

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

RETRACTION: An article regarding Outdoor Cooking Equipment: Rules and Regulations was published in error in the November newsletter. The policy stated does not exist. We apologize for any confusion in this matter.

Summerwood Board of Directors Prepare 2021 Budget

One of the responsibilities of the Summerwood Board of Directors is to thoughtfully plan and prepare the annual HOA budget. It's not an easy job and we do not take the responsibility lightly. The budget is crucial to the day-today and long-term success of the community. Each year, the board is tasked with overseeing both the operating and reserve budgets and adjusting them accordingly to best meet the needs of the association.

Operating vs. Reserve Budgets

Homeowner associations should have both an operating and reserve budget. While the operating budget pays for everyday services including lawn care, utilities, and office expenses, the reserve budget exists to cover unexpected or infrequent projects such as roof replacement, new construction, or amenity repair. The board commissions reserve studies as a planning tool as we consider and prepare for the future of the community.

What we include in the Operating Budget

Failing to fiscally prepare for the upcoming year can create unnecessary and potentially serious problems for the association. A solid annual review helps to eliminate the need to constantly adjust the budget throughout the year and should always include the most common association expenses such as:

1) Setting aside sufficient funds for regular lawn care and landscaping services, pool upkeep, and other standard

maintenance is critical to upholding an association's reputation and sustaining member satisfaction.

2) Insurance/Taxes. Not only does the board include the association's annual insurance premiums in their budget review, they also consider how they will cover their deductible in the event that disaster strikes and they need to make an unexpected claim. Increases in annual taxes and common area improvements and upkeep should also always be considered in budget planning.

3) Administrative Costs. Operating budgets should include the cost of services that are employed to help successfully run the association, including association management, legal or financial professionals, and maintenance contractors.

While some types of expenses are predictable, the amount needed each year may not always be the same. Because the cost of power, water, gas, and other utilities is constantly changing, it is a good idea to plan for up to a 5% increase annually.

Because the association generally uses many service providers, it's always a good idea to review vendor contracts and adjust the budget for any cost increases or the need to change the types of services required. The board must consider how best to negotiate rates and request updated licensing and insurance information from each current vendor.

IMPORTANT NUMBERS

MANAGEMENT COMPANY

| Crest Management | |
|------------------|--------------------------|
| | 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 #10514014 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

| (Telephone, Cable, Harm Montoning) | |
|------------------------------------|----------------|
| AT&T | 800-288-2020 |
| CenterPoint | 713-659-2111 |
| Reliant Energy | 713-207-7777 |
| MMIA (Water District Operator) | |
| Garbage Pick-Up | |
| MUD 342 (Texas Pride) | |
| MUD 344 (Republic Waste) | |
| MUD 361 (Waste 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

EDITOR

Article Submissions.....protexan@entouch.net

PUBLISHER

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



HARRIS COUNTY MUD DISTRICT TRASH COLLECTION FOR Summerwood



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

Kendra@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

Thanks!

Activities from the Summerwood Lifestyle Director

1st SUNDAY BRUNCH January 3, 2021 at Residents' Club Central from 11 am-3 pm

Join in on the Food Truck fun. Every month we bring you delicious flavors from different food trucks. Don't miss out!

SENIOR VIRTUAL BINGO

Mondays, January 4 & 18, 2021 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 and BINGO cards! You can create your own cards with 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, under the CALENDAR date.

HOA MONTHLY MEETING

Thursday, January 28, 2021 via Zoom at 6 pm

Join your Board of Directors and neighbors for an update on your Summerwood Community Association.

FUR-FEST

January 23, 2021 at Club Summerwood from 11 am-3 pm

Join your resident animal lovers for a fun-packed festival fueled by the love of furry pets. You'll love pet playgrounds, music, photo ops, vendor booths and pet adoptions. Find registration information on Summerwoodlife.com.

NEW RESIDENT MIXER

January 29, 2021 at Club Summerwood from 6:30 pm-8:30 pm Join us for our New Resident Mixer. Meet and mingle with fellow new residents while playing fun icebreaker games and enjoying snacks and beverages. Find registration information on Summerwoodlife.com.

FOOD TRUCK FRIDAY

Friday, January 15, 2021 at Residents' Club Central from 4:30 pm-8:30 pm

Come out to enjoy fun and delicious foods with different food trucks each time

SUMMERWOODLIFE.COM

Visit 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 Seniors! 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-managment.com with your contact information so you do not miss out!

REMINDER: Annual Assessment, information now available.

May I Remove Undesirable Trees from My Front Yard?

This is a common question from residents who have trees that have grown quite large with root systems that threaten to cause damage, too many trees for their taste, or trees that have become generally unhealthy and unattractive.

How Many Trees Are Required in My Front Yard?

Minimum requirements for front yards are as follows: Lots up to seventy nine (79) feet in width require two (2) front yard trees. Lots eighty (80) feet and larger in width require three (3) front yard trees. The width of the lot may be found on the lot survey supplied with your closing papers.

Am I Required to Replace the Tree I Remove?

If you remove a tree and still have the required number of approvable trees, you do not have to replace it. If you remove a tree and no longer have the required number of approvable trees you must replace it with an approved tree. There is a preferred tree list on p. 50 of the Summerwood Architectural Guidelines to help you avoid replacing trees with historically invasive root systems, trees considered an invasive variety, trees not conducive to the Summerwood palette such as front yard palm trees, or trees susceptible to disease. At installation, front yard trees and corner side yard trees are to be a minimum of four (4) inch caliper measured twelve (12) inches from the base of the tree

In addition to the number of required trees, you may also wish to add color or interest to your landscaping with large tree-like shrubs, or decorative trees such as ones on the ornamental tree list on p. 51.

The HOA requires that you submit an Exterior Modification Request (EMR) if you would like to remove a front yard tree or trees. The EMR form may be found on the Crest Homeowner Portal. You may also contact Kisha at 281-945-4665 or email her at Kisha@ Crest-Management.com for guidance.



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MUD 361 Is Changing the Waste Contract

Residents of MUD 361 will have a new trash service starting February 1. After reviewing the new contract that Waste Management offered for the next five years, the board of directors of MUD 361 solicited bids from three other waste companies. Unfortunately the Waste Management bid was too high to sign a new contract. The directors chose to award the new contract to Texas Pride Disposal. The new contract includes trash days on Monday and Thursday, recycling service on Thursday, and heavy trash every Monday.

You will receive new carts from Texas Pride between January 26 and 29. Please leave your Waste Management Disposal carts by your curb after their final service day and they will pick them up.

The directors did not make this decision lightly. We have had a long relationship with Waste Management and they have always done a fantastic job. But the cost of the new contract was just too high. Also, they are changing to all automatic trucks (one driver and no men on the back) so the board decided to solicit other companies for new contract proposals. The directors are all residents of the district, and take our stewardship of your monthly rates and yearly taxes seriously. We could not pay over \$100,000 a year higher to stay with Waste Management and still do our fiduciary duty to the residents of the district.

The directors will be keeping a close eye on the performance of Texas Pride Disposal. If we experience a number of issues, there are remedies in the contract up to and including cancellation of the contract. We hope the transition to the new company goes smoothly and our service will be as excellent as it was with Waste Management.

A letter detailing the new service was sent out in your December water bill and will also be included in your January bill.

Brian Harding President of the Board of Directors Harris County Municipal Utility District 361





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Stay Safe and Vigilant!

Crime can happen anywhere, at any time, even in Summerwood. It's important to stay vigilant. While there are safety measures the association takes to deter crime, it's imperative that each homeowner contributes to his/her own safety.

Here is a list you may want to leverage at your home.

• Lock and secure your house and car.

• Lock your front, back, and side doors, and install quality locks to make it difficult to break in.

• Install a home security system. Alarms not only provide peace of mind but also work as an effective deterrent for burglary.

• Make sure the garage door is secured and lock the door within garage that has access to the house.

• Make your house appear occupied at all times.

• Turn your lights on at night and install a timer for when you're away, so it looks like someone is home.

Maintain your yard, so the household will not appear to be vacated.Don't post on social media that you'll be on vacation or indicate how

long you will be gone. Instead, wait to post pictures when you return. • Cover windows with curtains or blinds to maintain privacy and not

invite people to scope out your belongings.

• Exercise caution when answering the door.

• Install and utilize technology such as Ring to see who is at your door without opening it or peering out the window, as they might see you and persist knocking. Ring or a similar device also allows you to communicate with who's at the door when you're away from home.

• Request identification from people you don't know, even if they look like an official.

• Post a no solicitation sign near your door to deter unwanted solicitation.

- Don't keep valuables in plain sight, especially in your car.
- Shred sensitive documents before disposing them.

Your safety can be increased by practicing these basic steps to protect your property from crime. Stay safe and stay vigilant!

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Tracy Montgomery Cell: 713.825.5905

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