Those expenses may be "Operational" (daily, weekly, or monthly bills), or they may be ongoing costs to prevent the deterioration of our major components. Many communities generally have a good handle on the operational expenses, but it takes additional insights and analysis to prepare for the inevitable major component repairs or replacement of community assets. In order to properly prepare, the board needs to know the answers to three important questions:

-What are our upcoming major expenses and when will they occur?

#### - Do we currently have "enough" in Reserves?

- How much should we be setting aside towards Reserves?

A Board of Directors receives new and updated answers to the above questions by commissioning a Reserve Study. Reserve expenses are the largest expenses an association will face. Preparing adequately for large Reserve expenses typically takes years of properly sized contributions. Errors in contribution size compound over the years, causing special assessments or deferred maintenance.

A Reserve Study identifies the scope and schedule of these inevitable major upcoming expenses, evaluates the association's current level of financial preparedness, and recommends a fair and responsible plan of Reserve contributions. Success means having sufficient funds set aside in order to accomplish our Reserve projects in a timely manner without special assessments. In addition, accurate and responsible Reserve contributions mean every homeowner pays their fair share of the ongoing cost of common area deterioration.

Reserve expenses are large and predictable. A Reserve Study provides the Board with the insights needed to plan for the future, avoids surprises as much as possible, keeps our assessments fair and maximizes our property values. A Reserve Study also is a useful tool when building out future community budgets and assists in appropriate strategic and operational planning.

#### FACT:

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## Why Join a Committee?



We are always looking for Summerwood residents to volunteer and join a committee within our community. Committees serve a number of important roles to our association process.

The success of our association depends upon getting our members involved in the various committees that the Board of Directors depends upon for support and guidance. Volunteering to serve on one of the association's committees is a great way to become involved and contribute to our community.

An attractive feature of living in a homeowners association is that it helps to build a sense of community and assists in waring off an atmosphere of apathy.

The Board of Directors is looking for homeowners who are interested in volunteering to serve on an Association committee. Contact our Association Manager for more information.

• Committees are a great place to serve the community and lend your expertise such as has happened with the PR/Marketing committee.

• Committees serve as a conduit through which the Board receives opinions and feedback from homeowners.

• Committee input can be leveraged as a vehicle through which Board actions are explained.

• Committees enhance the effectiveness of the Board of Directors by providing research analysis and advice needed for policy decisions.

• Committees can be an instrument for initial implementation of Board policies.

Committees are an important linkage between the Board of Directors and homeowners, but in order to be effective, committees need members. Homeowner input, involvement and participation is a must.

Please consider participating in the association process and volunteering to serve on a committee. Our community needs you.



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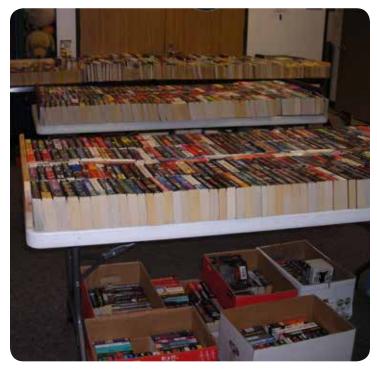


## The Friends of the Atascocita Library - Used Book Sale



The Friends of the Atascocita Library (FOAL) will hold the Annual Back to School Sale, Saturday, August 10, from 10AM - 5PM at the Atascocita Library, 19520 Pinehurst Trail Drive. Individuals with disabilities may shop from 9AM -10AM. Preview sale for FOAL members is Friday evening from 5PM-7PM, with memberships available at the door. There is a large selection including teaching materials, children's, fiction & nonfiction, hard backs & paperbacks, 25 cent music CD's, 25 cent magazines, and much more. Most are priced at fifty cents to a dollar. Halloween trick -or - treat buckets, donated by HEB, will also be for sale. Donations of used books & magazines are welcome anytime during regular library hours. No wheeled carts or strollers are allowed due to space limitations.

Visit www.hcpl.net for library hours and www.foal.ws for more information, or email contact@foal.ws. All proceeds benefit the Atascocita Library.



## GERMAN PANCARES

At least twice a week, German pancakes are my go-to for breakfast. Known alternately as Dutch babies or little Bismarcks, my family loves them. This particular recipe came with my great grandparents from Germany.

I make the batter the night before and store it in the fridge for easy morning prep. The batter can be cut in half, doubled, or tripled. You can make it in virtually any pan that has sides. Just be sure to spray the entire baking vessel with a little Pam, as this pancake crawls up the sides as it bakes and could stick. The batter must be poured into a hot pan.

The below recipe fits nicely in a medium skillet.

Preheat oven to 425 degrees.

Melt  $\frac{1}{2}$  stick of butter in an oven proof pan in the oven, so the pan gets nice and hot.

Mix together 2 eggs, ½ cup flour and ½ cup milk with a pinch of salt. It may have some lumps and that's okay. Pour the batter into the melted butter in the skillet, return to oven and bake for 12-15 minutes, until risen and a golden brown. It will deflate a bit once you cut it.

Top with syrup, fruit, powdered sugar, or nothing. It tastes delicious all on its own.

Nota bene: Sometimes these pancakes don't rise. No one knows why. Just try again with different flour or butter or eggs. It's only occurred to me three times in the 25 years I've been making them. You can also cut the butter down to as much as half, but Julia Childs would surely not advise that.

Would you like to share a specific recipe? Your neighbors would love to read about it! Email me at tifflivelytx@gmail.com. If I don't, my Cordon Bleu trained stepmother will!



14 Summerwood Life - August 2019

## Mosquitoes



Mosquitoes can not only be irritating by biting, but they also are able to transmit various diseases to humans and animals. They are known to transmit heartworm in dogs and cats, and they can spread encephalitis (including West Nile Virus), Chikungunya, Zika, dengue, yellow fever, malaria and filariasis among humans.

Most female mosquitoes require a blood meal for egg production whereas males feed on nectar and do not bite. Eggs are laid on the surface of water or in dry locations that can be flooded by water. Eggs laid in dry locations can remain dormant under for several months. Eggs hatch into larvae, or wigglers. Mosquito larvae live in water and feed on organic debris or microscopic plants and animals. Larvae molt into pupae which are non-feeding. Mosquito pupae spend the majority of their time at the surface of the water, only moving when disturbed.

Many things can help to reduce mosquito problems around the home. Since three of the four life stages of mosquitoes are in or near water, it is best to eliminate all sources of standing water. Containers such as watering cans, buckets and bottles can turn into mosquito breeding grounds. Water should be drained from birdbaths, gutters, flowerpots and pet dishes at least once a week. Children's wading pools should be emptied of water at least once a week and stored so they cannot collect water when not in use. Tree holes should be filled in with sand or mortar, or drained after each rain. Leaky faucets and pipes located outside should be repaired.

Areas that cannot be drained, such as ponds or large rain collection systems, can be stocked with fish that eat mosquito larvae. Dunks can also be used in these areas. Dunks are a small, donut-shaped product that contains Bacillus thuringiensis var. israeliensis. The donut disrupts the life cycle of the mosquito and is non-toxic to humans, amphibians and fish.

Avoiding outdoor activities during peak mosquito hours is the best method to avoid being bitten. When outside, wear loose-fitting, light colored clothing with long sleeves & long pants. Repellants containing active ingredients such as DEET, picaridin, IR3535, oil of lemon eucalyptus (OLE), para-methane-diol (PMD), or 2-undecanone can be effective to keep mosquitoes from biting when evening activities cannot be rescheduled.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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