



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



---

—— Save the Date! ——

**National Night Out is Tuesday, October 1st!**

---

# 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
<a href="http://cnp.centerpointenergy.com/outage">http://cnp.centerpointenergy.com/outage</a>	
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.....	<a href="mailto:hcmud168board@gmail.com">hcmud168board@gmail.com</a>
Water/Sewer .....	832.467.1599

### NEWSLETTER PUBLISHER

Peel, Inc. (Advertising)..... [kelly@PEELinc.com](mailto:kelly@PEELinc.com), 888.687.6444  
Article Submission ..... [voverbeck@chaparralmanagement.com](mailto: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](http://www.houston-pmg.com)

### Email Contacts

**[board@steeplechasecia.com](mailto:board@steeplechasecia.com)**

(Simultaneously sends an unedited message to the Community Manager and each SCIA BOD member.)

**[pool@steeplechasecia.com](mailto: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](mailto: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](mailto:safety@steeplechasecia.com)**

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

## Schools

Emmott Elementary.....	281.897.4500
Campbell Middle School .....	281.897.4300
Cy-Ridge High School .....	281.807.8000

## Contact the Management Company

[www.steeplechasecia.com](http://www.steeplechasecia.com)  
or by phone 281.586.1700

**ADVERTISE**  
Your Business Here  
Call 512.263.9181  
for details  
[www.peelinc.com](http://www.peelinc.com)

## Harris County M.U.D. No. 168 Recycling day is Wednesday



YES,  
you can recycle it!



### PAPER: DRY & CLEAN, LOOSE

Newspaper & inserts  
Magazines & catalogs  
Junk mail, envelopes, file folders  
Office white, colored and computer paper  
Corrugated cardboard boxes  
Cereal & gift boxes, etc (that tear brown or grey)  
Paper bags & phone books  
Wrapping paper  
Milk cartons  
Juice cartons  
Wax coated boxes

### CONTAINERS: EMPTY & CLEAN, LOOSE

Glass - clear and colored  
Aluminum cans  
Aluminum foil  
Aluminum foil plates/ serving containers  
Plastic bottles, jars, tubs and buckets  
(such as soda, water, milk, juice, liquor, shampoo,  
detergent, condiments, salad dressing, yogurt,  
margarine, pet food, etc)  
Plastic grocery bags  
Styrofoam containers/ packaging  
Metal food cans (tin & steel)  
Metal food can lids  
Metal pots and pans

**BEST TRASH**

281.313-2578

## DISCUSSION MEETING WITH THE BOD 2019 RESERVE STUDY UPDATE

**Date:** Saturday, October 12th

**Time:** 11:00 am to 1:00 pm

**Location:** Steeplechase Clubhouse

**Questions can be submitted to Chaparral Management  
no later than Friday, October 4th**

The SCIA BOD will hold a discussion meeting about the 2019 Update to the Reserve Study. All interested residents are invited to attend.

A presentation will be made about the following.

- Results of the update
- Implications of the update
- Uses of the Reserve Study
- Future Association Asset Additions

## 2019 RESERVE STUDY UPDATE COMPLETED

The Reserve Study update has been completed. Reserve Studies were completed previously in 2012, 2015, and 2017.

Reserve Advisors use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets variable reserve expenditures with existing and future fairly stable levels of reserve funding. This Method also considers the following factors.

- Current and future local costs of replacement
  - 1.7% anticipated annual rate of return on invested reserve funds
  - 2.2% inflation rate for estimating future replacement costs
- Reserve Advisors recommendations follow.
- Contribute \$136,000 to the reserve fund in 2020. This is equivalent to \$82.73 per homeowner.
  - Inflationary increases to the contributions through 2049, the end point of this study's Cash Flow Analysis.

Expenditures projected for 2020-2024 (5 years) related to property covered by this study total \$311,914. Keep in mind that this expenditure amount does not include asset upgrades (for example, LED Message Board for a Manual Marquee) or asset additions (for example, BBQ pits and picnic tables in the wooded area between Courts 3&4 and the abandoned Courts 5&6).

Do you want to know more? Do you have questions you would like to ask? Come to the October 12th Discussion Meeting. (See article in this newsletter.)

## 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.

## 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



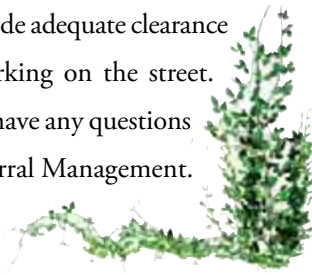
# STEEPLECHASE

## LOW HANGING BRANCHES AND WILD BUSHES

Steeplechase is fortunate to have sidewalks throughout that make it safe to walk, run, exercise etc. without worrying about dodging parked vehicles, cars coming down the street, etc. However, there are obstacles to using the sidewalks; for example, low hanging tree branches, unkempt bushes, etc... Homeowners and renters, please trim your plants so that the full width of the sidewalk is passable and provides a 7' to 8' height clearance for pedestrians. Likewise, your trees should be trimmed to provide adequate clearance for cars and trucks traveling or parking on the street. Thanks for your cooperation. If you have any questions or comments, direct them to Chaparral Management.

[cmc@chaparralmanagement.com](mailto:cmc@chaparralmanagement.com)

281-537-0957



## VOLUNTEERS NEEDED



The SCIA BOD has created committees to develop recommendations in specific areas. There are four committees seeking volunteers: 1) Social, 2) Facilities, 3) Landscaping, and 4) Capital Projects.

If you have an interest, or if you would like to further discuss what volunteering for a committee entails, come to the monthly BOD meeting, send an email to [board@steeplechasecia.com](mailto:board@steeplechasecia.com), or contact Chaparral Management at [cmc@chaparralmanagement.com](mailto:cmc@chaparralmanagement.com) or call 281-527-0957,

**5 Things you should expect and get from Expert Electrical, Plumbing and AC Service.**

- ☒ Up Front Pricing
- ☒ Same Day Service
- ☒ On Time Service
- ☒ Residential Experts
- ☒ 100% Satisfaction Guaranteed

**UNIVERSAL HOME EXPERTS**

Electrical / Air-Conditioning / Plumbing

TECL #17525, TACL # B76895E, TMPL #37917

**Serving Your Area Since 1992!**  
**713-568-3281**  
**[www.UniversalHomeExperts.com](http://www.UniversalHomeExperts.com)**  
**\$49 OFF REPAIR**

 BBB  
Start With Trust

 **BAYSIDE LANDSCAPE SERVICES, INC.**

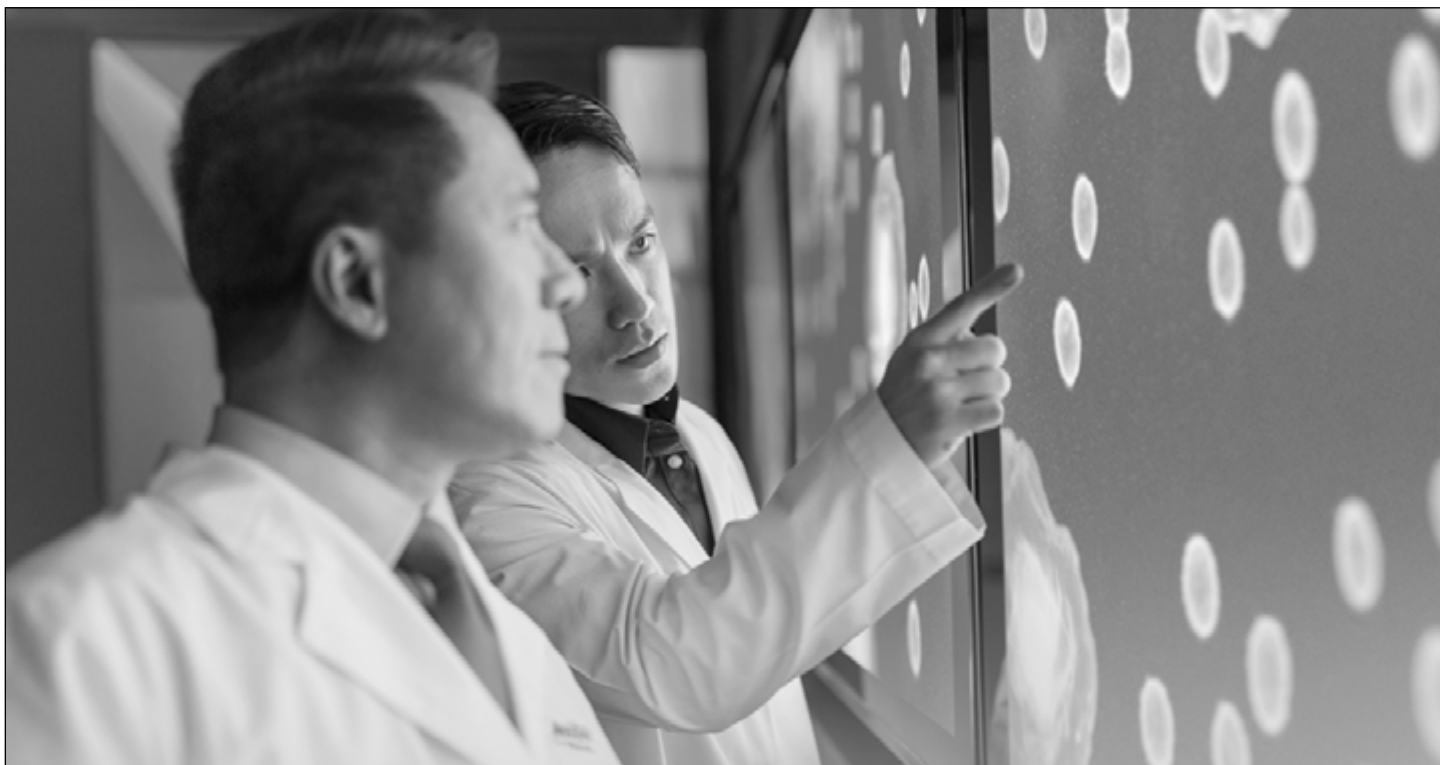
*"We have been in your back yard for the past 21 years! Please give us a call and we can help you with your next landscape project."*

**Offices located at 6102 Brittmoore Rd**  
**713.783.1976**  
[www.baysidelandscape.com](http://www.baysidelandscape.com)  
Email: [dwayne@baysidelandscape.com](mailto:dwayne@baysidelandscape.com)

*"We specialize in Residential Landscape Only"*

- Flagstone Patios • Brick Paver Patios
- Landscape Design & Installation
- Sprinkler Systems Installed & Repaired • Low Voltage LED Landscape Lighting
- 4", 6" & 8" PVC Drainage Systems
- Tree Removal

 **ACCREDITED BUSINESS**



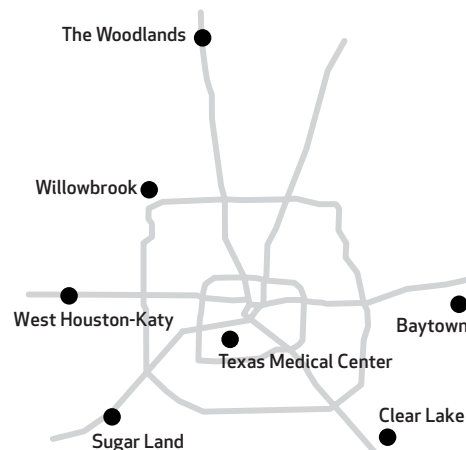
## OUTSMARTING CANCER TAKES LEADING MEDICINE.



At Houston Methodist Cancer Center, our teams of nationally recognized specialists are finding new ways to outsmart cancer, while delivering the most advanced treatments and comprehensive care available. From screenings to diagnosis and cutting-edge treatments, our leading cancer care is available at all seven locations across Greater Houston, so you can focus on healing, surviving and thriving.

Visit [houstonmethodist.org/outsmartcancer](https://houstonmethodist.org/outsmartcancer)  
or call **281.737.2500** to find a doctor in your area.

HOUSTON  
**Methodist**<sup>®</sup>  
CANCER CENTER



**Houston Methodist Cancer Center  
at Willowbrook**  
18220 State Hwy. 249  
Houston, TX 77070



# STEEPLECHASE

At no time will any source be allowed to use Steeplechase's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in Steeplechase is exclusively for the private use of the Steeplechase HOA and Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

**CELEBRATING OUR 20TH ANNIVERSARY!**  
Nationally Accredited by the Tree Care Industry

**Our services include:**

- Tree Pruning
- Tree Removal
- Tree Healthcare
- Tree Planting
- Stump Grinding
- Pre-Construction Site Survey's
- Emergency Service
- Fully Insured Workers' Compensation Insurance

**JONES ROAD TREE SERVICE**

**COMPLIMENTARY TREE MANAGEMENT PLAN**  
with any approved pruning/removed work. \$175 value • Expires 10/31/19

**\$150 OFF TREE SERVICE**  
Valid present ad only. Some restrictions. Offer good on new clients. Expires 10/31/19

For a complimentary consultation please call **281-469-0458**  
**WWW.JONESROADTREESERVICE.COM**

*For all of your plumbing needs, call...*

**ONE CALL DOES IT ALL!**

**Peter's Plumbing**

- Sewer Camera Inspection and Drain Cleaning
- Garbage Disposal and Faucet Installation and Repair
- Water Heater Install • Repipe and Water Leak Repair

**Low Price Guarantee**  
Licensed and Insured  
Free Estimates

**\$30 OFF**  
Any job over \$95

**\$1,050 for ANY Water Heater Install**

**832-885-9255**  
info@petersplumbingtx.com  
www.petersplumbingtx.com

*Follow me on Angie's List*

## BASHANS PAINTING & HOME REPAIR

- Interior & Exterior Painting
- HardiPlank Insulation
- Sheetrock Repair
- Cabinet Painting
- Pressure Washing
- Fence Replacement
- Custom Staining
- Custom Texturing
- Wood Replacement
- Interior Carpentry
- Sheet Rock Insulation
- Interior & Exterior Door Replacements
- Stucco Repair
- Wallpaper Removal
- Crown Molding

**NO MONEY UP FRONT**  
**30 Years Experience • References Available**

**Commercial/Residential**  
**~ FREE ESTIMATES ~**

**BashansPainting@yahoo.com**

**♦ FULLY INSURED**

**281-347-6702**  
**281-731-3383**

**bashanspainting.com**  
**HARDIPLANK®**



**WIRED GENERATORS**  
**ELECTRICAL SERVICES by WIRED**  
**Residential & Commercial**  
**Family Owned & Operated**

- Panel Upgrade / Replacement
- Additional Plugs and Outlets
- Troubleshooting
- TV Mounting
- Smoke Detectors

**713-467-1125**  
**www.wiredes.com**

*24/7 Service*  
*Family Owned & Operated*

**\$20 OFF**  
**Your Next Service Call!**  
Not to be combined with any other discount or offer. Expires 10/1/19

**5 Year Warranty\***  
100% Customer Satisfaction Guaranteed

**GENERATORS**  
**WIRED**

**13-467-1125**  
**wiredes.com**

**VISA**  
**Master**  
**BBB**  
**Master #100394 TECL # 22809**

**SUPER HIGH  
EFFICIENT  
VARIABLE  
SPEED SYSTEMS**



[www.AirofHouston.com](http://www.AirofHouston.com)

**UP TO \$2500 IN  
REBATES PER SYSTEM  
REPLACEMENT  
AVAILABLE**

Valid for a limited time only and  
subject to change without notice

# STAY SEASONABLY COMFORTABLE WITH AIR OF HOUSTON

**Air Conditioning • Heating • Refrigeration  
Residential • Commercial**

**Servicing All Makes & Models • Senior Citizen/Military Discount Family Owned &  
Operated • Annual Preventative Maintenance Contracts • 10 Year Parts & Labor  
Warranty Available Real Estate Inspections**

**BOOK YOUR SERVICE ANYTIME! CALL OR GO ONLINE  
281-890-0990 • [www.airofhouston.com](http://www.airofhouston.com)**



Licensed Insured  
& Bonded  
Lic #TACLB014135E  
Lic #TACLA78210C



**\$54.95**

**Complete A/C  
Inspection  
Additional Units  
\$49.95 Each**

Valid on Residential Jobs Only. With  
Coupon. Not Valid Sundays, Holidays,  
after hours. With any other offer or  
coupon. Expires 10/31/19

**\$20  
OFF**

**Diagnosis**

Valid on Residential Jobs Only.  
With Coupon. Not Valid Sundays,  
Holidays, after hours. With any  
other offer or coupon.  
Expires 10/31/19

**\$100 OFF**

**Purchase & Installation  
Of Any HVAC Equipment  
or**

**\$250 OFF**

**Purchase & Installation  
Of Any HVAC System**

Valid on Residential Jobs Only. With  
Coupon. Not Valid Sundays, Holidays,  
after hours. With any other offer or  
coupon. Expires 10/31/19

**\$65  
OFF**

**Any Repair Over  
\$300**

Valid on Residential Jobs Only. With  
Coupon. Not Valid Sundays, Holidays,  
after hours. With any other offer or  
coupon. Expires 10/31/19



**PEEL, INC.**

1405 Brandi Ln  
Round Rock, TX 78681

PRSRT STD  
U.S. POSTAGE  
PAID  
PEEL, INC.

SC



*Test Your Tennis Skills*

# *Steeplechase Community Garage Sale*

**Saturday, October 26th**

**8:00am TO 12:00pm NOON**

**(Rain or Shine)**

The SCIA is sponsoring a community garage sale as noted above.

Signs will be placed at all entrances to Steeplechase early in the week before the sale date. SCIA will also place an ad in the Greensheet. As mentioned, the sale will occur rain or shine. You might tie a balloon(s) to your mailbox to draw attention to your location if you are participating in the garage sale.

The BOD hopes that each participant has a successful sale.