



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



## 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](http://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](http://www.steeplechasecia.com) or by phone 281.586.1700**

## GOVERNMENT RESOURCES ONLINE

Texas Senate

[www.senate.state.tx.us](http://www.senate.state.tx.us)

The House of Representatives

[www.senate.state.tx.us](http://www.senate.state.tx.us)

Secretary of State

[www.sos.state.tx.us](http://www.sos.state.tx.us)

Texas Comptroller

[www.window.state.tx.us](http://www.window.state.tx.us)

Texas Legislature Online

[www.capitol.state.tx.us](http://www.capitol.state.tx.us)

Texas Governor

[www.governor.state.tx.us](http://www.governor.state.tx.us)

Texas Attorney General

[www.oag.state.tx.us](http://www.oag.state.tx.us)

Texas Department of Agriculture

[www.agr.state.tx.us](http://www.agr.state.tx.us)

Texas General Land Office

[www.glo.state.tx.us](http://www.glo.state.tx.us)

## SCIA BOD VACANCY

A SCIA Board of Directors position is open.

If you have an interest in serving on the BOD,  
 please contact Chaparral Management and  
 Chaparral will tell you what the next step is.

Chaparral contact information:

[voverbeck@chaparralmanagement.com](mailto:voverbeck@chaparralmanagement.com)

## 2021 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 active participation at these meetings.

January 19

February 16

March 16

April 17 (Special Saturday BOD Meeting; Starts 10:00am)

May 18

June 15 Annual Association Meeting; No Business

Conducted

July 20

August 19

September 21

October 19

November 16

## 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](mailto: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.

## 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](mailto: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.



# STEEPLECHASE

## SAVINGS & TECHNOLOGY BENEFITS EXCLUSIVELY FOR OUR HOMEOWNERS

as a member of our community, you are entitled to benefit from our cooperative membership and buying power



Chaparral Management Company, Inc. AAMC® has a history since 1985 and a successful track record of providing community management services to the Greater Northwest Houston and Southern Montgomery counties.

Recognized as a Boutique Management Company, this team provides customized a la carte services based on each association's needs and requirements.

2016 & 2017 CAI Management Company of the Year.

Chaparral Management Company  
6630 Cypresswood Dr.  
Spring, TX 77379

[www.chaparralmanagement.com](http://www.chaparralmanagement.com)

# welcome

## innovia co-op

*powerful resources for management companies*

### 2018 HOMEOWNER COOPERATIVE BENEFITS

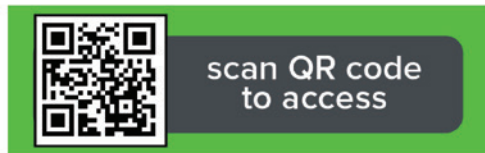
## innovia co-op

### RECEIVE WHOLESALE ACCESS & HOME RENOVATION SAVINGS

Good news! Our management company has joined Innovia co-op to add increasing value for our clients. Through membership in the co-op we gain collective knowledge on emerging trends shaping the management and housing industry and are able to leverage large buying power with hundreds of thousands of members from other independently owned companies across the country. Co-op's are similar to community associations in that they are run by the members for the benefit of the members. Our cooperative membership helps us, because it helps you!

From the Community Base App, Homeowners like yourself, can receive steep discounts on products and services. Interested? Once you have downloaded the App, click on the SAVINGS BUTTON to see all the homeowner benefits available. We encourage you to routinely click the button to see what new offerings are listed. Click on any/all programs of interest and a friendly Innovia savings consultant is available not to sell, but rather help you with any questions and to personally connect you with coupon codes or wholesale showrooms of your choice. There is NO COST and NO OBLIGATION whatsoever.

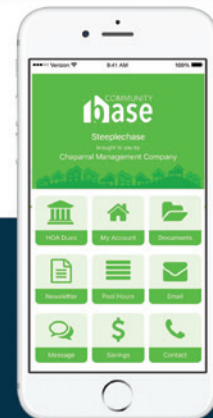
We pass on these benefits with sincere gratitude for your business and allowing us to be a part of your community. From our home to yours, we hope that you'll enjoy some of these amazing benefits.



scan QR code to access

If you have a newer mobile device, open the camera and point it at the QR code to the left. The app will automatically open in the app store for download. If you have an older device, download a QR reader in the app store. Use that QR reader to scan the code.

download on the AppStore



### About the app!

Community Base Mobile App provides one-touch access to all community resources. With one click, access your community calendar, pay dues, view documents, contact Chaparral Management, receive need to know community messages through push notifications, and much more. Community Base improves communication and creates convenience!



## Chicken White Chili

3-4 chicken breasts cubed

1 1/2 tsp. garlic powder

1Tbsp Veggie oil (sometimes more)

1 medium onion

then add....

2 cans great northern beans (rinse and drain)

2 small cans of diced green chillies

1 tsp cumin

1 tsp oregano

1 tsp salt

1/2 tsp pepper

1 14oz can of chicken broth (so half and then add more if needed at the end)

1 cup sour cream

1/2 cup whipping cream

combine the chicken, garlic powder, veggie oil, and onion and cook in pan for 5-10 min (I did for about 5). Then combine everything else except for the sour cream and whipping cream. Bring to a boil and simmer for 30 min, then add the sour cream and whipping cream. The soup will get thicker as it cools.

## 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](mailto:cmc@chaparralmanagement.com)

281-537-0957

## HOW TO REPORT A SAFETY CONCERN?



This is very easy to do.

Send an email with description (and photo if appropriate) and location to [safety@steeplechasecia.com](mailto:safety@steeplechasecia.com)

Or, call Chaparral Management (281-537-0957) and ask for Valerie Overbeck.

It's that easy.

The BOD appreciates your help in keeping Steeplechase a great place to live.



# STEEPLECHASE

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.

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## DELICIOUS COOKIES!

### INGREDIENTS:

- Unsalted Butter
- Sugar
- Egg Yolk
- Pure Vanilla Extract
- All-Purpose Flour
- Baking Soda & Salt
- Semi-Sweet
- Chocolate Chips

### DIRECTIONS:

Preheat oven to 350°F and line a large baking sheet with parchment paper or a silicone baking mat. Set the baking sheet aside and prepare your cookie dough.

Cookie Dough: beat butter, brown sugar, and granulated sugar together for one minute or until well combined. Mix in egg yolk and pure vanilla extract.

Then add the flour, baking soda, and salt and mix them in until just combined. Add the semi-sweet chocolate chips and fold them into the cookie dough. Cover the cookie dough tightly, place it in the freezer to chill for 10 minutes.

After chilled, remove cookie dough and use 1.5 tbsn cookie scoop and scoop onto baking sheet. (place 8-10 scoops now)

Bake cookies for 10-12 mins until lightly browned around edges.

Enjoy!

# Getting your annual mammogram is still important.

## Houston Methodist can see you safely.

Getting your annual mammogram is one of the most important steps you can take for early detection. That's why our Breast Care Centers are taking every necessary precaution during the coronavirus pandemic to keep you and our staff members safe.



We do not require a doctor's order for your annual screening mammogram. Schedule your mammogram today:

[houstonmethodist.org/breast-care](https://houstonmethodist.org/breast-care)

Willowbrook: **281.737.7465** | Towner Lake: **281.737.1832**

HOUSTON  
**Methodist**  
BREAST CARE CENTER

## During the coronavirus pandemic, we are:



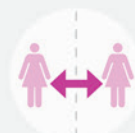
**Screening all patients,** ensuring only those without COVID-19 symptoms are seen in the office.



**Wearing masks** and other personal protective equipment while providing patient care.



**Implementing additional sanitation processes** to disinfect all equipment and surfaces.



**Redesigning waiting rooms and check-in procedures** to ensure social distancing.







**PEEL, INC.**

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