



Steeplechase

NEWSLETTER



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

H A P P Y
Thanksgiving



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 Submission voverbeck@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

RETRACTION

As you are probably aware, there is a monthly newsletter for our community published by Peel. Articles and editor roles are done by volunteers that live and serve in our community. The Steeplechase Board would like to take a moment and retract a statement in one of the articles published in the September Newsletter that was not edited before distribution located in the article titled, 'Clubhouse Master Plan' in the fourth paragraph. This paragraph was intended to read, "As noted in replies to some of participating residents, there will be a face-to-face meeting (when allowed during considering COVID-19) to present the Plan and answer questions." We apologize for any distress this statement may have caused.

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.

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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.

WHATEVER HAPPENED TO "WHAT TO WATCH FOR IN THE NEW YEAR"

The December 2019 newsletter article follows with a status update.

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.....DELAYED DUE TO THE VIRUS AND ECONOMIC STRESS....SHOULD BE STARTED IN NOVEMBER

- 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..... DELAYED DUE TO THE VIRUS AND ECONOMIC STRESS....SHOULD BE STARTED EARLY IN 2021. WAITING FOR RE-PLAT TO BE FINALIZED

- Total repurposing the abandoned tennis courts 5 & 6 area to a new use.....INCORPORATED INTO THE MASTER PLAN FOR THE CLUBHOUSE COMPLEX. 2020 PROJECT TO TEMPORARY RE-COAT COURT 6 FOR 2 PICKLEBALL COURTS FOR NEAR TERM PLAY

- A picnic/bbq/play area between tennis courts 3 & 4 and the new use to be developed in the courts 5 & 6 area.....DELAYED DUE TO THE VIRUS AND ECONOMIC STRESS. INCORPORATED INTO THE MASTER PLAN FOR THE CLUBHOUSE COMPLEX.

- Renovation, upgrade of specific aspects of the clubhouse; e.g. new flooring, installation of sound dampening material, etc..... DELAYED DUE TO THE VIRUS AND ECONOMIC STRESS

- 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..... DELAYED DUE TO THE VIRUS AND ECONOMIC STRESS

- Addition of new landscaping features along specific sections of the greenbelt.....COMPLETED

STEEPLECHASE CIA DEED RESTRICTION PROCESS

- Steeplechase CIA is inspected once every 30 days, roughly the same week each month.

- Inspections are done from the car and from the street. At no time does the inspector get out of their car and walk on or around your property.

- Upon observation of a deed restriction violation, the first letter that is sent is called a COURTESY LETTER. This letter advises the resident of the matter and allows 30 days for the violation to be addressed.

- After the following month's inspection, should the matter not be resolved, a second letter will be sent. This letter will remind the resident that the violation has not been addressed and advises them of the consequences of a third, certified, letter.

- o If your deed restriction violation(s) is not corrected before the next inspection tour or mutually acceptable arrangement for the corrections thereof made with Chaparral, then further correspondence to include a certified letter, will be forthcoming from the Steeplechase CIA, Inc. That certified letter correspondence will result in out-of-pocket administrative costs which will be charged to your account in accordance with Section 204.010 (a) (11) and (12) of the Texas Property Code.

- If, after a third month's inspection shows that the initial violation has not been corrected, a third letter is sent, the Certified/209 letter. This is generally the final letter that will be sent by Chaparral Management on behalf of Steeplechase CIA. This letter allows the resident to request a hearing (which must be done in writing) before the Steeplechase CIA Board of Directors. Should no hearing request be received, the Board will review all documentation and photos relating to the violation and will vote to turn the matter over to the Association's Attorney for further action. Once an account has been referred to the Attorney all subsequent communication must be made with the Attorney regarding the specific matter that pertains to the resident's account. The 209 letter reads:

- o You have been previously notified about the above-described deed restriction violation on your property. As of the most recent inspection tour, this violation has still not been corrected.

Please be advised that you have 30 days to cure the violation(s) of the deed restrictions discussed in this letter. You may also request a hearing before the Board of Directors to discuss and verify facts, and hopefully, resolve this matter. Your request must be in writing. In addition, you must request the hearing before the Board on or before the 30th day after the date you receive this letter. If you request a hearing before the Board, you will be notified of the date, time and place of the hearing not later than the 10th day before the date of the hearing.

Please also be advised that unless the violation(s) of the deed restrictions discussed in this letter is corrected within 30 days of the date of this letter, you will be charged all reasonable attorney's fees and other reasonable costs incurred by the Association in enforcing the deed restrictions.

As always, should you have any questions or concerns regarding any process, please do not hesitate to contact Chaparral Management Company at 281-537-0957 or cmc@chaparralmanagement.com

STEEPLECHASE

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 TO.....REPORT TRAFFIC SIGNAL AND FLASHING BEACON PROBLEMS

You can help your fellow drivers by reporting blinking or out of service traffic signals or out of service flashing beacons (i.e. school zones).

Harris County maintains traffic signals and flashing beacons on roadways in unincorporated areas of the County with the exception of those maintained by TxDOT. TxDOT is generally responsible for all Number (Interstates, US Highways, State Highways and Farm-to-Market Roads) in unincorporated areas of Texas Counties.

So how do you do this?

- If you think it is a Harris County signal, call 713-881-3210 or report it at www.eng.hctx.net/signalout.

- If you think it is TxDOT's signal, call 713-802-5662.

- If you're in the City of Houston, call 311 or 713-837-0311

Don't worry, if you call the wrong agency, they will refer you to the correct agency.

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

Tel: 281-537-0957

RECYCLE HINTS

Does your recycle tub run over each week? If so, here are some handy hints.

1. Remove the cap from plastic water bottles and collapse the bottle with your hand, then replace the cap and place in tub.

2. For larger plastic containers such as milk, juice, etc., step on the containers to collapse them.

3. Soft drink and other beverage cans can be collapsed by stepping on them with a little force.

4. And do not forget boxes of any size, collapse them as they take up a lot of room. You can even use collapsed boxes as "side boards" for your tub by placing them as an inner liner in the recycle tub, thereby increasing the capacity of your recycle tub.

THANKS FOR RECYCLING

BASHANS PAINTING & HOME REPAIR

- Interior & Exterior Painting
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- Sheetrock Repair
- Cabinet Painting
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- Fence Replacement
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- Custom Texturing
- Wood Replacement
- Interior Carpentry
- Sheet Rock Insulation
- Interior & Exterior Door Replacements
- Stucco Repair
- Wallpaper Removal
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What can you do to help the county eliminate public nuisances?

When a public nuisance (as defined in this brochure) occurs in your neighborhood, file a complaint with HCPH Environmental Public Health division. If the nuisance remains unabated 30 days after a county abatement notice has been received by the owner or occupant of the property in question, the health inspector may ask your assistance in identifying the owner/operator and acting as a witness in court. In addition to criminal prosecution sought by HCPH, you may file a civil suit in the county or district courts.

What about abandoned property?

If the property in violation of the Neighborhood Nuisance Abatement Act is abandoned, a procedure known as a "title opinion" is conducted to determine the owner of the property. A notice is sent to the property owner named in the title opinion. If the site remains unabated and the notice to the owner is not received, a notice in a newspaper of general circulation may be run for two (2) consecutive days in a 10-day period. If the owner still does not respond to the notice, the nuisance may be abated by the county with the cost being charged to the owner and a lien placed on the property.

3 Ways to File a Complaint

1. Call: (713) 274-6300
2. Fax: (713) 274-6375
3. Online at: <http://mobileapp.hcphe.org>

Please Help Us Help You

Before calling HCPH to file a complaint:

- obtain a correct address of the complaint site (name of street, street number, near-by cross street).
- obtain the legal description of the property in question, if possible (name of subdivision, lot number, block number).
- obtain the name and address of the owner and/or name of the occupant of the property in question, if possible.

**HCPH Environmental
Public Health**
101 S. Richey Suite G
Pasadena, Texas 77506
Office: (713) 274-6300

Rev. 6/2016
EPH/OCEE

NEIGHBORHOOD NUISANCE ABATEMENT ACT



PROTECTING NEIGHBORHOODS IN UNINCORPORATED AREAS OF HARRIS COUNTY



What is the Neighborhood Nuisance Abatement Act (NNAA)?

The NNAA is a law* designed to abate public nuisances in unincorporated areas of Texas counties. *Chapter 343 of the Texas Health and Safety Code.

What does "abatement" mean?

Abatement is the elimination of a nuisance by removal, repair, rehabilitation or demolition.

What constitutes a "public nuisance"?

Public nuisances are grouped into seven (7) categories:

1. Keeping, storing or accumulating trash on property in a neighborhood unless the trash is entirely contained in an enclosed container.
2. Keeping, storing, or collecting trash/junk or any unused, discarded or abandoned object, including newspapers, vehicles, refrigerators, stoves, furniture, tires and cans on property in a neighborhood for ten days or more, unless the trash or object is completely enclosed within a building or is not visible from a public street.
3. Maintaining property in a manner that leads to an unsanitary condition likely to attract mosquitoes, rodents, vermin or other disease-carrying pests.

4. Allowing weeds to grow on developed property in a neighborhood if such weeds are located within 300 feet of another residence or commercial business.

What are weeds? Weeds are any unplanted growth or matter that is over 36 inches in height or, regardless of height, may create an unsanitary condition or become a home for rodents, vermin or any other disease-carrying pests.

5. Maintaining a building in a manner that is structurally unsafe or creates a hazard to health, safety or public well-being because of poor maintenance, unsanitary condition, damage, fire hazard, or abandonment.
6. Maintaining a swimming pool on any property in a neighborhood that is not protected with a fence that is at least four feet high and that has a latched gate that cannot be opened by a child, or protected by a cover over the entire swimming pool that cannot be removed by a child.
7. Maintaining a swimming pool on abandoned and unoccupied property that is not protected by a pool cover over the entire pool that cannot be removed by a child, and a fence at least four feet high that has a latched and locked gate.

Do the seven (7) listed categories of public nuisances apply to any location within the unincorporated areas of Harris County?

No. Categories 1, 2, 4 & 6 apply only to neighborhoods. A neighborhood is defined as a recorded, platted subdivision or any property next to a recorded, platted subdivision and within 300 feet of the platted subdivision.

When does a nuisance become an offense?

A person commits an offense if the nuisance (as defined above) remains unabated after the 30th day from which a person receives a notice from a county official, agent or employee to abate the nuisance. Each subsequent day a violation occurs is a separate offense.

What procedures are available to the county to eliminate nuisances?

If a person fails to abate a nuisance after 30 days from receiving a notice, criminal prosecution or civil action may be started.



STEEPLECHASE

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SEE SOMETHING THAT NEEDS REPAIR?



If you see something that needs repair, please report it. For example,

monument lighting is out, graffiti, sprinkler heads blown off or sprinklers spraying the streets, not the grass, etc. Report it to Chaparral Management at cmc@chaparralmanagement.com or call 281-537-0957.

Thanks for your help in keeping your community well maintained.

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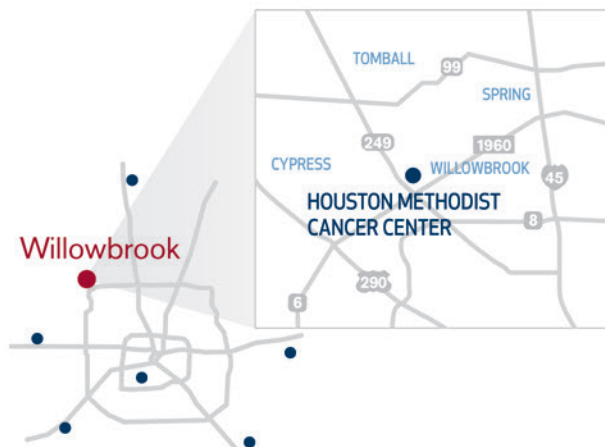
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