



# WINTER TREE CARE

By David Jamar

Jones Park Forester ([hcp4.net/news/winter-tree-care/](http://hcp4.net/news/winter-tree-care/))

Although winter tree care usually isn't a homeowner's top priority, neglecting your tree now can lead to big problems in the future. As trees enter dormancy, cellular changes direct resources away from limbs and leaves to the roots, preparing the tree for growth during the warmer months. Proper winter maintenance – like watering, fertilization, and pruning – will help your tree flourish in the spring and stay healthy through the summer and fall.

## Watering

Most established trees do not need supplemental watering during winter unless it's unusually cold and dry. The amount of water a tree needs depends on the tree's age, species, location, soil type, and weather conditions.

In general, evergreen trees will need more water than deciduous trees because they lose water through their leaves. If temperatures drop too low and the tree hasn't received adequate water, the foliage on evergreens may die back from winter burn.

Deciduous trees require less water than evergreen trees because they have no foliage to remove water from the root zone. Overwatering young and newly planted deciduous trees during dormancy may lead to root rot and the death of the tree. If the winter is unusually dry or if temperatures are forecast to drop below freezing, supplemental watering is recommended.

## Fertilizing

Avoid using fertilizers high in nitrogen during the winter. These

fertilizers may trigger new growth, which may be damaged as temperatures drop, causing dieback of limbs or stunted spring growth.

A well-balanced, slow-release fertilizer will not injure young trees when applied properly. Fertilizing young and newly planted trees during late fall or early winter can fuel root growth throughout the winter and spark new growth in the spring. For mature trees, fertilizer is not recommended unless a professional has diagnosed a deficiency in your soil.

## Pruning

Winter is also a great time for shaping both young and mature trees, especially deciduous trees. Not only are insects and diseases less prevalent but structural problems are more evident once leaves have fallen.

To shape the tree, identify your tree's leader stem, which is the tree's most vertical stem, and scaffold branches, which form the tree's canopy. Once these have been identified, begin by removing crossing or crowded limbs and raise the canopy if needed. With proper pruning, young trees can develop a strong central stem and grow into a more stable form.

Want to learn more? Join Jones Park for its annual Arbor Day celebration on January 18 and 19. An arborist will be available to answer your tree care questions. Visitors can also help plant native trees at the park and take home a free sapling while supplies last.



## IMPORTANT NUMBERS

CGNOA Recreation Center .....281-290-6723  
Guard House.....281-357-4183

### SCHOOLS

Tomball Independent School Dist. ....281-357-3100  
Willow Creek Elementary .....281-357-3080  
Canyon Pointe Elementary.....281-357-3122  
Northpointe Intermediate .....281-357-3020  
Willow Wood Junior High .....281-357-3030  
Tomball High School.....281-357-3220  
Tomball Memorial High School.....281-357-3170

### PROPERTY TAX

Harris County Tax.....713-224-1919  
Mud #280 and Mud #15.....281-376-8802  
NW Harris WCID.....281-376-8802

### POLICE & FIRE

Emergency ..... 911  
Harris County Sheriff ( Non Emergency) .....713-221-6000  
Klein Vol. Fire Dept. ....281-376-4449

### MEDICAL

Tomball Regional Medical Center .....281-401-7500  
Methodist Willowbrook Hospital .....281-477-1000  
Houston Northwest Medical Center.....281-440-1000  
Cy-Fair Hospital.....281-586-4700  
Texas Sports Medicine Center .....281-351-6300  
Poison Control .....800-764-7661  
Cypress Creek EMS (www.ccems.com) .....281-378-0800

### UTILITIES

Centerpointe Energy .....713-207-7777  
Power To Choose.....888-797-4839  
Centerpointe Energy Entex .....713-659-2111  
En-Touch (Customer Service) .....281-225-1000  
Telephone AT&T.....800-464-7928  
Water District Manager (15 & 280) .....281-376-8802  
Waste Management.....713-686-6666  
Waste Management Hazards Waste Pickup-280 Only  
.....800-449-7587  
Utility Marking - Texas One Call .....800-245-4545  
Before You Dig..... 811

### TV / INTERNET

Comcast.....800-266-2278  
AT&T U-Verse .....888-320-2167  
DirecTV.....888-777-2454  
DISH Network .....888-825-2557

### NEWSLETTER PUBLISHER

Peel, Inc. ....512-263-9181  
Advertising.....advertising@peelinc.com

## Christmas Holiday Office Hours

**Christmas Office Closure:** The office will be closed Tuesday, December 24th and Wednesday, December 25th.

**Holiday Gate Access:** The Holiday Season is one of the busiest time of the year at the front gate. For your convenience as well as to expedite traffic, residents living in the gated sections can email the guards again this year. Please email-or drop off your list of Holiday guests that you are expecting or if you are expecting a large number of guests, a request for open access is recommended. Open Access can be provided until 10 pm on Christmas Day. Please include your name, address, and contact phone numbers for any questions that may arise.

Phone calls to the front gate after 10 am on a Holiday may not be received if the personnel are checking in a large volume of guests, therefore it is recommended that you contact the personnel prior to Christmas Day via email: Send an email to: [frontgate@cgnoa.com](mailto:frontgate@cgnoa.com) Include your name, address and your guest list. Thank You.

## THE MANAGER'S CORNER HOA's 101 (UNDERSTANDING YOUR ASSOCIATION)

### Legal Documents – The Basis for the Association

The Association is formed and governed by legal documents. The purpose of the legal documents are to:

- Preserve, protect and enhance a community's property values and assets

- Promote harmonious living by documenting residents responsibilities to others and the community and rights as a homeowner

- Ensure that residents can use and enjoy their property without creating a problem for a neighbor

### The legal documents that establish and govern the association are:

- Plats
- Articles of Incorporation (Certificate of Formation)
- By-Laws
- CCR's – Covenants, Conditions and Restrictions (Deed Restrictions)
- Rules, Regulations and Resolutions
- State and Federal Laws

\*If your association has a website, all of your legal documents will be posted for you to access

There is a hierarchy of authority for legal documents. Federal, State, City and County laws take authority over the association's legal documents.

### Hierarchy of authority:

Federal Laws, Regulations and Court Decisions  
State Laws, Regulations & Court Decisions  
City and County Law, Regulations and Court Decisions  
Declaration, CC&R, (Deed Restrictions)  
Articles of Incorporation  
By-Laws  
Board Resolutions

This article will focus on Plats. The subdivision begins with the plat. The plat ties and binds the lot to the Deed Restrictions.

Plat(s) - A map of a subdivision that represents a tract of land, showing the boundaries and location of individual properties, streets, easements and other pertinent information. After a plat is approved by the Planning and Zoning Commission it is filed with the appropriate county clerk and becomes a legal lot of record for which a building permit can be issued.

Property or land survey plats may seem straightforward, but the origin of platting laws creates ambiguity because plat laws are based on public law instead of contract law. They grow out of the governmental legal concept of the right of the government to make laws to protect the welfare of the public rather than the idea of creating a document controlling the rights of the signatories.

As such, public law can be somewhat vague at a time when specifics matter the most.

- Plat maps are supposed to provide an accurate description of a section of land, people, access

(Continued on Page 3)



(Continued from Page 2)

- ways, and things on the tract.
- They are meant to prevent trespass of private property by unauthorized persons.

- They ensure land for public use remains public.
- Plats ensure lots comply with zoning rules and restrictions.
- A plat map ensures all property owners have access to utilities.

**What Can You Find on a Plat Map?** There is a wealth of information to be found on a plat map.

- Tract orientation - a plat map indicates the property's directional orientation.

- Placement of property lines - property lines can become obstructed by surrounding development, plant life, and other obstacles. The plat map prevents the need to resurvey the land.

- Easements within a subdivision - plat maps show the easements associated with a property. The information is compared with deed documents to show legal land use.

When a plat map is registered with the city or county, you must follow specific rules and requirements when creating the record.

- Describe the subdivision with metes and bounds.
- Locate the subdivision with respect to the corner of the original survey.
- State the dimensions of the subdivision and each part of the tract intended for public use.

- Include acknowledgment of the plat by the owner or owner's agent.
- File and record the plat with the county clerk in the county where the tract is located.

- In Texas, the plat must comply with Texas Property Code, Chapter 12. Other states may have different requirements.

(credit: <https://info.courthousedirect.com/blog/bid/382156/what-is-a-plat-map-the-basics-you-should-know>).

Some plats contain subdivision restrictions and or restrictions and guidelines that may or may not be contained in the Declarations (Deed Restrictions).

The plat maps for Canyon Gate at Northpointe include but are not limited to the following information: Utility line easements, building lines, water line easements, permanent access easements, private and public street designations, lot lines, specific reason for the plat, the size and location of the land included in the plat, land use specifications, locations of parks, drains, ground and aerial easements, bayous, creeks, drainage, access granted for emergency vehicles and numerous other dedications, restrictions and/or guidelines.

Copies of the Plats are available for review in the Community office. Please contact the office to make an appointment to review the Plats of the community if you are interested in seeing the information they contain.

Additional information plats can be found here: <http://www.hba.org/wp-content/uploads/2013/06/May-2015-Presentation-Platting-101-By-Reid-Wilson.pdf>

During this busy time of year,  
it's important to remember the  
most significant things in life . . .

*Family, Faith & Friends.*

Wishing you and your family many  
simple pleasures this holiday season.

**Better  
Homes  
and Gardens**  
REAL ESTATE

**GARY  
GREENE**



**Donna Labbé**  
REALTOR®, ABR, CNE, CHMS  
Canyon Gate Resident  
Serving Tomball for 13 Years!

**713.416.3577**

**DonnaLabbeRealtor@gmail.com**  
**www.NorthpointeRealEstate.com**



©2019 Better Homes and Gardens Real Estate LLC. Better Homes and Gardens® is a registered trademark of Meredith Corporation licensed to Better Homes and Gardens Real Estate LLC. Equal Opportunity Company. Equal Housing Opportunity. Each Franchise is Independently Owned and Operated. If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.

# CANYON GATE

## MEETING MINUTES FOR CANYON GATE HOA BOARD (CGNOA) MEETING FOR AUGUST 29TH, 2019

CGNOA Board members present: President Lee Stubbett, Treasurer Greg Creel, Secretary Pat Kennedy. Also present: Association Manager Tally Jenkins, HCSO Deputy David Enstrom

Open session was called to order at 6:32 PM. 3 members present. Topic covered included the reserve study. Minimal member concerns noted. Meeting called to order at 6:40 PM.

Adopt agenda: motion to accept: Greg Creel second: Lee Stubbett

Minutes: notification by Tally Jenkins to correct "???" To reflect accurate time of 6/20/19.

Meeting call to order. motion to accept: Greg Creel second: Lee Stubbett

Sheriff's Report: Deputy Enstrom noted 1 BMV in Canyon Gate. Deputy also noted lack of ability to pursue crimes as a result of CG residents declining to report crimes.

Financial Report by Greg Creel: motion to accept: Lee Stubbett second: Pat Kennedy

Manager updates by Tally Jenkins:

1. Fall Garage Sale will be held 9/14/2019. Email blast reminder to be sent this Friday.

2. Shred Event was a success with approximately 40 residents participating. Also discussed making the event reoccurring, with a timeline TBD by the Board.

3. Recent vandalism in our community necessitated an email blast asking for information. As a result of the spray paint, the HOA replaced a STOP sign.

4. Two pieces of gym equipment are broken and currently out of service.

5. Manager noted 308 deed restriction violations, some homes with multiple violations.

Interim decisions:

1. The Board approved removal of large dead tree on SH249 at a cost of \$1,160.00

2. The Board approved the Back to School Bash at a cost of approximately \$700.00

3. The Board approved sprinkler system repairs at a cost of \$1,853.95.

4. Due to ongoing and unresolved service issues with Greater Houston Pool Management, the contract was cancelled.

5. The Board approved a pool management contract with DS Recreational Services, in effect until 12/31/19. The Board will solicit new proposals and review at October meeting.

Old business:

1. Reserve Study: The final version of was forwarded to the Board for review. The draft was updated to include loan payments, completed cleaning of entry walls and monuments, the replacement of the Northpointe Blvd fence, and replacement of the pool pump. When approved by the Board, the study will be uploaded to the CGNOA website and a link emailed to the community.

2. Texas Workforce Interns-Two interns were assigned to the community by Texas Workforce for the summer. Many positive reviews of both interns and future placement with CGNOA is possible!

Old business (cont'd)

3. Street signs, Stop signs, and Curb damage audit: Proposals are being solicited for repair and/or replacement of 64 double sided street sign blades at 40 intersections, and

14 stop signs. There are several signs missing and sign poles leaning that are in need of repair or replacement.

4. Website upgrade: Currently underway, original rollout date was 10/1, now advised will be 9/15. Emails will be sent to all residents currently signed up.

5. Treadmill replacement: Replacement of second treadmill, approved at June meeting was replaced.

6. Back to School Bash (8/25/19) was a huge success, approximately 200 attendees over the course of the event. Other events being considered are Halloween and Christmas events.

New Business:

1. National Night Out: The board will be having a planning session for NNO. National Night Out is 10/1/19.

2. 2020 Budget preparation: The board was advised the 2020 preliminary budget will be presented at the October meeting.

3. Community Holiday (community entrances and community center) decorations will be rebid and proposals presented at October meeting.

4. A proposal to repaint the crosswalk near the events board at the community center was approved at a cost of \$325.00.

Motion to approve: Pat Kennedy second: Greg Creel passed: unanimous

5. The Board was presented with the 2018 audit and tax returns. Tally noted no taxes due. Appropriate documents were signed by Greg Creel, Treasurer, CGNOA

*(Continued on Page 6)*

# CYPRESS CHRISTIAN SCHOOL



11123 Cypress N. Houston Road, Houston, TX 77065 | 281.469.8829 | [CypressChristian.org](http://CypressChristian.org)



## Still on the Fence about Hosting an Exchange Student?



You don't have any kids? Are you a single parent? Same sex couple? An empty nester? This is not a problem, we place our students in all kinds of families!

You're not rich? Neither am I! Your exchange student comes with their own spending money and health

insurance. All you provide is room/board and three meals a day. Oh and TLC...but that's free.

Live in the middle of no where? Small town? Not a big deal. Some kids prefer to get away from the hustle and bustle of big cities. The exchange students also do pretty well in small schools, as they usually get to be the center of attention and make friends rather quickly. Our students also get chances to travel to New York, Washington DC, Hawaii and California...so they can get their fill of the city life and return back to the peaceful sounds of nature.

Do you consider yourself a boring person? More than likely this is not true, and you should quit being so hard on yourself. Your student

will make friends. Your student will meet other exchange students. Your student will attend activities offered by our program. Your student will get involved in sports and school clubs. Your purpose is not to entertain them. But you might find that you bring a little adventure to each others lives.

Kids are too young? Great! Lots of students love young kids, and your kids will love them. It's beneficial to introduce your kids to new cultures at a very young age. You're preparing them to accept people no matter what the religion, color of their skin, or language they speak. That my friend, is good parenting.

Don't hold back! This is a great experience for both parties. You get the opportunity to change a child's life. You get the satisfaction of seeing them grow, even after they leave your home into becoming a doctor, a lawyer, a diplomat, artist, teacher...the list goes on. And you contributed to that success! And the best part of it all, is you gain another family member for life. We need people like you to give these kids a chance.

STS Foundation is a 501(c)(3) organization whose mission is to place exchange students in our area. If you are interest in hosting, please contact me at 832-455-7881 or at [vicki.stsfoundation@yahoo.com](mailto:vicki.stsfoundation@yahoo.com). I'll be happy to answer any question you might have and get you started on hosting your very own student!



*Help Keep Our  
Neighborhood Beautiful!*



# CANYON GATE

**At no time** will any source be allowed to use the Canyon Gate at Northpointe Newsletter 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 the Canyon Gate at Northpointe HOA and Peel, Inc. The information in the newsletter is exclusively for the private use of Canyon Gate at Northpointe residents only.

**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.

(Continued from Page 4)

6. Resignation of Director: Mike Ropers sold his home and submitted his resignation. The Board accepted his resignation.

motion to accept: Lee Stubbett second: Pat Kennedy

7. Board will interview any potential candidates at the October meeting.

8. Board to proceed with foreclosure on following accounts:  
\*\*\*\*\*2401

motion to accept: Pat Kennedy second: Lee Stubbett

9. Authorization to file suit and proceed with legal action to enforce deed restrictions

for 8 accounts. Violations are trash cans in view, fence repairs, and mildew.

*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*

*Happy Holidays from*

**WIRED GENERATORS**  
ELECTRICAL SERVICES *by WIRED*

**713-467-1125**  
[www.wiredes.com](http://www.wiredes.com)

Residential & Commercial Service  
Family Owned & Operated

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

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

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

**Generators by WIRED**

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

**BBB**  
Master #100394-TECL # 22809

**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®

**VISA** **MasterCard**



# OUTSMARTING CANCER

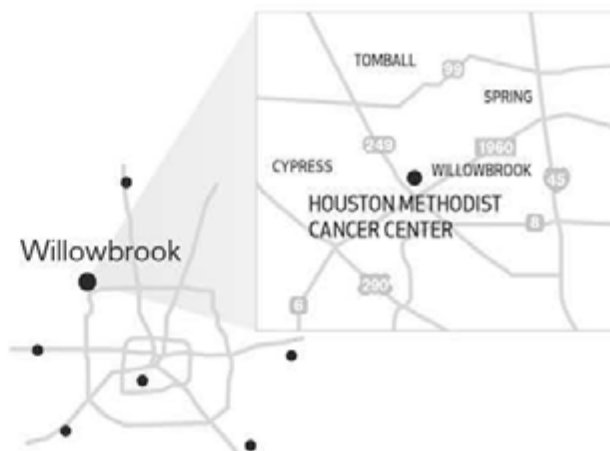
## in Northwest Houston

Willowbrook • Cypress • Spring • Tomball

**Our nationally recognized specialists are finding new ways to outsmart cancer.**

From screenings and diagnosis to the most advanced treatments, our leading cancer care is available at our Willowbrook location, which also serves the Cypress, Spring and Tomball communities. We offer personalized guidance and support, so you can focus on healing, surviving and thriving.

HOUSTON  
**Methodist**  
CANCER CENTER



281.737.2500

[houstonmethodist.org/cancer-wb](http://houstonmethodist.org/cancer-wb)





**PEEL, INC.**

1405 Brandi Ln  
Round Rock, TX 78681

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

CGNP

