

SUMMERWOOD LIFE

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

Documents That Govern Homeowner Associations

Communities such as Summerwood are typically run by a homeowner's association (an "Association" or HOA). A potential buyer or owner of property in an association should develop a basic understanding of what the governing documents are, and their purpose, in order to further research if this is a community that would fit in with the lifestyle of the homeowner.

- Articles of incorporation
- Bylaws
- Covenants, Conditions and Restrictions (CC&R's)
- Architectural Control Committee (ACC) Guidelines
- Texas Property Code 201
- Texas Non-Profit Corporation Act
- Recorded map or plat of community

The above documents, with the exception of the Texas Property Code and the Texas Non-Profit Corporation Act can be found on both the www.Summerwoodlife.com and www.Crest-Management.com websites.

Articles of Incorporation are typically documents that set the name of the association, assert that it is a nonprofit mutual-benefit corporation and identify its initial agent, the individual authorized to receive legal notices on the association's behalf.

Before any property in a planned development is sold, the developer forms a Homeowners' Association to run it. Each purchaser of property in the development automatically becomes a member of the Association.

HOA Bylaws, not to be confused with CC&Rs, describe the procedures and mechanics of homeowner's association management and decision-making. This includes officer and director positions and how they are filled, the way meeting, voting and notification undertaken for owners' and board members' decisions, and the methods of record-keeping and reporting.

The bylaws may also describe the Association's rights and responsibilities. For example, the Association is typically

responsible to enforce the rules and regulations and to collect assessments. The bylaws may also lay out procedures for creating the annual budget and determining assessment amounts.

Associations are generally run by a board of directors (a "Board") made up of a certain number of members (homeowners) elected by the membership at large (all the homeowners) during periodic elections. The bylaws typically set forth the length of the terms for the Board members and the procedures for elections.

When dealing with a homeowners' association (HOA), it is important to understand their **Covenants, Conditions and Restrictions (CC&Rs)**. These describe the rights and obligations of each owner and those of the association itself.

CC&Rs typically outline the boundaries of each lot and those of the community's common area. They will describe the maintenance responsibilities of each owner and those assumed by the association. Additionally, they usually lay out the association's powers of enforcement, procedures to resolve disputes and the restrictions on owner usage, which might include regulations governing pets, how an owner alters the property and the uses of the common area, to name a few.

Architectural Control Committee (ACC) Guidelines in large communities such as the Summerwood are usually developed within the bylaws or CCR's to support the creation of an Architectural Review Committee (ARC) formed to oversee architectural standards and to ensure that exterior modification requests are handled in a timely manner. The goal is uniformity throughout the community. Our association's governing documents require approval before a homeowner may make a physical improvement or modification to the exterior area of the resident's property. Administering the architectural standards and the application/approval process are tasks which are performed by the association's architectural committee with oversight from the HOA's Board of Directors.

IMPORTANT NUMBERS

MANAGEMENT COMPANY

Crest Management 281-579-0761
 www.crest-management.com
 17171 Park Row Suite 310, Houston, TX 77084

EMERGENCY NUMBERS

Emergency Situations 911
 Constable - Precinct 3 281-427-4791
 Houston Fire Station #105 14014 W. Lake Houston Pkwy
 Houston, Texas 77044
 South Lake Houston EMS (Dispatch) 281-459-1277
 Dead Animal Pick-Up (Precinct 1) 281-820-5151
 Animal Control 281-999-3191
 After Hours 281-221-5000

UTILITY SERVICE NUMBERS

Public Utility Commission Consumer Hotline .. 888-782-8477
 Entouch Systems 281-225-1000
 (Telephone, Cable, Alarm Monitoring)
 AT&T 800-288-2020
 CenterPoint 713-659-2111
 Reliant Energy 713-207-7777
 MMIA (Water District Operator) 281-651-1618
 Garbage Pick-Up
 MUD 342 & 344 (Republic Waste) 281-446-2030
 MUD 361 (Wast Management) 1-800-800-5804

SCHOOLS

Summerwood Elementary 281-641-3000
 Lakeshore Elementary 281-641-3500
 Post Office 713-695-2690
 4206 Little York, Houston, TX 77078

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CONTACT INFORMATION

CONTACT INFO FOR CREST MANAGEMENT

The Property Management Company for Summerwood

Onsite Hours:

Residents Club Central
 14111 Summerwood Lakes Drive
 Houston, TX 77044
 Wednesday and Friday 1:00 p.m.- 6:00 p.m.
 Saturday 9:00 a.m.-1:00 p.m.

Jennifer

On-Site Community Manager

281-225-2786

JenniferD@Crest-Management.com

Contact Jennifer for property maintenance issues, clubhouse rental, contractors, pool bands, fobs etc.

Keni

Lifestyle Director

281-225-2786

Keni@Crest-Management.com

Contact Keni for community events, event sponsorships, social media related items, website issues

Laura

Community Accountant

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laura@Crest-Management.com

Contact Laura for payment and accounting matters

Marissa

Assistant Portfolio Manager

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Marissa@Crest-Management.com

Contact Marissa for deed restrictions, architectural control matters, and general information

CJ

Portfolio Manager

281-945-4655

CJ@Crest-Management.com

Contact CJ for board related matters

Crest Management's main office number is 281-579-0761

The hours of operation are

Monday thru Friday from 9:00 a.m. to 5:00 p.m.

Please visit www.crest-management.com

To The Residents of MUD 342

BEGINNING THURSDAY, APRIL 2, 2020, TEXAS PRIDE DISPOSAL WILL BE YOUR NEW SOLID WASTE AND RECYCLE COMPANY. THE SERVICE IS NOT AUTOMATED BUT IS PROVIDED WITH MANUAL 3-MAN CREWS, GUARANTEEING COLLECTION OF ALL WASTE THE FIRST TIME THROUGH AS WELL AS THE COLLECTION OF ANY DROPPED OR SPILLED WASTE.

SERVICE DAYS AND HOURS WILL REMAIN THE SAME
Trash: Monday and Thursday and Recycle: Thursday

OLD CART REMOVAL AND NEW CART DELIVERY

(This information was also included in your March water bill.)

- Republic Services were scheduled to remove their recycling carts on Thursday, March 26 and their trash carts on Monday, March 30. Please place your carts curbside EVEN IF EMPTY.

- Texas Pride Disposal were scheduled to deliver a new trash cart and recycle cart to each home on Monday, March 30 and/or Tuesday, March 31.

HOLIDAY SCHEDULE

Texas Pride Disposal observes three holidays: New Year's Day, Thanksgiving Day, and Christmas Day. In the event that your

service day falls on a holiday, collection will roll to the next regularly scheduled collection day.

HOUSEHOLD TRASH

Waste may either be placed in the provided cart, in your personal cans between 20 and 96 gallons, and/ or sturdy bags not exceeding 50 pounds. Waste should be placed curbside.

YARD WASTES

Yard waste should be bagged or placed in cans not exceeding 50 pounds. Bagged yard waste should be placed curbside. Branches should be placed curbside in bundles measuring no more than 4'x4'x4' and under 50 pounds. Limit 8 bundles per service day.

HEAVY TRASH AND BULK WASTE

Texas Pride Disposal will collect two heavy trash/bulk items per service day, including furniture, appliances, carpeting (tied and bundled), fencing (nails removed, tied and bundled under 4' in length) and other items not disposed of in regular trash. Items should be curbside.

ITEMS EXCLUDED FROM REGULAR COLLECTION

These items cannot be collected: dirt, rocks, brick, concrete, liquid paint, fuels, oils, tires, pesticides, fertilizers, and batteries.

Summerwood Residents FREE Document Shred Event

For Whom: Residents of Summerwood

Sponsored by: Harris County MUD No. 344 Republic Services

When: Saturday, April 11, 2020 – Rain or Shine

Time: 9:00 a.m. until Noon (or until the truck is full)

Location: Summerwood Central Clubhouse

14111 Summerwood Lakes Drive, Houston, Texas 77044

Instructions: The car line will be going one way. Pull your car into the line. Please no walk ups. When you reach the Stericycle Truck someone will take your boxes/bags of paper documents, place the documents into the cart, and will return the boxes and bags to you. The event will begin at 9:00 a.m. and run until Noon or until the truck is full. The Stericycle Truck has a maximum capacity of 7 tons.

Acceptable Items Include

- All paper products such as notebook paper, magazines, tax documents, newspapers, paper folders, etc.
- All metal you can easily bend with your fingers is acceptable (staples, paper clips, thin metal brads in paper folders)

Unacceptable Item Include

- NO Three-ring binders or binder clips or large metal objects (these items are a fire hazard for the shredding machine)
- NO Wet paper or plastics
- NO Hard drives, CDs or disks of any kind, video tapes/film reels or ink cartridges/toners
- NO Cardboard boxes or cardboard tubes or other cardboard items
- No Batteries
- No Pressurized containers or electrical items
- No Syringes



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2020 SUMMERWOOD POOL SEASON

Pool Wristbands will be available during regular office hours at Residents Central starting April 1. Access fobs/cards and wristbands are required to enter the pools.

Office Hours are:
Wednesdays and Fridays 1-6 PM
Saturdays 9 AM – 1 PM

To obtain wristbands, please fill out the wristband form which can be found on www.summerwoodlife.com and bring the form to office hours. Each household may obtain up to 6 resident wristbands and 4 guest wristbands free of charge.

- Proof of residency is required. Accepted forms include: Photo ID displaying a Summerwood address, OR a Photo ID and a current utility bill.

- Proof of residency also required for all residents (other than owners) over the age of 18 living at the home for which you are requesting the wristband.

- If you are leasing the property, you will also need a copy of the first page of your current lease showing address, names, and lease period.

- The homeowner's account must have a zero balance. Please allow a 7-day waiting period before wristbands will be issued when a check payment for any outstanding balance.

The Residents Club Central Pool will open April 1 as Swim at Your Own Risk, daily 10 AM - 9 PM, closed on Mondays for cleaning.

Please note that Central Pool hours will be adjusted for the swim team practices weekday evenings through the end of the school year, weekday mornings in June and meets on some Saturdays.

The board is putting plans into place to open East Pool earlier in the season than in prior years. Please stay tuned for an announcement concerning this amenity being available to homeowners. East Pool will be closed Tuesdays for cleaning.



Summerwood Stingrays Registration Now Open!

Registration is now open for the Summerwood Stingrays summer-league swim team. We invite swimmers ages 5 to 18 to join the team. The season runs from May through June and the swim meets are held at either the Summerwood Central Pool or at the pool of the host team.

Visit our website smwstingrays.swimtopia.com to register. New swimmers ages ten and under must take a swim assessment to join the team. The rookie camp for these swimmers will be held April 14-16 at the Central Pool. Practice for all swimmers will begin the week of April 21 and time trials will be held Saturday, May. We are excited for our 2020 season!



Register on SummerwoodLife for all things Summerwood!

Spring Garage Sale

April 4, 2020: 8 am-1pm

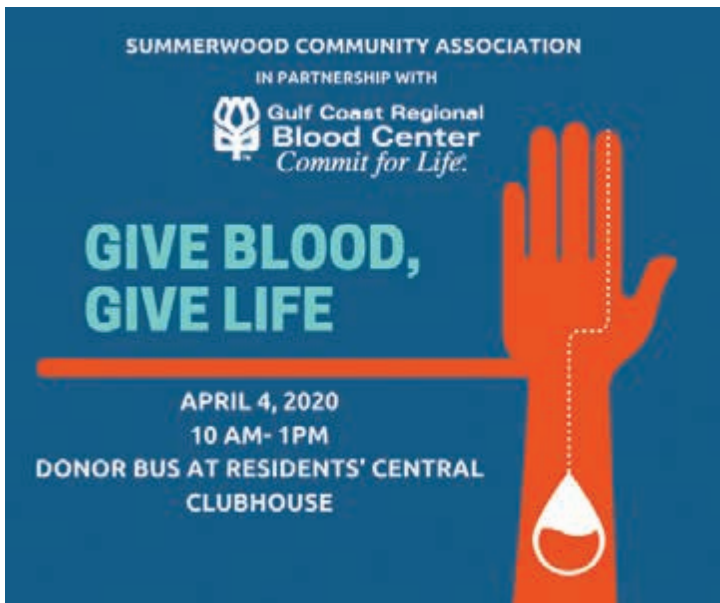
Register here: <https://gsalr.com/n/summerwood-community-association-houston-tx>



Spring Blood Drive

April 4, 2020: 10 am-1pm

Register here: https://www.commitforlife.org/donor/schedules/drive_schedule/308371



Bingo with Seniors

April 13, 2020: 10:30 am-12:30pm

Residents' Central



Continued on page 6

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If you're 15 or older and looking for a great summer job or challenging career that's in demand, the American Red Cross Lifeguarding program with Sweetwater Pools, Inc. is the best place to start. Lifeguarding lets you work as part of a team to help people safely enjoy the water. You could even save a life!

Water Safety Instructors (Ages 16+)

If you're at least 16 years old and a proficient swimmer, you can become an American Red Cross Water Safety instructor with Sweetwater Pools, Inc. Learn to teach children and adults to swim, and give water safety presentations to your community.

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Sweetwater Pools
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www.sweetwaterpoolsinc.com



(Continued from Page 4)

Coffee with Seniors

April 20, 2020: 10am-12pm

Residents' Central



Yappy Hour

April 22, 2020: 4:30 pm-7:30 pm

Club Summerwood



HOUSTON FIRE DEPARTMENT reminds us to LOOK BEFORE YOU LOCK



In an effort to prevent the tragedy of a child being left in a hot vehicle, the Houston Fire Department and State Farm Insurance remind parents and caregivers "Look before You Lock". More than 550 children have perished in the United States since 1998 due to being left or trapped in vehicles, and from 2009 – 2011 the HFD responded to nearly 100 children under 8 left in cars.

"The Houston Fire Department's overall goal is to make sure no more children will die because they were left unattended in a vehicle," says HFD Senior Captain Ruy Lozano. Leaving children trapped inside cars can result in heat exhaustion or heat stroke, leading to permanent disability or death in a matter of minutes. Heat stroke, also known as hyperthermia, can cause shock, seizures, irregular heartbeat, heart attack, and damage to the brain, liver and kidneys. National Stats indicate that even on "mild" days or

if the window is "cracked", the inside of a vehicle can reach nearly 120 degrees. And remember children are more sensitive to heat, causing heat stroke.

More than 50 percent of these children who perished while locked in cars were simply "forgotten" by the caregiver. Statistics also indicate that about 30 percent of these were due to children playing in an unattended vehicle and nearly 20 percent were due to caregivers intentionally leaving their children in the vehicle.

HFD recommends that parents and caregivers place their purse, phone, computer or wallet in the back seat as a reminder that they have a child in the car. Keep a stuffed animal in the car seat and when the child is put in the seat place the animal in the front with the driver and have a plan with the childcare provider to call you if your child does not show up for school.

Children are also locked in hot cars due to them playing in the car while it is parked. Citizens should always lock their car and ensure children do not have access to keys or remote entry devices and children should be taught that cars are not a place for play.

If anyone sees an unattended child in a car, they should call 911 and stay until help arrives.

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A Few April Landscaping Tips for the Houston Area

Fertilizers: April is the prime growing season. We should fertilize flowers such as azaleas, camellias, and any other shrubs that can benefit from fertilizer. We will also want to remove any leaves from our lawns, and then use a slow-release fertilizer. It is not necessary to fertilize well-established trees or shrubs. If you are trying to encourage faster growth on new plantings, a balanced granular fertilizer scattered on the soil surface is effective. Follow directions to be careful not to overdo it.

Watering: Ensure that your yard is receiving plenty of water. Maintain watering on newly planted seeds and transplants. Deep root watering on trees, lawns and shrubs is best as it encourages roots to move down into the soil where they will be less susceptible to moisture changes. Avoid frequent short periods of watering.

Control Weeds: Keep removing any weeds in your garden. Weeds are competing with your plants for water and nutrients, so control them now before they start to take over your yard. Once it gets too hot, the last thing we want to do is pull weeds.

Mulch: April is a good time to freshen up the mulch in your landscape. Remember not to pile it around the trunks of your trees and shrubs. If using a pre-emergent herbicide, be sure to apply it before spreading your mulch to prevent the sunlight from breaking

it down. It also forms a more effective barrier when allowed to bond with soil particles.

Vegetable Garden: April is a good month to plant tender vegetables such as beans, sweet corn, squash, melons, and cucumbers. Also continue planting warm season crops, such as tomatoes, peppers, eggplants, cabbage, beans, snap peas, cucumbers, watermelon, cantaloupe, squash, gourds, sweet potatoes, and okra.

Pruning: Prune spring-flowering shrubs (azaleas, Forsythia and Loropetalum) soon after they finish flowering, but only if they need it. Selectively cut old or unruly branches by reaching deeply into the shrub leaving no visible stub, making the cut just above a joint.

Eliminate Pests: Keep an eye out for insects and consult your local garden center for effective ways to control ants, aphids, spider mites, earwigs, army worms, chinch bugs, etc. as hot weather approaches.



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