

# SPRING TRAILS

THE OFFICIAL NEWSLETTER OF THE SPRING TRAILS COMMUNITY ASSOCIATION

VOL 1

ISSUE 11

## 2019 Annual Meeting of the Members & Election

**Mark your calendars!**  
**Spring Trails' 2019**  
**annual meeting is**  
**November 14th at**  
**Broadway Elementary School!**

First order of business will be the Board of Directors election. Immediately following collection of ballots, the program will begin with guest speakers Constable Ryan Gable and CenterPoint Energy's Justin Hemperley. Updates on the community's finances and initiatives will be presented as well as recognition of community volunteers. Immediately following the presentations, the results of the election will be announced.

*Don't miss out on the excitement!*  
*Check-in starts at 5:30 pm; the meeting will*  
*begin at 6:30 pm. See you there!*

## National Night Out at Spring Trails

*Contributor: Malinda Seger*



The annual Spring Trails National Night Out Picnic on October 1st was a huge success! Over 300 residents came to enjoy the delicious fried chicken dinner, chat with neighbors, and meet the first responders who help keep our neighborhood safe. Spring Trails resident Lisa Benoit (with Texas United Realty), sponsored the National Night Out coloring books and glow necklaces, as

well as some yummy big cookies for the event. Neighbors were also invited to join the Spring Trails Neighborhood Watch Committee.

The kids had a blast playing on the inflatables, eating cotton candy and Kona Ice treats, and getting their picture taken with the first responders. Getting to see emergency response vehicles up close was a big deal to the little ones, and even to some of the parents! The big surprise of the night was the Chick-fil-A cow who came to visit!

Residents signed posters to thank the first responders for their service which were presented to them at the end of the event by the events coordinator, Ruth Hutyra. We truly appreciate our Constable deputies, firemen, and EMT's!

The Spring Trails community is fortunate to have some very special neighbors who give of their time to make the events happen. VIP's for National Night Out were: Mary and Al Nowak, Dolores and Ralph Jones, Tony and Dorothy Domingo, Gerson Batres, Larry and Sheila Odem, Jamie Badau, Janelle and Robert King, Luz Antonio, Yadira Barrera, Sterling Bocage Jr., Patricia, Carlos, and Alberto Crespo, Dylan Benoit, Genette Wilbanks, and events coordinators Ruth Hutyra and Malinda Seger. Several residents stayed after the event to help with stacking the tables and chairs. We didn't get your names, but we appreciate and thank you!

*(Continued on...Page 2)*

# SPRING TRAILS

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Constable Ryan Gable ..... 281-364-4211

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(Continued from... Cover Page)



## ARC Spotlight SIGNS

Spring Trails residents support a variety of causes ranging from schools, churches, athletic teams, the military, political candidates and causes. Whatever your passion, signs are a familiar way to show your support, and the Association's covenants, conditions and restrictions (CC&Rs) outline the guidelines that apply to signage.

No sign or emblem may be kept or placed upon any Lot or mounted, painted or attached to any Single Family Residence, fence or other improvement so as to be visible from public view except the following:

1. For Sale Signs. An Owner may erect one (1) sign on his Lot, not exceeding 2' x 3' in area, fastened only to a stake in the ground and extending not more than three (3) feet above the surface of such Lot advertising the property for sale.

2. Political Signs. Political signs may be erected upon a Lot by the Owner of such Lot advocating the election of one or more political candidates or the sponsorship of a political party, issue or proposal, provided that such signs shall not be erected more than thirty (30) days in advance of the election to which they pertain and shall be removed within ten (10) days after such election.

3. School Spirit Signs. Signs containing information about local primary schools shall be permitted so long as the sign is not more than 36" x 36". There shall be no more than one sign for each child under the age of eighteen (18), residing in the home. Banners are not permitted.

4. Security Signs/Stickers. Signs or stickers provided to an Owner by a commercial security or alarm company providing service to the Residences shall be permitted so long as the sign is not more than 12" x 12" or the sticker is no more than 4" x 4". There shall be no more than one sign per Lot and stickers on no more than fifty percent (50%) of the windows and one on the front door or front entry area.

As a general rule, no signs are allowed to be erected, painted or mounted on Association common property or assets. All signs erected or mounted on common property or assets will be removed.

## Welcome to Spring Trails!

New to Spring Trails? Welcome! You've probably already figured out just how unique Spring Trails is. And there's more to come. Stay up-to-date on community news by registering with the Spring Trails website at [www.springtrails.com](http://www.springtrails.com). There you can review the Community's governing documents, preview and RSVP to upcoming community events, contact property management and the Board of Directors, request amenity access, sign up for text and email announcements, read about community initiatives, and much more.

Welcome to Spring Trails, the Forest of Possibilities.

## Spring Trails Appreciates Our Neighborhood Veterans

**November 11, 2019 - Veterans Day**

*Contributed by John Kessler*

Spring Trails is a wonderful place to live with a diverse community, and on and November 11th, we would like to recognize and thank the many generations of veterans who live among us.

Each and every one of these selfless servants metaphorically wrote a blank check for their life to America. And America cashed each of those checks the day these men and women left to serve their country. Some checks were cashed for many missed holidays and time away from their families, while others were cashed physically and mentally. Make no mistake; each veteran gave something to America.

Veterans Day is a celebration to honor America's veterans for their patriotism, love of country, and willingness to serve for the common good. Take time this Veterans Day to express and show your gratitude for the service and sacrifice of the brave and honorable men and women.

## Amenities Committee

The Board of Directors on October 10th approved to proceed with renovations to the Cardinal Sports Park tennis courts. As a result of several weeks of research and consultation the Amenities Committee presented the Board with a highly qualified and professional contractor, Quality Courts and Surfaces, and a number of recommendations to renovate the tennis courts. After thorough review of the recommendations and consultation with the contractor, the Board approved a renovation plan that will update tennis courts 3&4, and repurpose courts 1 and 2 into a multi-sport court/complex.

Renovations will begin on courts 3 & 4 with resurfacing and restriping the courts, replacing the fence surround and screens, replacing the nets and backboard and adding benches. Renovation of courts 1 & 2 will follow and involves dividing the space into 4 courts with multiple amenities including basketball, pickleball, volleyball, and general purpose. In addition to resurfacing the courts and replacing the fence surround and screens, a second gate will be installed to allow easier access to the various amenities.

Renovations will begin as early as November 1 weather and temperature permitting. Periodic updates will be posted including timelines as information becomes available.

The Board of Directors thanks the Amenities Committee volunteers for their tremendous efforts researching and identifying solutions to the Association's recreational needs. The improvements and new amenities will offer a wider range of outdoor activities to the diverse population of Spring Trails residents.



## Meet the Candidates

November 14th Spring Trails members will elect two candidates to serve on the Association's Board of Directors for 3-year terms. Below, listed in alphabetical order, are brief introductions to the five candidates for this year's election. Full biographies and Candidate Questionnaires are available on the Spring Trails website, under Residents, News & Announcements.



### **Anthony "Tony" Domingo**

Spring Trails resident since 2007.

What I like about Spring Trails: "General appearance, quality of homes, value for your dollar, the feeling of community and the great events that we enjoy."

Occupation: Retired from the U.S. Postal System. Currently serve as the Election Chairman of Postal Union, NALC 283.

Notable experience: Served on another HOA Board of Directors including as President. Volunteer for Spring Trails Monument, Landscape and Events Committees.

Goal as a member of the Board: Work toward improving Spring Trails and keeping it a desirable location to live.



### **Roger Olsen**

Spring Trails resident since 2007.

What I like about Spring Trails: "I have always felt the community is beautiful and well designed. The preservation of the natural forest and architectural spacing immediately attracted me."

Occupation: United States Army Veteran (27 years of service). Ten years with Harris Health Systems and Texas Childrens.

Notable experience: Current member of Spring Trails Board of Directors, serving as Treasurer (term expires November 2019). Volunteer for Spring Trails Fence and Beautification Committees.

Goal as a member of the Board: Enhance the beauty of our community through easily adaptable solutions; evaluate how the safety of our community can be maintained and improved; ensure "best practices" are always used.



### **John Rigsdell**

Spring Trails resident since 2006.

What I like about Spring Trails: "The amount of trees, wildlife, school district, well-kept properties, community events, and the people which enhance the pride and sense of community..."

Occupation: Certified Public Accountant.

Notable experience: Previous member of Spring Trails Board of Directors. Volunteer for Spring Trails Beautification, Monument, Website and Amenities Committees.

Goal as a member of the Board: Support current board in maintaining a high level of fiscal responsibility. Enhance property values, quality of life, and community involvement. Support amenities

that we can afford, without raising dues. Improve communication and implement resident surveys to assist in board decision-making. Support and enforce deed restrictions established at the inception of the community. Correspond with surrounding HOAs to share ideas on more efficient and cost-effective ways of solving community issues.



### **Raul Rodriguez**

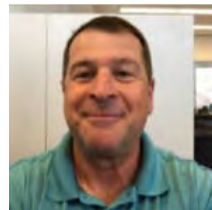
Spring Trails resident since 2003.

What I like about Spring Trails: "Trees, Broadway Elementary, and the residents."

Occupation: Senior Account Manager at Suez

Notable experience: Previous member of Spring Trails Board of Directors.

Goal as a member of the Board: Keep the community attractive to other families that want a beautiful place to live.



### **Pat Snow**

Spring Trails resident since 2014.

What I like about Spring Trails: "The uniqueness of small communities inside the larger community. That Spring Trails is nature focused with the abundance of trees and the protection of the green space."

Occupation: United States Air Force Veteran (30 years of service). Currently working in the mid-stream oil and gas industry.

Notable experience: Served as Vice President Student Senate, Unit's Booster Club, and HS Booster Club Treasurer.

Goal as a member of the Board: Explore improvements to the fitness trail and a bigger club house.

## Policy Review Committee

The first of what will be many updated architectural guidelines was adopted by the Board of Directors during the October 10th HOA Meeting, representing the first release of the Spring Trails Architectural Guidelines. Residential Fencing was one of the initial 3 topics reviewed by the Policy Review Committee, and the resulting guideline offers a consolidated, clarified, and updated set of instructions for the Association.

The Committee reviewed and discussed at length every instruction of the existing builder guidelines for fences, listened to members of the Association's Architectural Review Committee, and ultimately came to consensus on a variety of updates that will ultimately result in a more consistent and professional aesthetic throughout the community. Once filed with Montgomery County, the new fencing guideline will be made available to all residents through the Spring Trails website under the Documents window.

The Policy Review Committee volunteers continue to work diligently and deliberately through the many topics involved with Spring Trails Builder Guidelines. As topics are finalized and adopted they will be filed and added to what will become the first formal and comprehensive Spring Trails Architectural Guidelines.

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**(We are still working Insurance claims for hail or wind damage in Spring Trails...)**



# SPRING TRAILS

## Communications

Thank you to this month's Newsletter Contributors: Malinda Seger, John Kessler and Khara Mathews. Residents interested in submitting stories or articles for inclusion in the newsletter can do so online at <https://peelinc.com/index.php/submit-an-article/>. Articles are due by the 10th day of the preceding month.

## Happy Thanksgiving Spring Trails

"When you give cheerfully and accept gratefully, everyone is blessed."

-Maya Angelou

"A moment of gratitude makes a difference in your attitude."

-Bruce Wilkinson

"It is not joy that makes us grateful; it is gratitude that makes us joyful."

-David Steindl-Rast

"It is not happy people who are thankful. It is thankful people who are happy."

-Unknown

"Vegetables are a must on a diet. I suggest carrot cake, zucchini bread, and pumpkin pie."

-Jim Davis

## 2019 Board of Directors Election Voting Options

1. **Online** – Register at <https://springtrails.ivotehoa.com/accountSignup.php>. Enter the unique registration code mailed to each member of the Association, and select up to 2 candidates listed on the online ballot.

2. **Mail or Email** – Complete the ballot mailed to your address and mail it to Spring Trails C/O Inframark Management Services, 2002 W. Grand Parkway N., Suite 100, Katy, TX 77449. OR email the completed ballot to [khara.mathews@inframark.com](mailto:khara.mathews@inframark.com).

3. **In Person** – Attend the 2019 Annual Meeting, November 14th at Broadway Elementary School and cast your vote in person.

## Mark Your Calendars !

November 2nd.....Plant It Forward  
November 3rd.....End of Daylight Savings Time  
November 5th.....MUD 94 Board Meeting  
November 8th.....Heavy Trash Day  
November 9th.....Plant It Forward  
November 14th.....HOA Annual Meeting and Election  
November 16th.....Turkey Trot Fun Run  
November 21st.....Family Bingo Night  
December 3rd.....MUD 94 Board Meeting  
December 6th.....Christmas with Santa  
December 12th.....HOA Meeting

Visit the Spring Trails Website, Calendar for event times and venues.

**IMPORTANT: November Recycle Pick Up dates are November 6th and November 20th.**

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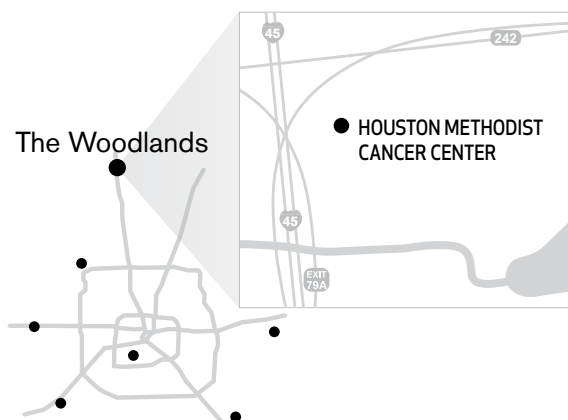
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## Excluding Pests



When the weather turns towards autumn and leads into winter, many pests start looking for a cozy place which can often lead them inside your home. By performing a thorough inspection, you can locate areas where these pests may enter and stop them before they become a problem.

Inside the home, look around doors and windows and if you see light around them it's a sign there isn't a good seal and weather stripping should be replaced. Inspect the attic for holes or entry points for small mammals such as rats, mice, and squirrels. Attic vents should be covered with stainless steel screening to block animals from entering. Outside, inspect the perimeter of the home for cracks and crevices in the foundation that should be sealed. Locate pipe and wire penetrations that enter the structure and seal areas that allow pests to enter.

Ideas on how to exclude pests from your home:

- Trim back or prune any trees and shrubs that touch or overhang the home
- Seal pipe & wire penetrations with copper mesh, sealant, or expanding foam

- Replace weather stripping around doors and windows if there is not a good seal
- Repair or replace window screens with holes
- For homes with brick or stone facades, stuff weep holes with copper mesh
- Clean debris from gutters to reduce harborage areas for pests
- Inspect all furniture, boxes, and bags for pests before carrying them into the home
- Inspect all plants for insect pests before bringing them into the home
- Do not store firewood inside the home, against outside walls, or near doors
- Use sheet metal, hardware cloth, or steel wool to seal any areas where animals have chewed to enter the home\*\*

\*\*make sure animal is not in the home or you'll seal it inside!

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](http://www.urban-ipm.blogspot.com)

This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 / project accession no. 1013905] from the USDA National Institute of Food and Agriculture.



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## Text Alerts



fields. Remember, only one user per household.

Have you signed up for text alerts yet? Register through the Spring Trails website at [www.springtrails.com](http://www.springtrails.com). Existing users can click "Your Profile" at the top right of the home page enter a mobile phone number to the "Text messaging number" field and save your update. New users must first register through the website by clicking "Register" at the top right of the home page and completing the required




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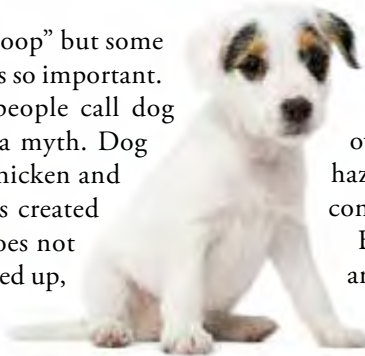
# Pet Place

## Reasons to “Scoop the Poop”

by Jennifer Magness, DVM

Dogs are a very popular pet and are found in many households. There are 70 million pet dogs in the United States alone. Opening up your home to a dog also means accepting responsibility for that pet, including cleaning up their waste.

Most people have heard the term “scoop the poop” but some people may not have heard the reasons why this is so important. Some people view dog feces (or what most people call dog poop) as a good fertilizer, but this is actually a myth. Dog diets mostly contain animal products such as chicken and turkey. Thus, a dog’s waste contains substances created by the breakdown of the animal products. It does not enrich the soil for plants such as grass. If not picked up, dog feces can enter waterways via storm drains after it rains. Nitrogen in the feces depletes the oxygen from the water, and the water is made harmful to fish and other aquatics. It is often listed as the third leading cause of water pollution. Dog feces are also considered an environmental pollutant as it contains harmful organisms.



One gram of dog feces may contain as much as 23 million bacteria. Harmful bacteria such as Salmonella and E. coli can be found in dog feces. Parasites such as Giardia, Cryptosporidium, roundworms, hookworms and whipworms may also be found. Many of the parasites (usually in a resistant egg form) linger in the environment for years, even if the rest of the dog feces breaks down over time. Both bacteria and parasites are health hazards for both humans and animals that come in contact with them.

Besides the “ick” factor of stepping in dog poop and the unpleasant odor of it, dog feces can serve to attract pests (such as flies) and rodents (such as rats). Being a responsible pet owner and scooping your dog’s poop is important for the community health of both humans and animals. It helps Improve local water quality. Scooping your dog’s poop also promotes favorable views towards dogs by others in the community.

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# Neighborhood **WATCH** Tips

Let's all work together to help eliminate neighborhood crime. Please watch out for these activities in our neighborhood:

- \* Someone running from a car or home.
- \* Someone screaming. If you can't explain the screams, call law enforcement and report them.
- \* Someone going door-to-door in the neighborhood or looking into windows and parked cars.
- \* Someone asking about past residents.
- \* Someone who appears to have no purpose wandering through the neighborhood.
- \* Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.

- \* Vehicles moving slowly without lights or without an apparent destination.
- \* Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- \* Offers of merchandise available for ridiculously low prices. The merchandise might be stolen.
- \* Someone walking or running while carrying property at an unusual time or place.
- \* Someone removing property from unoccupied residences.
- \* A stranger entering a neighbor's home which appears to be unoccupied.
- \* A stranger in a car who stops to talk to a child.
- \* A child resisting the advances of an adult.



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