

# SUMMERWOOD LIFE

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

## How Does Our Community Work?

How are decisions made regarding our community? Who is tasked with making these decisions? In an effort to educate our community on how Summerwood is run, we are highlighting the structure by which our community operates and makes decisions.

There are two aspects to our community, the residential side and the commercial side. There are different governance entities overseeing each of those portions of the community.

### ***What is a homeowners' association?***

A homeowners' association (HOA) is defined as "an organization of **homeowners** of a particular subdivision, condominium or planned unit development. The purpose of a **homeowners' association** is to provide a common basis for preserving, maintaining, and enhancing their homes and property. Summerwood's HOA, like most homeowners' associations, are non-profit organizations. The associations provide services, regulate activities, enforce covenants, define and enforce deed restrictions, levy assessments, and impose fines. Usually, each member of a homeowners' association pays assessments. Those assessments or dues are used to pay for expenses that arise from having and maintaining common property." What does this mean? If you own a home in Summerwood, YOU are a member of the HOA! The HOA is governed by a Board of Directors.

*Note: The Homeowners' Association has authority over residential property only. Commercial property is governed by the commercial association.*

### ***What is the HOA Board of Directors?***

The Board of Directors consists of 7 people, all fellow residents, voted in by the residents of our community. Board Members are in charge of making decisions about the budget, the landscaping, the amenities within Summerwood and enforcing the deed restrictions. The Board is responsible for a budget of almost three million dollars. This is why it is so critical for residents to vote! All Board Members are unpaid volunteers, taking time away from other activities to help with our community. To assist the Board with the day to day responsibilities of managing the community, the Board contracts with a property management company.

### ***What is a property management company and what does it do?***

The management company is hired by the association to carry out the day-to-day business of the community. The management company seeks bids for contracts, follows up on maintenance issues,

and collects dues, among other tasks. The management company does not make decisions regarding budget, deed restrictions, etc. The Board of Directors chose Crest Management as the property management company in late 2018. Our Onsite Office Manager, Kendra Cox, is a member of our management company and is tasked with many of these responsibilities.

Board meeting agendas, minutes, financials etc. can be found in the Resident Info Section of [summerwoodlife.com](http://summerwoodlife.com). You must be logged in to access this information.

### ***What is a commercial association?***

A commercial association (COA) is created to manage, control operation of, maintain, repair and improve property in a commercial zone. They enforce covenants and conditions, define and enforce restrictions, and levy assessments on the commercial businesses operating within their boundaries. The COA is governed by a Board of Directors.

### ***What is a commercial association property management company and what does it do?***

The management company is hired by the COA to carry out the day-to-day business of the community. The management company for the commercial association follows up on maintenance issues, among other tasks. C.I.A. Services is the commercial association property management company employed by the Summerwood COA. Their governing documents can be accessed here: <http://ciaservices.com/cia-community-index.php?id=472>

### ***What is a MUD?***

A MUD (Municipal Utility District) is a special governmental entity created by the State of Texas whose main functions are to provide water, sewage, drainage, and other services within its boundaries. They are authorized by Texas law to finance, construct, own, operate and maintain all the facilities necessary to supply water and to provide wastewater treatment for the district's customers. In addition to providing water, sewer and drainage services, MUDs may also choose to provide certain community services like supplemental security patrols, trash collection, and fire fighting service. The law also allows MUDs to enhance their communities by funding parks and recreational facilities. Summerwood has three MUD districts 342, 344, 361. To verify which MUD district you are in, please check your monthly water utilization statement.

# 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 (Texas Pride) ..... 281-342-8178  
MUD 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

# NEWSLETTER INFO

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## PUBLISHER

Peel, Inc. .... www.PEELinc.com  
Advertising ..... advertising@PEELinc.com, 888-687-6444



**HARRIS COUNTY MUD DISTRICT TRASH COLLECTION FOR  
SUMMERWOOD**

342

**Texas Pride: 281-342-8178**

344

**Republic Waste: 281-446-2030**

361

**Waste Management: 1-800-800-5804**

# 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.

### Kendra

#### On-Site Community Manager

**281-225-2786**

Kcox@Crest-Management.com

Contact Kendra 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

**281-945-4639**

Laura@Crest-Management.com

Contact Laura for payment and accounting matters

### Kisha

#### Assistant Portfolio Manager

**281-945-4665**

Kisha@Crest-Management.com

Contact Kisha for deed restrictions, architectural control matters, and general information.

### Michelle

#### Portfolio Manager

**281-945-4629**

Michelle@Crest-Management.com

Contact Michelle 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](http://www.crest-management.com)

**Thanks!**

## Upcoming Activities from Our Summerwood Lifestyle Director, Keni



### MONTHLY HOA MEETING

*Thursday- October 22, 2020 at 6 pm*

This monthly HOA meeting is open only to Residents of Summerwood, and hosted by the Board of Directors. Attend for the latest updates on your community; including maintenance, finances and on-going projects.



### WINTER FESTIVAL

*Saturday- December 5, 2020, 10am - 1 pm at Club Summerwood*

The Summerwood HOA is presenting another Winter Festival. Club Summerwood will be transformed into a winter wonderland with a beautiful landscape to visit, a petting zoo, bounce houses, vendor booths, crafts, amusements and a jolly special guest available to take memorable pictures. We are currently selling vendor booths for this event. You must register for this event in order to observe CDC COVID-19 guidelines. Full schedule and time slots will be available on Summerwoodlife.com, under "Social" tab. Vendors may register for booths on Eventbrite.com, "Summerwood Winter Festival." **Residents must all register this year- Subject to current COVID-19 guidelines from federal, state and local governments.**

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### COOL JAZZ ON A HOT NIGHT

*Saturday- October 17, 2020 at 7 pm at Club Summerwood*

Enjoy a live jazz band that will have you tapping your toes and singing along! Get rid of those winter blues and come join us for a night of great live music! **Residents must all register this year- Subject to current**

*COVID-19 guidelines from federal, state and local governments.*



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### SENIOR VIRTUAL BINGO

Mondays, October 5th and 19th, 2020 at 10:30 am

Seniors (55+) will be playing Virtual BINGO the first and third Mondays of the month. If you would like to participate, you will need access to [www.ZOOM.com](http://www.ZOOM.com)

and BINGO cards! You can create your own card with [www.freebingo.com](http://www.freebingo.com) or swing by Residents' Club Central to grab a stack of temporary BINGO cards during office hours. The Zoom link is provided on [Summerwoodlife.com](http://Summerwoodlife.com), under the CALENDAR date.



### SUMMERWOODLIFE.COM

Visit [www.summerwoodlife.com](http://www.summerwoodlife.com) and register for all things Summerwood. There you can view governing documents, lists of amenities, the events calendar and much more. In addition, you will receive a weekly eblast to keep you in the loop.

### SENIOR CONTACT LIST

Hey Senior Adults! We are working on some new programs for our social group and we want to be able to communicate some of those ideas. Please contact Keni at [keni@crest-management.com](mailto:keni@crest-management.com) with your contact information so you do not miss out!



## THE STREETS OF SUMMERWOOD



The Summerwood Community is vibrant, thriving, and choc-full of residents who want a healthy community, their home values maintained, and their streets safe. Most want a community that is well maintained and free of hazards within the neighborhood. Summerwood's Covenants, Conditions, and Restrictions provides guidelines that serve to meet those ends; however, being a good neighbor and community member is not necessarily guided by rules. A sense of personal responsibility and consideration of others is equally beneficial.

Although our residential streets are public, street congestion due to routinely parked personal vehicles, vans, trucks, trailers, boats, and other vehicle types that impede traffic flow or interfere with egress from garages and driveways is hazardous. Additionally, the safety and security of street parked vehicles is compromised due to the possibility of theft, damage, or vandalism.


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The potential for obstructed visibility that leads to collisions and injury also increases when vehicles occupy both sides of a two-lane residential street.

Most importantly, emergency vehicles such as fire and emergency medical services require a minimum of thirteen (13) feet to safely and efficiently traverse the two-lane neighborhood streets in order to conduct the life-saving missions with which they are charged. Street parking can adversely impact the ability of the aforementioned agencies to provide the vital community services required when life or property are unexpectedly threatened by unforeseen and often unpredictable events. As someone who has used our emergency services, I can personally attest to the need to have our streets free of vehicular congestion. Having unimpeded access to a residence could make the difference in the outcome of an emergent event. When life and/or property are threatened, time is of the essence.

Let us all work together in the spirit of neighborliness and consideration for others to keep Summerwood the unencumbered and beautiful community that it is intended to be. Please make an earnest effort to keep our community safe by keeping your vehicles off the street.

## GARBAGE CANS

**Please store your garbage can(s) out of sight per deed restrictions.**



## We All Contribute To Community Safety



Because we live within a community association, the potential to solve the kinds of problems that plague individual homeowners is very good. Take community safety for instance. An individual homeowner can help deter a burglary by installing an alarm which will notify the authorities after the

break-in has occurred.

We are fortunate in Summerwood to have Precinct 3 Constable deputies in our community, but they need your assistance. The Constables have a program, "See Something, Say Something", that encourages homeowners to report potential crimes by calling 281-427-4791 or leveraging this website <https://constable3.harriscountytexas.gov/Pages/default.aspx>. As residents of a community association, we are given the opportunity to communicate with our neighbors (this newsletter is a good example) using our block watch program and benefit from community guidelines found in our CCR's. In addition to the above, we can keep our community safe and help eliminate vandalism, burglary and other community-based crime with participation by all of the members of our community. If we all kept an eye out on our neighbors' houses while they are away, reported suspicious activity and/or persons, and complied with our rules & regulations, then we could help deter the causes of neighborhood crime.

Keep focusing on how we can leverage our association to help improve the quality of our lives. Let's start focusing on the positives...and work together to contribute to community safety.

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**14111 SUMMERWOOD LAKE DRIVE**  
**HOUSTON, TX 77044**

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## *Lake Houston Ladies Club*



The Lake Houston Ladies Club is a social organization that meets from September through May for a luncheon on the third Tuesday of the month at the Walden Country Club, 18100 Walden Forest Drive in Humble, TX. As we are still dealing with COVID-19 closures and restrictions,

our luncheons and some of our activities are currently suspended. We are currently making plans to try to hold an outdoor event for members in October if conditions allow. Please check our website below periodically for future updates.

The club still welcomes new members from all surrounding areas and offers many avenues for individual interest. They include: Hand Knee and Foot, Shooting Club, Travel Club, Scrabble 'N Babble, Bunco, Artsy Smartsy, Movie Group, Mah Jongg, Lunch 'N Look, Supper Club, Mexican Train, Readers' Choice, Game Day, Tea Time and Bridge. There are also events during the year that include spouses or significant others. The club is an excellent way to meet new people and make new friends.

New members are welcome to join at any time. For more information about the club, please see our web page at <http://www.lakehoustonladiesclub.com> or call Betty at 832-633-2991.



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