



The Keegans Glen Communicator

For the Residents of Keegans Glen

November 2021

KGHOA BOARD OF DIRECTORS

DENISE BALDWIN

President

GAIL HUNTER

Vice-President

MARJA SEALEY

Treasurer

HELEN OSBORNE

Secretary

DORA MILLER

ROSE CHEERS

BLANCA

NAVARRETTE

KGHOA STANDING COMMITTEES

Helen Osborne

Landscape

Denise Baldwin

Recreation

Marja Sealey

ACC

Dora Miller

Rose Cheers

Good Neighbor

**IMPORTANT
INFORMATION
TO READ**

ELECTION INFO INSIDE—VOTE SOON!!

The slate of residents running for the 2022 KG Board of Directors and the voting proxy is included in this newsletter. Please take time to review, fill out and send back to the KG office as soon as you can. You may fax, email, or mail to the office. The fax number and email/ mailing address are on the proxy.

KG ANNUAL HOMEOWNERS MEETING

The Annual Meeting will be held Tuesday, December 14, 2021, online via Zoom at 7 p.m. and is open to all Keegans Glen Residents. Please contact the clubhouse office staff from 10 a.m. – 2 p.m. at 281-561-6215 or via email and provide your contact information by December 13th so that we may send you the zoom link to attend the online meeting. We encourage you to attend online and share any ideas you have to make Keegans Glen Subdivision better. If you have suggestions, but are unable to attend the meeting, you may include your ideas, as well as your contact information, on the enclosed Proxy and submit via fax, mail or email to: chayes_kgbilling@sbcglobal.net. As always, you can call/email the office to report any immediate concerns.

'TIS THE SEASON

KG Board of Directors wishes you and your family a very happy and safe holiday season. May you enjoy the gift of love and family.

HOLIDAY LIGHTING CONTEST

It's that most wonderful time of the year again. Yes, the holiday season. Keegans Glen Annual Holiday Lighting Contest will be conducted on December 17 and 18. There will be 1st, 2nd, and 3rd place winners. We have openings for volunteers to assist in choosing the winning holiday landscapes. Please email the office staff at chayes_kgbilling@sbcglobal.net or call the office at 281-561-6215 and leave a message advising that you would like to volunteer for the contest drive through. Be sure to leave your name, address, and contact phone number(s). We will be back in touch with you on or by December 15. The deadline to sign up for volunteering is December 10 and is open to all Keegans Glen Residents. Keegans Glen's Annual Holiday Decorating Contest drive through will be the evenings of Friday, December 17, and Saturday, December 18. If you will not be home, set a timer for your lighted and/or inflated yard decorations.

MAINTENANCE FEE

2022 maintenance fee bills have been mailed. As reflected on your bill, an increase in the fee has become necessary. It has been eight (8) years since the Association's Board of Directors have raised our maintenance assessment. Yet during that time the cost to maintain our grounds, facilities, property insurance utilities, and pool has continued to escalate. Additionally, enacting new changes as required by law have proven more costly. Payment of the maintenance fee allows KG to continue contracted services, repairs and events provided for KG residents.

With regard to making your payment, you have the opportunity to make three monthly installments if you begin paying by November 30. Your bill is considered past due after January 31, 2022. If your maintenance fee payment will not reach the KG office in time, please call the office and inform us when we can expect your payment and we will note your account. It is very important that the maintenance fee is paid by each homeowner.

You may pay your bill online without fee if you use your checking account via electronic check. You may also pay using your debit/credit card; however, the bank does charge a fee to use your debit or credit card. **The payment website is as follows:**
<https://keegansglen.newfirstpayments.com>
Your Assoc. ID is 6215. Your property address is your Assoc. Account #.

Office staff cannot accept credit card payments over the phone. All electronic payments must be made online via the web page address provided above as well as on your bill.

As always, your Association staff is ready to answer any questions. For further information you can contact us at (281) 561-6215 between 10:00 a.m. and 2:00 pm, Monday through Friday to speak with someone or leave a message. You may also email the office at chayes_kgbilling@sbcglobal.net If you have not received your maintenance fee bill by now, please call immediately.

SOME COMMON DEED RESTRICTIONS

Grass/weeds must be kept mowed. Lawn and flower beds must present a neat appearance. Garbage, trash, piles of weeds or grass may not be allowed to accumulate. Lots may not be used for storage of equipment or materials except for normal residential requirements. Boats, campers, trailers, large commercial trucks over $\frac{3}{4}$ ton, and permanently parked or inoperable vehicles may not be kept on the street or in the driveway. Use of window air conditioners is prohibited or restricted depending on which section of KG in which you reside. All lots are for single family residences only. Businesses and other activities not related to single family residential purposes are prohibited. Burning of trash is prohibited. Dogs, cats or other common household pets are allowed as long as they are not kept, bred or maintained for commercial purposes. Dogs **MUST** be kept on a leash when out of the house or fenced back yard. Chain link fences are prohibited. Walls, fences and hedges along the side and rear line may not exceed six (6) feet in height in some areas. Please refer to your section of the deed restrictions for further clarification. All home improvements such as roofing materials, painting, installation of siding, fences, storages, additions, etc. require specific approval of the ACC form before improvements are started/made. Please contact the office at 281-561-6215 Mon – Fri 10 a.m. – 2 p.m. to request delivery of an ACC form to you via email, fax or U.S. Mail.

GARAGE SALES

Garage sales may be held on your property up to two times for year. More than two garage sales per year is a violation of the City of Houston Ordinance Code as well as the KGHOA Deed Restrictions. All reported violators will be subject to a fine from the City of Houston and are also reported to State Comptroller's office for enforcement of the state's business tax laws. Please adhere to the Association's Deed Restrictions and do not exceed the maximum allowed number of garage sales (2) per year. Violators may be reported to the City of Houston 311 helpline, as well as to the Association office at 281-561-6215 for deed

restriction enforcement.

STORAGE OF VEHICLES

Inoperable/Non-moving vehicles are not permitted to be stored in the driveway of your property or in public view (on a public street). An inoperable vehicle (flat tire, bricks or jacks behind it, parts missing or fallen, out of date registration/inspection, wrecked vehicles) that cannot be driven must be removed from public view. Storage of boats and trailers in public view is strictly prohibited. Storing such vehicles in public view can lead to expensive fines from the City of Houston and legal fees assessed by the HOA Attorney. Avoid such fines/legal issues by removing inoperable vehicles from public view. Inoperable vehicles can be reported to our office as well as the City of Houston at 713-837-0311. Additionally, please be advised that commercial vehicles weighing over $\frac{3}{4}$ ton are not permitted to be parked/stored in the neighborhood. Storage of boats and trailers in the street and/or on the property is not permitted.

HOME IMPROVEMENT

Please ensure that you have obtained an ACC application form for all home improvements that you may be planning to make to the exterior of your home. All exterior improvements require approval before you may make any changes. Such improvements include painting, roofing, siding, storage buildings, room additions, patio covers, and extension of the driveway, gazebos, and decks. The ACC Committee has up to 30 days to approve your improvement, so make sure you get your form into our office at least one month ahead of the scheduled improvement.

KEEGANS GLEN WEBSITE

<http://www.keegansglenhoa.com>

IMPORTANT NUMBERS
TO KEEP AND KNOW

Police, Fire, Ambulance 911

HPD Non Emergency Dispatch (713) 884-3131

HPD Westside Station (281) 584-4957

Mayor’s Office Liaison (713) 247-2862

Mayor’s Office Liaison fax (713) 247-2710

Mayor’s Anti-Gang Office (713) 247-1576

Tiffany Thomas (Councilwoman) (832) 393-3002

City of Stafford (281) 261-3900

Call 311 for these services:

Stray Animals, Street Repair, School Zone Lights,
Water Leaks, Dead Animals, Neighborhood Protection,
Easement mowing, All City of Houston non-emergency
Departments.

IMPORTANT NUMBERS
TO KEEP AND KNOW

KGHOA Clubhouse (281) 561-6215

Clubhouse FAX (281) 561-6224

Billing / Deed Restrictions (281) 561-5937

Centerpoint Energy (elec.) (713) 207-2222

Centerpoint Energy (gas) (713) 659-2111

Poison Center (713) 654-1701

Gas Leaks (Emergency Only) (713) 659-3552

Beechnut Post Office (800) 275-8777

Street Signs missing/damaged (713) 837-0600

Animal Control (Live Animals) (713) 837-0311

Forestry (trims city trees) (713) 867-0378

A.I.S.D. Tax office (281) 498-3660

The Communicator is issued by Keegans Glen Homeowners Association for homeowners and residents of Keegans Glen. Any comments or suggestions related to the contents of this newsletter should be addressed to: Keegans Glen HOA, P.O. Box 720744, Houston, TX 77272-0744.

PLEASE READ:
IMPORTANT
INFORMATION
ENCLOSED
REGARDING:

- Annual Homeowners Meeting
- Holiday Light Contest Info
- 2022 Maintenance Fee Bill Information
- Deed Restriction Info
- KGHOA Website Address
- Home Improvement Form Requirement

Keegans Glen HOA
P.O. Box 720744
Houston, TX 77272-0744