



Steeplechase

NEWSLETTER



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

Enjoy Thanksgiving
with Family & Friends



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

Peel, Inc. (Advertising)..... kelly@PEELinc.com, 888.687.6444
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.)

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 or by phone 281.586.1700



HE'S BACK...SANTA AT THE PARK

SATURDAY, DEC 7
6:00 – 8:00 PM
SADDLEBOUGH PARK

Come join Santa. He will have hot chocolate, cookies, candy canes, and Teddy Bears. This year Santa is bringing a special guest to greet everyone. Bring your camera; there's always time for a photo with Santa.

The SCIA Board of Directors invites everybody from the Steeplechase community to celebrate the Christmas Season with Santa and his special guest.

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



2020 SCIA Budget, Projects & Assessment Rate

The Board approved 2020 operating expense budget is up about 11% from the 2019 budget. This increase is driven by the addition of a SCIA funded Sheriff's Deputy and several one-time landscaping projects. Refurbishment, upgrade, replacement and addition of Association assets will continue in 2020. Capital expenditures are budgeted at \$257,500 up from the projected year end 2019 expenditure of approximately \$147,000.

Three major projects were completed in 2019.

- Installation of the LED Message Board in front of the clubhouse and removal of the dated manual marquee.
- Resurfacing of the pea gravel sidewalks around the clubhouse with some drainage improvements
- New landscaping on the Steepleway Blvd median from the Jones Road entrance to the clubhouse

Board communication efforts will promote registration on the SCIA website, include increased newsletter articles including a "how to ..." series and e-blasts and encourage residents to use specific email addresses to address issues.

Projects budgeted for 2020 include the following:

- Repurposing the abandoned tennis courts 5 & 6
- Establishing a picnic/bbq/play area in the treed area between courts 3 & 4 and the aforementioned courts 5 & 6
- Replacement of clubhouse flooring and other interior renovation work
- One time landscaping projects (clubhouse west lot perimeter, clubhouse flagpole area and various sections along the greenbelt)

The 2020 Assessment rate is \$582, an increase of \$12 from the 2019 rate. The BOD continues on a "pay-as-you-go" basis for routine operating expenses (security, common area landscaping and irrigation, streetlights, tree pruning in Association maintained areas, Bayou Trail maintenance, deed restriction enforcement, etc.), and maintenance and improvement of Steeplechase Association amenities and assets.

The BOD thanks every resident for their support of the BOD's ongoing work to maintain Association assets and improve Steeplechase property values.

Every resident is encouraged to attend at least one or two BOD meetings to ask questions, raise issues, provide feedback, volunteer, etc. Participate to make your voice heard. If you can't attend members you can address the BOD directly by sending an email to board@steeplechasecia.com.

Finally, for current information about Steeplechase, visit steeplechasecia.com. If you are not registered for the website, please do so. Once registered you will have access to Association information and details at any time convenient to you 24-7-365. Additionally, you will automatically receive important information through e-blasts throughout the year.

POOR LIGHTED ROADWAY?

SCIA is asking Steeplechase residents to report poorly lit roadway within Steeplechase. SCIA contacted Centerpoint to do a lighting survey but Centerpoint no longer does this work. Keep in mind that the purpose of streetlighting is to illuminate roadway. Street lights are not intended for providing security lighting, pedestrian lighting or any other private property lighting.

If there is a pole at a location but it is not lighted, report the outage to Centerpoint. (Go to www.centerpointenergy.com, click on "in your community", and click on report a streetlight outage. Get the pole number before you go on line.) Thanks for your help with keeping the lights working.

If there is a working streetlight but it is blocked by tree branches report it. Then, please ask your neighbor to trim the tree that blocks the streetlight. The Association can follow up with a letter asking the resident to trim the tree that is blocking the streetlight.

Complete the form below to report a poorly lit roadway segment. The form must be completely filled out. Please submit the form to Chaparral Management via mail, email or fax.

Each request must provide the name of the street and the boundaries of the street segment involved. Please use cross streets or block number ranges for boundary limits. A follow up lighting survey will be conducted only within the boundaries indicated.

REQUESTED STREET _____
FROM _____
TO _____
BLOCKED BY TREE BRANCHES....YES (Circle if correct)

REQUESTER NAME _____
ADDRESS _____
CITY _____ ZIP _____
EMAIL _____

SEE SOMETHING THAT NEEDS REPAIR?

If you see something that needs repair, please report it. For example, monument lighting is out, graffiti, sprinkler heads blown off or sprinklers spraying the streets, not the grass, etc. Report it to Chaparral Management at cmc@chaparralmanagement.com or call 281-537-0957.

Thanks for your help in keeping your community well maintained.



SMART METER LAUNCH

Harris County Municipal Utility District No. 168 recently completed an initiative to convert the District to smart meters, partnering with Environmental Development Partners (EDP) to bring these devices to the District. Smart meters and related technologies are great tools for water conservation, and greatly improve our water system's operational efficiency.

The District's goals are lowering water loss due to leaks, visibility of water usage trends, and immediate reporting and handling of problems that may arise.

Residents can sign up for the "EyeOnWater" web service to monitor water usage as well as receive alerts of potential leaks.

Residents are urged to view provided information and instructional videos by going to:

www.MUD168.org/SM

For sign-up questions you may contact the District's Operator, EDP, at (832) 467-1599, M-F 8AM-5PM



The free EyeOnWater app enables:

- Accurate meter read- only pay for your usage.
- Proactive water conservation.
- Access to usage data (daily, weekly, or monthly).
- Set up warnings/alerts (high usage, continuous usage or leaks).

SEE HCMUD 168's WEBSITE FOR MORE INFORMATION: www.MUD168.org

HOW about a DISCOUNT or DUE DATE CHANGE on the ASSOCIATION ASSESSEMENT?

Comments about the possibility of a discount on the SCIA Annual Assessment or a change the Assessment Due Date came up again the Pool Tag Survey done this past spring.

Suggestions included a senior discount (similar to what Harris County offers), an early pay discount, etc... Due Date suggestion was for a date other than January 1 due to the yearend holiday expenses, income tax, etc....

A change in the Assessment Rate (same rate for every owner in any Steeplechase Section) or Assessment Due Date require a 66+2/3% approval vote of owners. Reviewing the various historical votes for BOD candidates, participation in BOD sponsored resident surveys and the like, such a vote percentage is extremely difficult. As such, offering an Assessment Rate discount or a Due Date change cannot be presented by the BOD.

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- Tree Removal



Streetlight Not Working Properly? Report It.

If you notice a streetlight is out, going on and off or flickering, report it. Make a note of the pole number. **Go to www.centerpointelectric.com** and fill out a streetlight repair request. Street lighting helps improve security.



New Contact Email Established drv@steeplechasecia.com



A new email address, drv@steeplechasecia.com has been established. Why? This is in response to continued residents' concerns over lax or poor deed restriction enforcement.

This email will go direct to Valerie Overbeck, the Chaparral Community Manager, the Chaparral Steeplechase inspector and each SCIA BOD member. The inspector can then check the specific property reported during the next routine inspection trip.

If you prefer to report such issues to Chaparral, please contact Valerie at 281-537-0957 Ext 16.

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

Tel: 281-537-0957

WHO IS RESPONSIBLE FOR SIDEWALK MAINTENANCE?

The responsibility for sidewalk maintenance is that of the homeowner.

So, if the sidewalk in front of your house is uneven (trip hazard), tilted (falling hazard), cracked or other, the property owner is responsible for fixing it. Such repairs/replacement work is not Harris County's or the Association's responsibility. (The only exception is that the Association is responsible for sidewalks in the common areas.)

SCIA deed restrictions require sidewalks and as such the homeowner must have and must maintain the sidewalk on their property. Removal is not an option; this would be a deed restriction violation.

If you have additional questions, contact Chaparral Management.

cmc@chaparralmanagement.com

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