

SPRING TRAILS

THE OFFICIAL NEWSLETTER OF THE SPRING TRAILS COMMUNITY ASSOCIATION

VOL 2

ISSUE 12

2021 Spring Trails Election Results

Spring Trails elected 2 members to the Spring Trails Board of Directors during the annual Meeting of the Members held November 12th. Leanne Kessler and Jerry Rueschhoff were re-elected/elected to serve 3-year terms.



Mrs. Leanne Kessler and her husband John moved to Spring Trails in 2011. Leanne was appointed to the Board of Directors in 2018. Her life and professional experience includes 25 years with State government, 10 years in the oil and gas industry, and over 30 years as "Mom". A true community center, splash pad, updated landscaping and dedicated bike paths/trails are issues Leanne would like explored for the community.



Mr. Jerry Rueschhoff and his wife Marcia moved to Spring Trails in 2014. Jerry was appointed to the Board of Directors in 2018. Jerry retired in 2014 after 40+ years of business management with ExxonMobil. A park pavilion, splash pad and formal community center are issues Jerry would like explored for the community.

Congratulations Leanne Kessler and Jerry Rueschhoff and thank you Spring Trails for your support and participation in this year's election cycle.



Join Santa, Mrs. Claus and their elves at the Spring Trails Visitors Center for Winter Festival 2020.

Santa's elves will be serving up holiday treats, beverages, and toys...just for Spring Trails girls and boys. Write a letter to Santa and pop it in his mailbox. And stay off the naughty list or you might get coal in your holiday socks.

Wear your favorite holiday duds for a picture with Santa (reservations required). Go to the Spring Trails website, Events menu for event details, opportunities and to reserve your timeslot for a photo with Santa. Happy Ho-Ho-Holidays!

SPRING TRAILS

Who ya gonna call?

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SPRING TRAILS HOA BOARD OF DIRECTORS

Request Manager through www.springtrails.com

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ROGER OLSEN

JERRY RUESCHHOFF

MARK ZIMMERHANZEL

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Cox Intermediate School..... 281-465-3200

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MONTGOMERY COUNTY MUD 94

MUD 94/*Board of Directors*..... www.mcmud94.com

MUD 94/*Gulf Utility Services (water and sewer)* ... 281-355-1312

MUD 94/*Republic Services (trash & recycle pickup)* 713-726-7300

MONTGOMERY COUNTY GOVERNMENT

Montgomery County 936-756-0571

Precinct 3 Commissioner James Noack 936-539-7817

Sheriff Rand Henderson 936-760-5871

Constable Ryan Gable 281-364-4211

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Proposition Results

Included on this year's ballot were five propositions intended to help identify policy issues for the community as well as offer insight into the views of the community during Committee and Board discussions. Topics were chosen based on homeowner input as well as industry best practices. Below are the results of the poll:

1. Nuisance Policy – Noise: Spring Trails Community Association should restrict amplified sound/noise (85 decibels or greater) during specified nighttime hours.

☐ YES - 293 votes

☐ NO - 71 votes

2. Board of Directors – Composition: Spring Trails Community Association should require no less than a Board majority be residents of the Spring Trails Community.

☐ YES - 347 votes

☐ NO - 17 votes

3. Rental/Leased Properties – Term Requirement: Spring Trails Community Association should require the terms of all rental/lease agreements for residences within the Spring Trails community be no less than 6 months.

☐ YES - 285 votes

☐ NO - 79 votes

4. Rental/Leased Properties – Reporting Requirement: Spring Trails Community Association should require homeowners who lease their residence to report to the Association the term and expiration date of the lease.

☐ YES - 260 votes

☐ NO - 104 votes

5. Rental/Leased Properties – Compliance Deposit: Spring Trails Community Association should require homeowners who lease their residence to pay a "compliance deposit" for each rented/leased property for the sole purpose of enforcing compliance and curing unresolved violations of the Association's rules and regulations.

☐ YES - 206 votes

☐ NO - 158 votes

Reminder...

2021 Maintenance Assessments are due
January 1, 2021. Contact Inframark at
customercare@inframark.com if you have
not received your annual statement or to
arrange payment.

NOTICE to HOMEOWNERS

At the October 15th HOA Board of Directors meeting, an amendment to the Association's collection policy was announced and approved. This amendment increased the late fees charged for late payment of annual assessments.

Prior to October 15, the collection policy set the late fee amount at \$15.48. The amendment approved October 15th raised the late fee for late payment of Residential Assessments to \$50.00, and the late fee for late payment of Neighborhood, Special or Specific Assessments to \$30.00. The amendment was filed with Montgomery County, Texas October 19, 2020, reference DOC # 2020118381, and reads in part:

"Once an Assessment defined in section 1 is delinquent, the Association may take any or all of the following actions:

a. Late fees and interest. If the Association does not receive payment for any Assessment in full on or before the thirtieth (30th) day after it becomes due, the delinquent Member shall pay, as follows:

- i. Residential assessment at \$50.00 late fee; and
- ii. Neighborhood Assessments, Special Assessments or Specific Assessment the amount of the late fee shall be \$30.00.
- iii. Interest at eighteen percent (18%) per annum from the original due date until the date of payment.

These charges will be treated as an Assessment."

The increased late fee(s) will apply to the 2021 annual assessment and will be charged February 1 to all delinquent accounts. A copy of the duly recorded Resolution is available on the Spring Trails website under Documents, Spring Trails Official Documents.

2020 Outstanding Volunteers!

Spring Trails came together at the Annual Meeting of the Members, to celebrate another successful year. One of the many highlights of the evening was recognizing resident volunteers for their contributions and dedication to Spring Trails. Certificates and beautiful plant arrangements, donated by Silversand Services, were presented to each as a token of appreciation and thanks:

Tracie Nutt for her service on the Architectural Review Committee and Policy Review Committee.

Mark Sudeth for his service on the Architectural Review Committee.

Marcia Ruschhoff for her service on the Beautification Committee and leadership of the wildflower field projects.

Michael Ruggerio for his service on the Beautification Committee and leadership of the pollinator garden refresh project.

Stanley Ruggerio for her service on the Beautification Committee and contributions as a master gardener.

Samatha Rana for her contributions to the Spring Trails newsletter, Junior Reporter.

Thank you to all who attended and to all who have so graciously served our community and neighbors.

2020 - A Year in Review

Spring Trails was named 2020 **Community of the Year** by the Community Associations Institute Houston Chapter...again. This achievement is awarded to a community association "which has exhibited excellence over the course of the past year in the areas of management, governance, finance and lifestyle opportunities."

Cardinal Park Renovations

Renovations to Cardinal Park were completed. Courts 3 and 4 (tennis) received a new surface, a new backboard, and a new separation net between the tennis courts. Courts 1 and 2 (multi-sport) received a new surface as well as 4 new amenities: volleyball/badminton, basketball, pickleball and a general purpose court. A barrier wall and edging were installed to prevent runoff onto the courts.

Flower gardens and fields

Wildflower seeds were sowed this Fall for Spring and Summer wildflower fields near and along Turtle Creek. New plants selected and planted by volunteers of the Beautification Committee, landscaping stones donated by Spring Trails homeowners, and beautiful benches donated by the Ruggerio family have brought the community pollinator garden to life...including a wide range of butterfly species donated by Mother Nature.

Reforestation

Another successful reforestation initiative restoring previously deforested green space along Andrew Spring Lane into what will soon be a healthy and beautiful forested nature area.

LED lighting upgrades

Aging and outdated lighting at the monuments and Cardinal Park courts were upgraded with brighter, energy efficient LED light fixtures.

Another successful year for Spring Trails...our "forest of possibilities".

JUNIOR REPORTER

READY, SET, READ!!!

Contributed by: Samantha Rana



Sit down and read a good book. Most kids think books are boring or don't like a book because of the cover. That's why you should try book tasting! Daily teachers do it, why can't you?

Book tasting is a way you can experience books you've never tried before or thought to exist. Just even going to the library is like book tasting. Surround yourself with books and try it out.

So stop and look around to find a good book. You can even read with friends and family, so take your mind off a screen, but in the end it's your choice to read.

SPRING TRAILS

Thank You!

On behalf of the Association, the Board of Directors would like to thank the community's service partners for their dedication and professionalism serving and supporting Spring Trails.

- ★ American Pool – pool maintenance and lifeguard services
- ★ Cypress Creek Pest Control – pest control
- ★ Excalibur – pest control
- ★ Gregg & Gregg P.C. – legal services
- ★ Ian Grain – website administration
- ★ Inframark – full-service property management
- ★ JBG Maintenance (Bruce) – onsite general maintenance
- ★ JMDE Cleaning Services – amenities cleaning
- ★ O'Neal & Holmes – auditing and tax preparation
- ★ Peel, Inc. – newsletter printing/mailling
- ★ Silversand Services – landscaping
- ★ Texas Feral Hog Control – feral hog control
- ★ Trees by Frank – arborist

A special thank you to Trees for Houston, Plants for All Seasons, Sterling Monuments and Chick-Fil-A for supporting this year's community beautification initiatives.

Mark Your Calendars!

December 1st – MUD 94 Board meeting

December 2nd – Recycle Pickup

December 4th – Winter Festival

December 10th – HOA Board Meeting

December 11th – Heavy Trash Day

December 16th – Recycle Pickup

December 21-January 5th – Conroe ISD Winter Holiday

January 1st – 2021 Residential Assessments due

January 5th – MUD 94 Board meeting

January 6th – Recycle Pickup

January 8th – Heavy Trash Day

January 14th – HOA Board Meeting

January 20th – Recycle Pickup

NOTE: No trash pickup on December 25th and January 1st.

Plant It Forward 2020



This past November 7th, resident volunteers, members of the Spring Trails Beautification Committee and Board of Directors turned out to reforest an area near the intersection of Anthony Trails and Mia Ridge. This area had been previously deforested to make way for an access road to a new wastewater treatment plant. But earlier this year at the end of construction, MUD 94 Board of Directors arranged to have the area restored to a plantable space. So in the true spirit of Spring Trails and Texas Arbor Day, the Beautification Committee planned and coordinated a reforestation project, slightly smaller than past reforestation efforts, but equally as impactful.

Longtime partner of Spring Trails, Trees for Houston, donated 67 trees including Shumard Oak, Cedar Elm, Chinquapin Oak and Loblolly Pine. Mr. Andrew Niemann, Silversand Services landscape team leader and degreed horticulturist, gave a superb presentation on how to correctly transplant and care for new trees. And within a few hours, the entire area was transformed into a beautiful, natural, wooded green space.

Spring Trails is one of a handful of area communities who sustain true reforestation programs. Even fewer communities involve resident volunteers for planting the trees. Once again Spring Trails demonstrates the power of community and the very special devotion residents have for our community.

On behalf of the community, a sincere and heartfelt thank you goes out to members of the Boerner, Brown, Call, Guirola, Horton, Olsen, Reamer, Rigsdell, Rombs, Robinson, Romero, Ruggerio, Rueschhoff, Schwartz and Wang families for their gracious contributions toward this year's Plant It Forward event.

Last but certainly not least, a quick shout goes out to Chick-Fil-A Grand Parkway North for honoring our neighborhood project by donating tasty breakfast biscuits for the volunteer tree planters.

If you are interested in joining a dedicated group of your neighbors, whose desire is to keep our special community beautiful, please consider joining the Beautification Committee. Contact the committee through Request Manager on the Spring Trails website. Best wishes, be safe and happy gardening!



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Dolores's Holiday Pet Tips

By Dolores DeLago



We are all grateful for the Holidays! And I, for one, am expecting a large number of deliveries from area pet stores. While the approaching holidays bring a much needed feeling of joy and celebration, there are many things our people need to watch out for to keep us pets safe.

Some of the plants you might use to decorate during the holidays can be toxic to pets. These include Holly, Christmas Rose, Amaryllis, Cyclamen, Mistletoe, and the most popular, Poinsettias. While these are all beautiful and make the holidays more festive, you might think of using silk or other artificial versions to keep us safe. The Christmas Cactus, another popular plant, is actually non-toxic and safe for cats and dogs.

And while I am the first in line for my presents, remember that ribbons, bows, and wrapping paper can create a hazard for your pet. Sometimes we like to play with ribbons and paper. We could choke on or swallow them, which can cause internal damage or an intestinal blockage. Remember that the packing inside, such as Styrofoam peanuts, can be especially dangerous.

Christmas Trees are wonderful (it's where all my presents are waiting).

But there are some things to keep in mind. Be sure the tree is stable and we can't push or pull it over. Cats love to play with tinsel and can easily choke on it. I keep trying to tell my people that cats are weird. Oh, and the water! Do not let us drink the water that the tree is sitting in. It can contain harmful bacteria or fertilizing chemicals.

Christmas can be wonderful and safe at the same time... even for the cats I suppose.

Baby its Cold Outside!...Most of you find it difficult to acclimate to the falling temperatures here in Spring, Texas. Your pets can also find this challenging. You might assume that, because we have a built-in fur coat, we will be fine in the backyard during cold days. Keep us indoors as much as possible, especially cats and small, sick, or short-haired dogs. Keep in mind that if it is too cold for you, it is probably too cold for us!

If you simply cannot bring us inside, then please make sure we are protected by a dry, draft-free enclosure. It should be large enough to allow us to sit and lie down, but still small enough to hold in our body heat. It also helps to elevate the floor a few inches off the ground and cover the inside with straw or cedar shavings. Be sure the door is facing away from the wind and even cover the doorway with waterproof burlap or heavy plastic to cut the wind and moisture.

During cold months, your pet will burn more calories to keep warm. If your pet does not ride around in a pink stroller like mine, and must exercise outdoors, think about increasing their food intake by a little bit. You should be able to feel, but not see, your pet's ribs.

And, just like you, the winter months are terrible for my complexion! Our skin can get dry and flaky just like you humans. Be sure to keep plenty of drinking water out for us. You might even consider using a humidifier in the house, especially if you have large older dogs or dogs that already have skin issues. While I love my bubble baths, we should be bathed less frequently during the cold months and make sure to completely dry us after baths. Brushing not only makes us feel loved and look fabulous, it also stimulates blood circulation and can help improve the overall condition of our skin.

There are some things to watch out for that are more common during cold periods. One is automobile antifreeze! This has a sweet taste to us and it is extremely toxic! We will drink it up if we find it – so please cleanup any spills in the garage or on the driveway. Any chemicals you might use to de-ice a patio or sidewalk can also be harmful if it gets on our paws and we lick it off.

Now I have never claimed to understand cats, especially the one that is staring at me at the moment, but my people seem to like him. When the temperature is cold, outdoor cats might consider your car's engine block to be an ideal place to sleep due to it remaining warm long after the engine is cut off. Before you start your car in the morning, bang on your hood a little to wake up any sleeping cats, raccoons, mice, etc. Especially if your car is parked outside, but even in the garage!

You might think about keeping a Pet First Aid Kit on hand. To learn how to put your kit together, visit: aspcapro.org/resource/saving-lives/how-make-pet-first-aid-kit.

So keep us warm and happy during the holidays! As I always say, "if Dolores isn't happy, nobody is happy!"

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