



Steeplechase

NEWSLETTER



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



*SCIA Wishes You and Your Family
a Very Merry Christmas!*

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 Submissionvoverbeck@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

2020 SCIA BOD Meeting Schedule

The SCIA BOD meetings are held on the third Tuesday of the month for January through November. (There is no BOD meeting in December.) These meetings are open to all residents and the BOD encourages participation at these meetings.

January 21

February 18

March 7

(BOD Discussion Meeting with Residents; Topic to be announced in due course)

March 17

April 18

(Special Saturday BOD Meeting; Starts 10:00am)

May 19

June 16

Annual Association Meeting; No Business Conducted

July 21

August 18

September 15

October 20

November 17



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.

FROM THE SARGE

As I Sit Here in My Patrol Car...

As I sit here in my patrol car, listening to call after call for burglary of a residence and burglary of a motor vehicle, I think about the stories my mother told me of her childhood, when you trusted your neighbors and didn't need to lock your doors. Of course, locking your doors back then didn't amount to much. Everyone had the same lock on their front door, which was opened with a skeleton key that you could purchase at any hardware store. Back then, cars were just transportation and did not have any fancy stereos or gadgets to steal and they were started with a hand crank. People were different in those times too; they helped one another and watched over each other. If a stranger came to town, everyone knew it and eyed them with suspicion, until they proved their worth to the community. I am not sure what caused such a drastic change in our society; there are so many things we can blame it on and I can only hope that one day we will return to those simple times. Until then, I have some tips for you that will help keep you from being a victim of today's society, regarding burglaries. These tips will not make your homes or cars "burglar proof", but they will make them less appealing for those who wish to take what is not theirs. Burglars, like animals in the forest, are most likely to take the path of least resistance. You might say they want a quick and easy "grab and run", which cuts down on the likelihood of being caught.

1. When you park your car in a parking lot, or at home, remove all valuables from inside (i.e. laptops, money, wallets, purses, jewelry, firearms, et cetera). You would be amazed at how many of these items are stolen every day and how easily it could have been prevented, if folks would follow this one simple thing. If you want to keep it, don't leave it in your car.

2. Keep your vehicle doors locked at all times and do not leave your engine running. Stop putting all of your faith in your alarms, kill switches and other gadgets, to keep your vehicle from being stolen, or broken into. The simple act of locking your car doors will do more than you think. I cannot tell you how much video footage I have viewed, where car burglars or car thieves walk through a neighborhood and check the door handles, looking for a vehicle that is unlocked and skipping all of the ones that are locked. Besides, nobody pays attention to a car alarm going off in a parking lot anymore. How many times have you heard one and ignored it?

3. Most residential burglaries are committed by someone who has been in your house, or are friends with someone who has been in your house. Most of the burglary calls I have been to, I have noticed that the burglars not only know which window is obscured from view of your neighbors, but they seem to know exactly what they are looking for in your homes and they know exactly where it is, so be mindful of who you allow into your home, such as your children's friends or relatives with questionable character. When it's a true "random burglary" they usually trash the whole house.

4. When you purchase a new stereo, television, game console, tools,

(Continued on Page 4)

Been In A Pickle ? Reduce The Stress With Pickleball

Proposed – a new fun experience at your Steeplechase clubhouse.

You must be thinking, what is pickleball? Is it something my friends and I just made up? Nope.

Pickleball is a real sport and really fun! Think of it as table tennis, meets traditional tennis, meets badminton. You have a net, a court, paddles, and a lightweight ball (similar to a whiffle ball). Players can face off as singles or doubles, just as in traditional tennis.

Anyone from school-aged children to elderly retirees can enjoy the game of pickleball. Because the court is smaller than a tennis court, play is more compact and slightly less strenuous. Yet because of its non-threatening nature, pickleball is a great way to get outside and have fun. You won't even notice that you are exercising as you play this entertaining game!

If you are interested in learning this new fun game, for all ages, please vote **YES!** - Send your reply to : Board@Steeplechasecia.com or DMFredericks@aol.com by January 6, 2020 so we can get started. Earlier replies are encouraged.

Happy Holidays from
WIRED GENERATORS
ELECTRICAL SERVICES by **WIRED**

713-467-1125
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

Master #100394-TECL # 22809

STEEPLECHASE

(Continued from Page 3)

or any other item, DO NOT put the empty boxes with the trash on the curb. That is nothing more than advertising for everyone who is driving by, that says "look at the great stuff that is available for you to steal". Instead, shred the boxes and burn them, or take them to the local landfill.

5. Burglars use Facebook, Twitter and other social media, to decide where they are going to break in. Stop getting on social media sites and letting the world know you are having a great time in Florida and won't be back for two weeks. All you are doing is announcing that your home is an easy target, because nobody is there. They also look at the background in your photos you share, so they can see all of the wonderful things in your home that they would love to have.

6. Large, aggressive dogs, either inside the home, or in the back yard, are a pretty good deterrent for anyone wanting to enter your property unlawfully.

7. Security lighting, video surveillance cameras and alarms will help, but they do not replace common sense.

Folks, I could go on and on, listing hundreds of things you can do to make yourself less likely to be the victim of a crime, but this is a newsletter article and not a "how to" book, so with each issue of this newsletter, I will try to provide you with tips and information that will help you stay safe. Until then, keep your head on a swivel and watch your six.

Sarge.

Hello 2020, Goodbye 2019

The SCIA BOD wishes you and your family a Very Happy & Prosperous New Year

What to watch for in the New Year.

- Upgrade of Saddlebough, Meadowchase and Roan parks funded by MUD 168
- Construction of another park, Churchill Park & Trail, on the greenbelt between Gold Cup and Churchill Way. Again this new park is funded by MUD 168. Design details are available
 - Total repurposing the abandoned tennis courts 5 & 6 area to a new use
 - A picnic/bbq/play area between tennis courts 3 & 4 and the new use to be developed in the courts 5 & 6 area
 - Renovation, upgrade of specific aspects of the clubhouse; e.g. new flooring, installation of sound dampening material, etc.
 - New landscaping around the perimeter of the clubhouse west parking lot, development of a flower bed around the flagpoles, the in-ground lighting and the LED Message Board.
 - Addition of new landscaping features along specific sections of the greenbelt

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, TAQL # B76895E, TMPL #37917

Serving Your Area Since 1992!

713-568-3281

www.UniversalHomeExperts.com

\$49 OFF REPAIR

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®



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.

Steeplechase Monthly Inspections

Recently a BOD member and the Association's legal counsel rode with the compliance inspector to better understand the inspection process used to identify deed restriction violations.

It takes a full day to perform an inspection of the entire Steeplechase development. The inspector has a detailed report on each property that is used to identify if the homeowner has been sent letters, about what, how many, when, etc. He refers to this as needed when identifying possible deed restriction violations. Photographs are taken as needed. The inspector has many items to look at including the yard, roof, garage, house, driveway, fence and more. It keeps him busy. He is very cautious about other vehicles on the road, pedestrians crossing the road, bicyclists, skateboarders, loose pets, parked vehicles, delivery vans, etc. The deed restriction inspection is a very slow, tedious, meticulous process. On the ride, the inspector was careful, detailed and focused during the inspection.

Keep in mind that identification of a possible deed restriction violation is only the first step. As noted in the newsletter before, the process of remedying a deed restriction violation can be very long if the homeowner is non-cooperative. The State of Texas has mandated the steps the Association can take, the time between steps, etc. As such, it may take 6 – 9 months or even longer if the homeowner resists correcting the violation.

If you are concerned about a possible deed restriction violation that doesn't seem to be addressed, you can report it at drv@steeplechasecia.com or contact Chaparral Management. Include a photograph if it helps to understand what the concern is.

What Does The ACC Do?

The ACC, Architectural Control Committee, reviews and approves, or recommends needed changes in plans for maintenance, improvement or renovation of properties within the Steeplechase Community.

The purpose in reviewing the property owner's plans is to ensure that the plans comply with Steeplechase deed restrictions. Examples of projects that the ACC must review include exterior painting (even if the same color), roofing, new/relocated/changed fencing (materials included), siding replacement, additions such as rooms/ garages/ etc., outbuilding structures, permanent backup power generator siting, and more.

If you are considering any exterior work and are unsure as to whether you need to submit an ACC application, contact Chaparral Management for help or come to a BOD meeting and sign up to speak.

An ACC application is easy to complete and review with feedback is prompt.

cmc@chaparralmanagement.com or 281-537-0957



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, or contact Chaparral Management at cmc@chaparralmanagement.com or call 281-527-0957

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.

STEEPLECHASE SECURITY CONTACT INFORMATION

Please follow the Steeplechase Safety & Security page on Facebook for helpful tips about personal, home, and neighborhood safety, along with important neighborhood news and information. This page is managed by Steeplechase's Security Coordinator, who works directly with HCSO and our local deputies.

<https://www.facebook.com/Steeplechase-Safety-Security-181933781906989/>

Please reach out to our Security Coordinator with information or questions by direct message through this page or by emailing safety@steeplechasecia.com.

REMEMBER: If you see someone or something suspicious or strange, call 713-221-6000 Option 6 to report it. If you witness a crime or emergency, call 911.

As the deputies say, if it isn't reported, it didn't happen

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 or 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 or 281-537-0957



OUTSMARTING CANCER

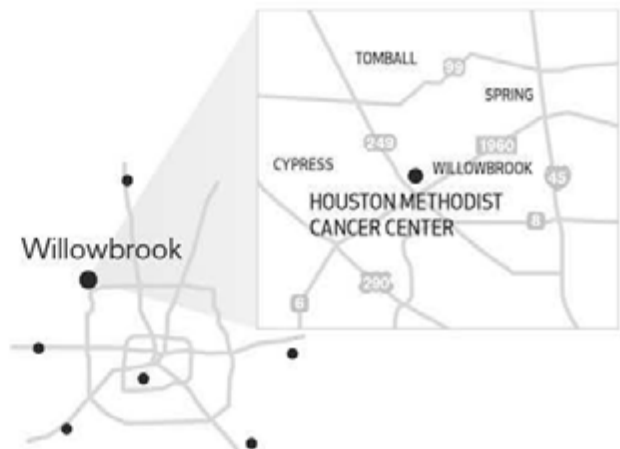
in Northwest Houston

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



PEEL, INC.

1405 Brandi Ln
Round Rock, TX 78681

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

SC

