




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



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IMPORTANT PHONE 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).... advertising@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

2021 SCIA BUDGET, PROJECTS & ASSESSMENT RATE

The Board approved 2021 operating expense budget is up 1.5% from the 2020 budget. This increase is driven by an increase in Administrative and Maintenance expense. Refurbishment, upgrade, replacement and addition of Association assets will resume in 2021 after cancellation of 2020 projects due to virus concerns. Capital expenditures are budgeted at \$154,500. No 2021 funds are budgeted for the Clubhouse Master Plan implementation.

Two projects were completed in 2020.

- Replanting of the Greenbelt
- Development of a Master Plan for the Clubhouse Complex

Board communication efforts continue to promote registration on the SCIA website, encourage residents to use subject specific emails to report concerns or issues, and use e-blasts and LED slides for urgent issues or changes.

Projects for 2021 include the following.

- Replacement of the Clubhouse flooring and other interior renovation work in the Clubhouse and the PCC.
- Re-plaster of the baby pool
- Two landscaping projects: Clubhouse west lot perimeter and Clubhouse flagpole/LED sign area

The 2021 Assessment remains at the 2020 rate of \$582.

There is no change in the Assessment rate.

The Board continues on a “pay-as-you-go” basis for routine operating expenses (street lighting, common area landscaping irrigation and maintenance, tree pruning in Association maintained areas, Bayou Trail maintenance, and deed restriction enforcement) and maintenance and improvement of Steeplechase Association amenities and assets.

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

For current information about Steeplechase, visit <https://portal.chaparralmanagement.com>. If you are not registered for this website, you should register. Once registered you will have access to your account and Association information and details at any time convenient for you 24-7-365. Most importantly, you will automatically receive important, timely information through e-blasts.

The Board thanks each resident for their support of the ongoing work to maintain Association assets and improve Steeplechase property values.

CLUBHOUSE MASTER PLAN

The Clubhouse Grounds Master Plan is complete.

This document is a guide, a compass for the Association as it considers development in the "resident only" clubhouse area. There is no commitment, no approval to go forward with this exact Plan. There is no approved timetable to execute this exact Plan.

As projects are proposed, estimated, and budgeted, such projects will be integrated into SCIA's budget and subjected to the normal review and approval processes.

The Master Plan is available on the Association's website for your review.

A display of poster board size graphics of each Phase, and the completed Master Plan has been set up in the PCC for residents.

There will be a residents' meeting to review the Plan and this display when it is feasible to conduct such a meeting. At this time, a schedule is not determined.

The Association continues its efforts in maintaining and improving Steeplechase property values.



MUD 168 PARKS PROJECT UPDATE

The plans for Roan and Meadowchase improvements have been approved and permits issued. Work should begin in September.

A replat is required for both the Saddlebough Park improvements and the new Churchill Park & Trail. MUD 168 approved the replat work in August. These two projects should start prior to yearend.

1, 2, 3... LITTLE FREE LIBRARIES

We want to thank Giovanni Rivero from Troop 1944 for making our dream come to life and tripling it by fundraising, building and installing our new libraries to serve our community with his Eagle Scout Service Project to advance in rank.

The Little Free Libraries can be found at the Saddlebough Park, Meadowchase Park and the West Parking Lot on Steeple Way Blvd.

We are all so excited this project is completed and hope you enjoy all of the new adventures and magic of books that the Little Free Libraries will bring you, your family and neighbors.

Donating pre-loved books is especially encouraged.
"Take a book. Share a book."

ATTENTION.... PICKLEBALLERS

Two pickleball courts are to be built in the unused Tennis Court 6 area.

The entire Court 5 & 6 area will be power washed and then the Court 6 area will be patched, low spots filled, coated and courts lined out.

The Association will be monitoring usage of these courts to determine possible future investment in new constructed pickleball courts.

Enjoy your game!

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STEEPLECHASE

BUFFALO MEATBALL PUMPKINS



Prep Time 30 mins

Cook Time 3 hrs 30 mins

Total Time 4 hrs

Servings: 75 meatball pumpkins

Ingredients

2 1/2 pounds meatballs
pretzel rods or other
pretzel sticks

1 bunch of fresh
parsley or cilantro

Buffalo Sauce:

1/3 cup butter
1/2 cup buffalo sauce
1/4 cup pumpkin puree
2 tbsp ranch dressing

Instructions

1. Put the meatballs into the slow cooker, cover and heat on high for 3 - 3 1/2 hours. 2.

Pour the buffalo sauce (recipe below) over the meatballs and stir to coat.

3. To make the buffalo meatballs look like pumpkins, put them on a tray.

4. Break the ends off of the pretzel rods and insert them into the meatballs. Cut a small hole in the top of each meatball before inserting the pretzel, if necessary.

5. Finish them off with a green parsley leaf.

Buffalo Sauce:

1. Melt the butter and then stir in the buffalo sauce, pumpkin puree and ranch dressing.

PUMPKIN SOUP



Serves 4-6

Ingredients:

1 tablespoon sunflower oil
2 tablespoons butter
1 large onion, sliced
6 cups of pumpkin cut into large chunks
3 cups sliced potatoes
2-½ cups vegetable stock
a good pinch of freshly ground nutmeg
1 teaspoon chopped fresh tarragon
2-½ cups milk
1 to 2 teaspoons lemon juice salt
and freshly ground black pepper

- Heat the oil and butter in a heavy-bottomed sauce pan. Add the onion and fry for 4 to 5 minutes over low heat until soft but not brown, stirring frequently.
- Add the pumpkin and potatoes and stir well. Cover and sweat over low heat for about 10 minutes until the vegetables are almost tender, stirring occasionally to stop them sticking.
- Stir in the stock, nutmeg, tarragon, and seasoning. Bring to a boil. Lower the heat and simmer for about 10 minutes until the vegetables are completely tender.
- Leave the soup to cool slightly. Pour into a food processor or a blender and process until smooth. Pour back into the rinsed saucepan and add the milk. Heat slowly and taste, adding the lemon juice and extra seasoning, if necessary. Serve piping hot.

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STEEPLECHASE

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
281-537-0957



EASY EMAIL CONTACT ADDRESSES

Report a possible deed restriction violation:
drv@steeplechasecia.com

Simultaneously send an email to the Chaparral Community Manager, the Chaparral Steeplechase Inspector and each SCIA BOD member

Concerned about a continuing safety issue, have a question about an event(s) in the community
safety@steeplechasecia.com

Simultaneously send an email to the Chaparral Community Manager, the SCIA Safety Coordinator, and select SCIA BOD members

Report a dirty pool, smelly outdoor bathrooms, trash, inattentive lifeguards, etc.:
pool@steeplechasecia.com

Simultaneously send an email to the Chaparral Community Manager, the Pool Management Company, and select SCIA BOD members

Questions about what the BOD is doing, what projects are planned, or other general topic not covered above:
board@steeplechasecia.com

Simultaneously send an email to the Chaparral Community Manager and each SCIA BOD member

These emails are reprinted each month in the Steeplechase newsletter inside front cover page.

HOW DO I SUGGEST OR PROPOSE A NEW CLUB OR GROUP FOR STEEPLCHASE RESIDENTS?

The SCIA BOD can help you with such a proposal.

Send an email to board@steeplechasecia.com with the following information.

- A description of what the group's interest is.
- Details of what membership does
- Member qualifications, if any
- When, where, and how often the group will meet
- How to sign up for the group
- A definition of any Association assets that the group might want to use

If the BOD approves, then the BOD can support an article in the Steeplechase newsletter and an e-blast to publicize the opportunity.

The article for the newsletter and the e-blast will be written by the group's sponsor(s), edited by the Association Newsletter Coordinator, reviewed by the sponsor and then submitted for publication.



The expertise to

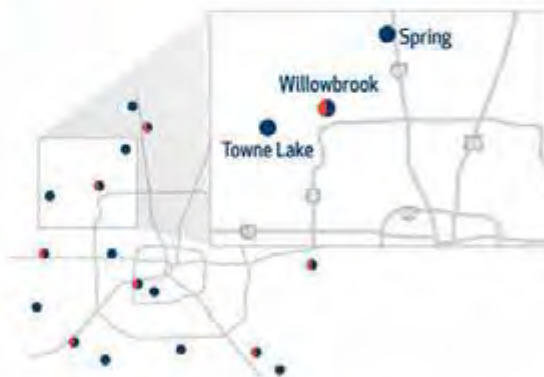
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