

SUMMERWOOD LIFE

OFFICIAL NEWSLETTER OF THE SUMMERWOOD COMMUNITY ASSOCIATION, INC.

Covenants, Conditions, and Restrictions

Summerwood is a beautiful, spacious, well maintained, and thriving residential community of 3,220 housing units. Amenities include pools, clubhouses, tennis courts, lakes, parks, pocket parks, and many other features. Summerwood's real estate has remained a constant even in the face of a pandemic, home sales increased from two hundred and twelve in 2019 to two hundred and thirty-seven in 2020 while the average price per square foot increased from \$98.69 in 2019 to \$100.14. Professional realtors state that major determinants of buyer appeal are, location; price; layout and curb appeal; and neighborhood and school choices.* To maintain a thriving community such as Summerwood, it is imperative that the community is continually maintained in a structurally and esthetically sound manner; as such, there are documents that outline guidance for the operation of the community and the way in which it is run with the precision of a business.

Summerwood is a deed restricted community wherein a guiding document, the Covenant, Conditions, and Restrictions (CC&Rs) apply to all homeowners. This is a public and legally binding document that is officially recorded with the state of Texas. CC&Rs cover the rights and obligations of the Summerwood Homeowners Association to its members and vice versa. Some components addressed by the CC&Rs are creation of the community, the homeowners association, its members, and powers and responsibilities; architecture and landscaping; and maintenance and repairs. As homeowners, we are all bound by the CC&Rs and should be familiar with the information therein; especially, the responsibility of the homeowner in complying with its requirements for the maintenance and upkeep of properties and thereby the Summerwood community.

Please visit and peruse the Crest Management Company website at Crest-management.com for additional information and copies of community related documents. Please sign up if you have not yet done so.

*Credit and thanks to community realtors Kelly Donawa and Adam Williams, JLA Realty. Information per HAR sold data 1/1/2019 – 12/31/2019 and 1/1/2020 – 12/31/2020.

HOA Fees: How Are Assessment Dollars Used?

Every year Summerwood residents receive a bill in late October stating that their assessment fees are due and sometimes it can be confusing to the resident as to how this money is utilized. To begin, the association assessment is paid on a yearly basis by homeowners living within the Summerwood community to maintain our amenities and common areas within the association.

There are a variety of services and costs that can make up our yearly fees and the services that the association offers may vary depending on the community's needs.

What Do the Assessment Fees Cover?

- First and foremost, we highly recommend that every Summerwood resident visit our Summerwood Life site and register to be able to access a copy of our governing documents along with agendas and previous meeting minutes, so you know what kinds of services are offered and what to expect your dues to cover each year.

Some of the costs that residents' assessment fee payments include:

- **Insurance:** This not only includes insurance for damage to areas within the purview of the association, such as common spaces but also insurance coverage required by law. Residents still need an individual insurance policy to cover everything you are responsible for, including the inside and outside of their own home.

- **Landscaping and Irrigation:** Common areas that require lawn care and gardening.

- **Pest control:** Pest prevention and control services for all buildings and some common areas throughout the community, including spraying for mosquitos.

- **Maintenance and repairs:** Maintaining and repairing common areas and shared structures such as the outside walls and roof of the buildings, parking lots, play structures, pool areas, and playgrounds, etc.

Continued on Page 3

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 (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

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

TEXAS PRIDE **MUD**
281-342-8178 342

REPUBLIC WASTE **MUD**
201-446-2030 344

TEXAS PRIDE **MUD**
281-342-8178 361

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.

Maggie

On-Site Community Manager

281-225-2786

Maggie@Crest-Management.com

Contact Maggie for property maintenance issues, clubhouse rental, contractors, pool bands, fobs etc.

Anna

Lifestyle Director

281-225-2786

Annai@Crest-Management.com

Contact Anna 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!

Continued from Cover

• **Amenities and services:** Access to amenities such as our pools and fitness center for all the residents, which includes repairs and updates to equipment, furniture, and cleaning. Security services, such as restricting access to the buildings and pools with a gate, ample lighting and, security cameras in addition to the services from our property management company.

• **Reserve funds:** A portion of the fees we pay are set aside into the reserve fund, which is a savings account that the association can leverage for unexpected or expenses that may not be part of the annual budget. This means that if the clubhouse roof reaches the end of its life the association will have enough money to pay for the replacement.

Please take the time to join the Summerwoodlife.com website for valuable information and attend the monthly meetings to stay up to date within our great community. As always, if you have any questions you can always contact our Community Portfolio Manager at Crest Management, Michelle Villegas (281) 945-4629.

Maintenance in Summerwood: Why we need extra eyes on the community

Summerwood, the community we all love encompasses 1500 acres of woods, lakes, clubhouses, pools, and parks. There are 30 miles of streets and approximately 3200 homes. The sheer size of the community, require extra eyes to help maintain the beauty and quality of the neighborhood we call home. Every homeowner in Summerwood is part of the HOA. You have an investment in this community, help us protect. If you notice broken water mains, broken playground equipment, defective or broken gym equipment, missing boards, damage to monuments or fences, excessive trash, overgrown weeds, please report it. Each month the association spends hundreds of your dollars on repairs. Unreported issues that occur overnight or afterhours can pose a safety hazard and a liability to the community. Don't assume your neighbor has reported, you report it. There are several ways to report an issue:

1. Call the onsite office 281-225-2786
2. Crest management portal crest-managemnet.com

We want to provide a safe and attractive community for our residents to enjoy and be proud of. Thank you for your support.



Mark your calendars because we are ready to see you all cross the finish line again! With the support of the City of Pearland, we are moving forward with the planning of a live, in-person half marathon & 10K on Sunday, March 21, 2021. Participants have the choice of participating virtually or in-person. Strict COVID measures will be in place and space is limited. Please visit our website to register and further information on race day safety measures – www.runpearland.com

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WEDNESDAYS 1:00- 6:00 PM
FRIDAYS 1:00- 6:00 PM
SATURDAYS, 9:00 AM- 1:00 PM

RESIDENTS' CLUB CENTRAL
14111 SUMMERWOOD LAKE DRIVE
HOUSTON, TX 77044

**PLEASE BRING YOUR KEY FOB FOR
ACCESS TO THE CLUBHOUSE**

DISTANCES AROUND SUMMERWOOD LAKES

Lake Ryan is the small lake by the tennis courts:
724 feet (.13 miles)

Lake Anne is the lake by the clubhouse:
3,444 feet (.65 miles)

Lake Meredith is the lake with the gazebo:
4,803 feet (.91 miles)

SUMMERWOOD COMMUNITY

**JOIN US FOR SCAVENGER HUNT AND
MAGIC PUPPET SHOW**

SATURDAY, FEBRUARY 13TH
MORE INFORMATION TO COME...

Reminder

**Annual Assessment
information is now available**



1st Sunday
BRUNCH
FOOD TRUCK
RESIDENTS' CLUB CENTRAL
11 AM - 3 PM

A red food truck with a green 'OPEN' sign and a 'WAXY?' logo is parked in front of a large red scalloped-edge seal.

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A blue police car with red and blue lights on top and two officers in the front. The car has white stripes on the front and yellow headlights.

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A woman in a blue shirt is looking at a stack of mail in a mailbox. A red circular icon with a white envelope symbol is overlaid on the image.

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