



SOUTHWYCK

COMMUNITY ASSOCIATION

OFFICIAL COMMUNITY NEWSLETTER – Q3-2021

WWW.SOUTHWYCKTEXAS.COM

BOARD OF DIRECTORS EMAIL: DIRECTORS@SOUTHWYCKTEXAS.COM

BOARD OF DIRECTORS 2021

President, Rick Nelson (2023)

V.President, Vanessa
Williams (2021)

Secretary, Sangeeta Bakshi
(2021)

Treasurer, Helen Bilyeu
(2023)

Director, John Fisher (2022)

**Board meetings are the 1st
Thursday of the month.**

Community Management Solutions,

Inc. (CMSI)

2615 Bay Area Blvd.

Houston, Texas 77058

Property Manager: Kathy Dooley

Phone: 281-480-2563

Fax: 281-480-2608

Email: Kathy@CMSISolutions.com

SOUTHWYCK LAKE PARK

Your assessments, specifically the Master's portion, help maintain the two parks that Southwyck Community Association owns. Your section's assessments help to pay for your section's pool, parks, and ball fields if they have those. The developers of Southwyck CAI and the surrounding associations saw the benefit of having parks and the value it adds to your home. When you first drove around our area, looking at houses, I am guessing our beautiful parks got your attention and were among the features that drew you to this area. You may choose not to use our parks, just as you may choose not to use your section's pool, park, or ball field that your section owns, but your assessments have the costs to maintain them still built into it, as does the master.

Southwyck CAI and the section boards maintain their parks and, from time to time, upgrade them, adding equipment for the benefit of homeowners. Back in the 80's, when the land was first developed and the parks laid out, they were very simple and sparsely equipped spaces. Since then, Southwyck CAI, and even your section boards, have made numerous upgrades such as adding equipment, planting trees, fixing irrigation and drainage issues so homeowners could enjoy these parks. Our parks provide amenities that you otherwise not have play structures, volleyball court, pools, picnic tables, wide-open spaces to kick a ball around, throw a frisbee, or walk your dog.

Southwyck CAI is responsible for the upkeep of their parks. We mow them. We replace old and aging features. We try to keep the algae and water plants at bay in the lake. We have added trees. We have restocked the lake with fish. We host events at our park. We have homeowners who hold birthday parties, family reunions, and even weddings at our parks. Homeowners also use the parks to practice ball or soccer, fly a kite, toss a boomerang, walk their dogs, or simply get away from it all to unwind and enjoy a swing bench and look and listen to the fountains in the lake. We have kayakers and paddleboarders out on the lake. We have a regular group of folks who enjoy fishing....we hope they are not eating the fish, but you can enjoy taking your kids to learn how to fish. You and your dog can enjoy a pleasant walk through our park. We

even provide dog poo stations. Some groups meet up to exercise, walk and meditate at our parks. There is so much that our parks offer you and/or your family. We want you to use and enjoy them, but even if you do not take full advantage of all that they offer, remember that the parks add enormous value to your community and home.



PEDESTRIAN SAFETY

With the recent tragic events and unfortunate loss of life and property damage in the neighborhoods vehicle collisions, it is essential to remind ourselves and our family of some crucial safety points. It will take all of us working together to ensure we do not have any repeats. We all need to do our part to educate and remind our loved ones on how to behave, whether on the road and behind the wheel or walking on our streets.

Most people who speed through residential areas actually live in the neighborhood, according to the National Highway Traffic Safety Administration. You might be eager to get home after work, or you may be rushing to get the kids to the ball field, but just imagine the horror and tragedy for all those involved should you have an accident or hit someone. The nightmare and trauma of that moment, for you, for all those affected by the incident, will haunt you for the rest of your life. If anyone has any doubts about the danger of speeding, here are some statistics that you should think about:

- Pedestrians are killed three times as often when moving from a 25 mph zone to a 30 mph zone. Simply put, if you increase your speed by only 5 mph, you are raising the chances of a fatal accident threefold.
- If you hit a pedestrian at 20 mph, 5% will die. If you hit a pedestrian at 30 mph, 45% will die. At

40 mph, 85% will die. If you hit a child, the likelihood of death is still higher.

- **‘Local’ or residential streets have a fatality rate over two times higher per mile driven than highways.**

Know the Basics—Pedestrian Safety (From

<https://www.nhtsa.gov/road-safety/pedestrian-safety>)

10 Walking Safety Tips

1. Be predictable. Follow the rules of the road and obey signs and signals.
2. Walk on sidewalks whenever they are available.
3. If there is no sidewalk, walk facing traffic and as far from traffic as possible.
4. Keep alert at all times; do not be distracted by electronic devices that take your eyes (and ears) off the road.
5. Whenever possible, cross streets at crosswalks or intersections, where drivers expect pedestrians. Look for cars in all directions, including those turning left or right.
6. If a crosswalk or intersection is not available, locate a well-lit area where you have the best view of traffic. Wait for a gap in traffic that allows enough time to cross safely; continue watching for traffic as you cross.
7. Never assume a driver sees you. Make eye contact with drivers as they approach to make sure you are seen.
8. Be visible at all times. Wear bright clothing during the day, and wear reflective materials or use a flashlight at night.
9. Watch for cars entering or exiting driveways or backing up in parking lots.
10. Avoid alcohol and drugs when walking; they impair your abilities and your judgment.

Warn your children of the dangers of playing in driveways or near cars. Streets are not playgrounds. They were created for cars to travel on.

Wear clothing that helps you be seen, especially at night. Carry a flashlight or wear reflective material.

SPEED HUMP CONSIDERATION

Why Municipalities are Moving Away from Speed Humps as a Traffic Calming Solution

(From <https://www.radarsign.com/why-municipalities-are-moving-away-from-speed-humps/>)

Contemporary wisdom now recognizes the shortcomings of and frustrations associated with speed humps. Media report that speed humps:

- Are expensive to install and expensive to maintain—Speed humps can cost \$4,500 to \$7,500. [Source: [The Washington Post](#), Sept. 9, 2008]
- Interfere with response times of emergency vehicles—**Each speed hump costs fire trucks ten seconds in response time.** [Source: [ABC Orlando/WFTV](#), Jan. 28, 2010; and Fire Capt. Jeffrey Martin, [St. Petersburg Times](#), Feb. 2, 2008; and the [Tampa Tribune](#), Sept. 20, 2008]
- Reduce property values—Prospective homebuyers reject home sites near speed humps. [Source: [Tampa Bay Online](#), Sept. 30, 2009]
- Increase noise levels—Speed humps usher in a constant barrage of scraping cars and engines revving over the humps. [Source: [Tampa Bay Online](#), Aug. 12, 2009]
- Increase wear and tear on residential and commercial vehicles—Speed humps are a source of excessive wear on tires, brakes, suspension systems, shock absorbers, and rattle dashboards. [Source: [The Natchez Democrat](#), Oct. 28, 2009]
- Expensive to remove—Municipalities, under pressure by citizens and enforced by the courts, have been forced to remove speed humps at great expense to taxpayers. [Source: [Tampa Bay Online](#), Sept. 30, 2009]
- Increase air pollution—On roads with speed humps, carbon monoxide emissions increase by 82 percent, carbon dioxide emissions double and nitrogen oxide increases by 37 percent. [Source: [BBC.com](#), April 22, 2009]
- Reduce fuel efficiency and increase gas consumption—By forcing drivers to brake and accelerate repeatedly, speed humps will cause a car that normally that gets 58.15 mpg traveling at a steady 30mph to deliver only 30.85 mpg. [Source: [BBC.com](#), April 22, 2009]

Additionally, some have observed that speed humps do not change driver behavior and encourage other dangerous driving behaviors, such as going ‘off road’ to avoid the humps.

The City of Pearland does not install road humps anymore for many of these reasons. Driver feedback signs could help, but as we have seen with the ones around Silverlake, they seem to break down frequently. As a reminder, your HOA does not own the streets, and the City or County are the only ones that can install any kind of traffic signs. Having traffic calming devices does not absolve you of your responsibility to help keep our community safe. Talking to our driving family members about potentially tragic driving behavior and calling the drivers out when you see them acting irresponsibly is free—reminding them how irresponsible driving could affect them for life and could undoubtedly affect others is a talk we all need to have. Check your driving habits too. Being distracted by cell phones, radios, passengers, and more are also problems.

Installing additional stop signs that so many do not stop at already probably may not do much good. Talking and reminding your drivers could.

SUBMIT TRAFFIC COMPLAINTS ONLINE - PEARLAND

<https://www.pearlandtx.gov/departments/police/submit-traffic-complaints-online>

The Pearland Police Department's Traffic Division is dedicated to addressing traffic-related issues around the city. If you have an emergency, please dial 911; if you have an immediate traffic complaint, please call 281.997.4100. This online complaint is for ongoing, repetitive traffic problems and is used to assist our residents in filing such complaints.

Please understand that the PPD needs adequate information to generate an incident report so that our officers can address the problem as soon as possible. Please understand that motor officers are dedicated to reducing automobile crashes and keeping our children safe in school zones. These duties generally take precedence but do not let this stop you from reporting an issue.

If you have any questions, contact [Sgt. C. Pledger](#) at 281.997.4213.



LOOKING FOR VOLUNTEERS

We are looking for some volunteers to work with the board on some project ideas. Do you have some time available for volunteer opportunities with our association? We are looking for homeowners who work well with others and enjoy what our community offers without taking a lot of your time. Contact us at directors@southwycktexas.com and give us your contact information. The board will pick from a list of candidates and get back in touch with you about specifics.



SOUTHWYCKCAI BOARD MEETINGS

Keep up-to-date with what is going on with the association business by attending our online meetings. The Zoom information is up at our website, www.SouthwyckTexas.com, on the Home page and the Master's page. The first 30 minutes of our meeting are open for homeowner input. You are welcome to stay as long as you want, or you can leave when you need to. Hear what projects we are working on, what is going on with our finances, obstacles we are running into. Keep informed by hearing it all from actual board members and not misinformation spread by uninformed individuals. Our meetings are usually on the 1st Thursday of the month at 6:30 pm. We welcome you to attend.

IS YOUR HOA DOING AN ANNUAL AUDIT?

Why should your association's section boards and master board be doing an annual audit? A financial audit is a detailed, methodical, and objective examination of accounts and all other items that support an association's financial statements. The audit covers the financial statements themselves, plus the annual budget, bank accounts, vendor contracts, reserve account, and other transactional records. The HOA audits provide board members and residents with valuable insight into their association's financial health. The purpose of the audit is to evaluate your association and make sure the HOA board is being honest. Theft, fraud, or fund mismanagement can happen to any HOA. The Master diligently gets an independent audit every year. Do you know if your section's board has their finances audited and how frequently?



THE DREADED HOA LETTER

Most homeowners know when they are guilty of contravening HOA regulations; the broken down vehicle leaking fluids in the driveway; the fence that is falling; the house that was painted purple without first seeking approval the ARC; the lawn that is significantly overgrown; the portable basketball stand system in the street; the gutter falling off the house; the Christmas lights still up in the middle of summer, the boat or camper still in the driveway a week after returning from holiday; the truck parked in the yard..... All these and any number of other issues. You moved into a nice, well-

maintained neighborhood for a reason, and so did the other homeowners in our association.

Mistakes happen. If you were given notice regarding an issue that is not your property but your neighbor's, then contact your association directly so they do not pursue you again. The management contact information should be on the notice.

Remember, your association has governing documents that you agreed to when you purchased your property. Read them so you know what you can and can not do to your property. All HOAs have restrictions. Your section's website or page should have these governing documents published and available for you to review. If your section has passed any amendments, those have to be published too. It is hard to follow the rules if you can not find them and do not know about them, and your section's website should have all of these available for the homeowner to review. If they do not, find out why. If you think your section's board has overstepped their authority or should reconsider your issue, contact them by email or attend a monthly meeting and plead your case. Provide valid reasons as to why the board should review your case. HOA boards have been known to reconsider their initial decisions if approached politely. The Southwyck Community Association also has a link to the Texas Property Code at our website, www.SouthwyckTexas.com. Click on the **HOA – TX PROPERTY CODE & LAWS** menu option on the left. Information is available on that page. All section board contact information is on our website too.

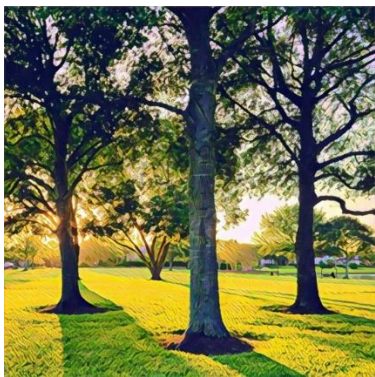


WISH-CYCLING – WHAT IS IT AND WHY DOES IT MATTER?

Wish-cycling is recycling items that cannot be recycled. The act of putting a non-recyclable item in the recycling bin with the hope it will be recycled.

People wish-cycle many items. Pizza boxes are among one of the more common items mistaken for recyclable.. It is made of paper, right? So why not. WRONG! The greasy cardboard makes it un-recyclable. Recyclables must be cleaned of stuck-on food. When the plastic is melted down at high temperatures, the stuck-on food can scorch. Contaminated plastic is no good. Take the time to scrub the jar and remove the food residue. Wish-cycling often does more harm than good and has consequences that can impact local programs and global recycling as a whole.

Another recycling problem? Many people think all plastics are accepted at the curbside. Plastic can be recycled. Plastic is plasticright? NNNNOOOOO. Most municipal recyclers accept #1 or #2 white or clear bottles or jars (with caps, pumps, and spouts removed). Any item with small and complex parts or colors and additives is generally not recyclable curbside. Plastic wrap, plastic grocery bags, plastic mailers, and bubble wrap/mailling materials are not acceptable either.



OBSERVING THE CHARACTERS IN THE PARK

We have many characters that can be seen at Southwyck Lake Park, and if you use our park, especially in the early morning on the weekend, you may recognize some of these individuals and groups that are regulars.

The first group I see regularly is a group of individuals that exercise early on the weekend morning. I think they are usually out by 10 am. It's nothing formal, just a group that exercises together. It looks like they are doing Tai chi or something similar. They do their movements under the pavilion by the parking lot. I've seen them meeting up for years at all times of the year. You see newcomers and diehards returning every weekend. I believe it's Saturdays that they get -together.

Another group meets up at the other pavilion near Lakecrest and Northfork. They play soothing Asian music, and this group seems to do lengthy meditation and practice movements to help clear their minds.

At the picnic table near the playground and covered pavilion, you can find a group that comes to talk and enjoy each others company. They seem to meet up regularly, and you'll see a few being dropped off, or you'll see them walking to the park from one of the neighborhoods. This group, too, has been meeting up at the park for years.

To catch our next character, you have to be up very early. She is a very fit, slender, older woman with a walking stick. She is a brisk walker and will pick up trash that others have left behind at the park on her walk. She travels the entire park. I've also seen his same lady with

her granddaughter on paddleboards on the lake ... and IN the lake when she wasn't balanced and first learning how to use her board!

A gentleman with a large mastiff used to walk his big girl around the park. I met his big gal, and she was as gentle as could be, slowly lumbering around the park, enjoying being out and seeing the other park's characters. I suspect the big gentle gal passed away because I no longer see her. Funny, she made more of an impression on me than almost anyone else. I was just so impressed by her gentleness.

During the week, several landscape crews meet up at the park for lunch, a short nap, or a quick game of soccer, and then soon enough, they are off and back to work in the neighborhoods.

You can catch the little tikes group of kids who are practicing their soccer moves or t-ball skills at the large open area at the front of the park from time to time on a beautiful weekend.

During the summer, I've seen a group of families, later in the evening, that would go out to teach their kids how to fish. They would try to patiently catch something on their little rods. I don't think they caught any, but they sure looked like they enjoyed the group atmosphere and the camaraderie. What a fun experience for the kids! I'm sure it's a memory they will remember fondly later in life.

There is a family of siblings that occupy their time at the park. The older sister has taken her siblings out on the lake in a small boat several times. The younger siblings can't wait for it to be their turn in the boat and on the lake. I see these siblings a lot at the park playing, their older sister spearheading their activities. You can tell she is delighted to be the big sister. Big sister seems to enjoy supervising her brother and sister.

There are a number of grandparents that push strollers over at the park and meet up with other grandparents with little ones in strollers too. The grands appear to be enjoying having the opportunity to be with the youngest

members of the family. Little do these kids know how fortunate they are to have this precious time together with their grandparents. So many kids never get this kind of opportunity anymore.

How about the drivers of Amazon, FedEx, USPS, and others that take lunch in their vehicle and look at the lake and take a moment of peace?

Have you seen the dog that rides in a paddleboat with its owner? That dog knows this is a special treat as he sits, relaxed and content, next to his owner, who diligently paddles around the fountain, getting a mist off the fountain on a hot day. What a fabulous treat for both!

You'll see pictures of all kinds being taken at the park with the lake in the background from weddings, baby announcements, graduations, Sweet 16, families that gather at the Christmas display during the holidays, prom, and more. It's great to see others thinking our park is beautiful enough to include it in their photographic memories.

For many years, a Boy Scout troop used the park for their crossing-over ceremony. The park is large enough to accommodate the boys and their family members. It's a proud moment for most of these kids and their families.

Several times I've observed a dog, and its owner just sitting together on one of the swing benches, gently swinging, relaxing, and looking out at the lake where they might occasionally get a bit of mist off the fountain too. Both look like they are enjoying doing nothing for a bit of time and letting the stress of the day wash away from them. Dogs are good for sharing this moment.

We've got our avid fishermen who probably need this mental relaxation more than we would know. I'm hoping they don't eat the fish because of chemical wash-off from the home and golf course. You're not going to have any big fishing battles, and you may not even catch anything, but the act of fishing can be very therapeutic and helps to destress.

While we haven't had the triathlon at the park for two years, that's a fun activity to watch. We have a few of the local neighborhood high schoolers who participate and have won their age group. The event usually takes place the weekend of Memorial day. They swim in the lake, run and bike throughout Silverlake & Southwyck. It's a big event and a well-run event. The event coordinators have been doing it long enough to have it all done responsibly, and the participants only have good things to say about this event and our park. It shines a good light on our neighborhood too. Sure, you may see an onslaught of cars in the community until just about noon, but we've never had any negative feedback about the event, and the park gets put back into place afterward. Hopefully, the triathlon will be back next year. Many in the community come out to cheer and encourage the participants on.

During the spring and fall, you see moms and dads taking their kids out to fly kites. You have to be in the right spot to keep your kite out of the trees, but the big smiles on the kids' faces are priceless.

A group of elementary kids meet up on their way home from school to release some energy at the playground. The playground can be where friendships are made for kids and adults for sure.

We hope you can take some time to enjoy Southwyck Lake Park. Take some time to people watching and check out the characters in the park. Perhaps you can find some new characters. Take a moment to do nothing but sit on a swing and look out at the lake, if you get a chance. Walk the dog, your grandkids, your own kids, or your spouse. Watch the squirrels run around, the fish jump, the ducks swim. Listen to the sounds of the birds and locusts and the laughter of the kids. It's in our neighborhood, it's free, and you'll likely lower your blood pressure and find your mind clearing.



NEW COMMUNITY EVENTS COMING

Be creative and be festive and celebrate with us! Southwyck CAI will be hosting 2-holiday decorating contests. One for Halloween and another for Christmas. The competitions are open to all residents of Southwyck CAI, and prizes will be awarded. Start thinking about and planning your displays now! Follow our website HOLIDAY CONTEST starting October 1st for more information. We will also post on our Southwyck Community Assoc., Inc Facebook page with additional details. Decorate the outside of your front house, yard and/or windows. Dazzle us with your creativity. Rules & instructions will be communicated later on our website and Facebook as we get closer.

HURRICANE PREPAREDNESS GUIDES

Brazoria County:

<https://www.pearlandtx.gov/home/showdocument?id=27295>

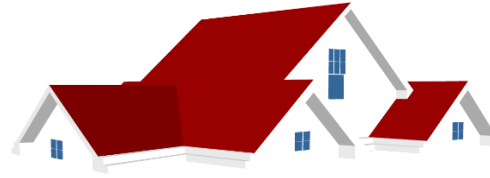
National Weather Service:

<https://www.weather.gov/media/hgx/HurricaneGuide2020.pdf>

UPDATED LEGAL INFORMATION

is available at our website,

<http://www.southwycktexas.com/legal-action.html>.



REMINDER- ASSESSMENTS COMING DUE:

Southwyck Community Association bills semi-annually in arrears for all sections. Once assessments have been paid to our management company, CMSI distributes the section portion of the assessments to the appropriate sections. **ALL assessments are to be paid to Southwyck Community Association and NOT to the sections. Failure to send your payment to Southwyck Community Association could result in additional fees.**

Your next assessment is due **July 1**, which covers January to June. It is LATE if the payment is received AFTER July 31.

Assessments are due in full the 15th of July. **Again, payment is to be made only to Southwyck CAI.**

If you have questions regarding your assessments, please contact Kathy Dooley at CMSI, 281-480-2563. Our website, www.SouthwyckTexas.com has additional information on how to make payments.

CITY OF PEARLAND - NEW TRASH

CONTRACTOR

Beginning October 1, Frontier Waste Solutions will be the new service provider. More information to be mailed July 15, new carts delivered starting Sept 13th.



The Southwyck Section 1/Southglen Swimming Pool Opening Saturday, May 29th at 10:00 a.m.

Please visit www.crest-management.com to review the pool schedule, pool rules, and to request pool access cards if you do not already have one.

To access the pool you must either be a homeowner or a resident with proof of residency. Any past due assessment balance must be paid before cards can be activated.

2021 Swimming Pool Schedule

The pool will be closed every Wednesday for cleaning

The pool will be open Tuesday to Sunday, 10am to 8pm from May 29th to August 19th

The pool will be open Saturdays and Sundays, 10am to 8pm August 21st to September 3rd.

The pool will be open Saturday, Sunday and Monday September 4th-6th 10am to 8pm.

*Extended Swim Days the pool is open from 10am to 10 pm (June 10th, June 24th, July 8th and July 22nd)

* Dive in Movie Nites are on June 18th, July 16 and August 13th.

[Questions?](#) Call Community Manager Michelle Villegas at 281-945-4629 or email her at michelle@crest-management.com

Southwyck Section 1 Homeowner Association Southglen Pool-Access Request Form on next page.

**SOUTHWYCK SECTION 1 HOMEOWNERS ASSOCIATION SOUTHGLEN
POOL-ACCESS CARD REQUEST FORM**

PLEASE COMPLETE AND RETURN THIS FORM WITH FEE TO:

Southwyck Section 1 Homeowners Association
C/O Crest Management Company attn: Michelle Villegas
17171 Park Row, Suite 310
Houston, TX 77084

Access Card Inquires E-mail: michelle@crest-management.com

- Checks or Money orders are the **ONLY** acceptable forms of payment.
- Please make your Check or Money Order payable to: Southwyck Section 1.
- Payment will not be accepted at the gate or by the Pool Company.
- HOA Accounts verified before card is issued.
- Call Community Management Solutions at 281-480-2563 to check HOA balance before requesting Access Card. All Delinquent accounts access cards will be deactivated.
- If you already have a pool card issued last year there is no need to request a new one.
- **REPLACEMENT CARDS COST \$20 EACH (NON-REFUNDABLE)**
- **LOST CARDS MUST BE REPORTED IMMEDIATELY**

Please note:

*Before we can issue access cards, the Association must have proof of ownership of property within the community. The Association may not receive closing information from the title companies for approximately 60 days (or longer) following closing. In order to expedite receipt of your access cards, we recommend you also submit a copy of your closing statement along with this application. **The card allows immediate family of the owner through the gate plus two guests. If additional cards are needed for immediate family, there is no charge. If additional card is needed for guests, the additional card is \$20.00.***

Renters must purchase their card, a copy of a current lease is required before cards will be released. It will take 24-48 hours to activate your card.

Name: _____

Address: _____

E-Mail: _____

Phone: _____

Signature: _____

Date: _____

(Attach copy of Lease Agreement if you are a Renter)

A/R: _____ Verified by: _____
Access Card # _____ Access Card # _____

Southwyck Section 1
Check #
Amount \$