



SOUTHWYCK

Community Association, Inc.

OFFICIAL COMMUNITY NEWSLETER

WWW.SOUTHWYCKTEXAS.COM

Board of directors email: directors@southwycktexas.com

PARKING ON THE STREET IN OUR NEIGHBORHOOD

Southwyck has had a recent fire again, and it was noted by a neighbor that the fire trucks had great difficulty getting down the street with their truck. Perhaps a review of some specific Texas parking laws is in order. I'm sure you would have hated to have had your house on fire or even an ambulance needed, and they couldn't get down the street or to a fire hydrant because you, a family member, or neighbor park incorrectly on the street.

Section 545.302 provides precise Texas parking laws. Some of these laws are described below:

(a) An operator may not park a vehicle:

- on the roadway side of a vehicle stopped or parked at the edge or curb of a street
- on a sidewalk
- in an intersection
- on a crosswalk
- between a safety zone and the adjacent curb or within 30 feet on the curb opposite of the safety zone
- alongside or opposite a street excavation or if the parked vehicle would obstruct traffic
- on a bridge or in a tunnel
- on a railroad track
- where an official sign or other Texas parking law prohibits parking

(b) Under Texas parking laws, a person cannot temporarily park:

- in front of a public or private driveway
- within 15 feet of a fire hydrant
- within 20 feet of a crosswalk
- with 30 feet of a flashing signal
- within 20 feet of a driveway entrance
- with 50 feet of the nearest rail or railroad crossing
- where an official sign prohibits parking

Section 545.303 provides extremely specific Texas parking laws:

- a car must be parked parallel to a curb and be parked within 18 inches of the curb – THIS DOES NOT MEAN THE FRONT OR BACK OF THE VEHICLE AT THE CURB AND YOU ARE STICKING OUT INTO THE ROAD.
- a local authority by ordinance or Texas parking law may permit angle parking
- the Texas Department of Transportation may place signs anywhere they believe parking may obstruct parking

PARKING ON THE STREET IN OUR NEIGHBORHOOD—Continued

The Pearland Police department has a way for you to submit traffic complaints online. Again, this is within the City of Pearland and not the ETJ. Go to <https://www.pearlandtx.gov/departments/police/submit-traffic-complaints-online>. Here you will enter your contact information and a description of the violation, where the offense is taking place, and when the problem occurs so that a Pearland Police officer knows what they should be looking for, where they should be looking, and when the problem takes place. You can report the issue night or day. You may receive a call back if the officer needs more details, so you might want to take those calls from an unknown number for a time. If you wish to receive a copy of your submission, they have a place to reenter your email address.

Southwyck Community Association, Inc.
Pearland, Texas

Home
About Us
Neighborhood Amenities
Homeowner's Association
Documents & Forms
Records/Minutes/Publications
Discussion Forum
HOA - TX Property Code & Law
News & Events
Local Resources
City of Pearland
FAQ
Legal Action
STORM PREPAREDNESS INFO.
Community Event PICTURES!

Welcome

WEBSITE UPDATES:
10/5/2020 News & Events, Home, Master's page
9/20/2020 News & Events
9/8/2020 Home, Master's page, Section 1, Homeowner's, STORM PREP

BOARD MEETING INFORMATION FOR EACH SECTIONS AND MASTER:

SOUTHWYCK COMMUNITY ASSOCIATION (Master)

USUALLY OUR REGULAR BOARD MEETINGS ARE HELD:
1st Thursday of each month
6:30 PM at Calvary Baptist Church
3302 County Road 89 - just south of Southfork.

Our next board meeting is Thursday, November 5 at 6:30

**** This website is best viewed from a PC.**

While the Southwyck CAI parks remain open for walkers, ALL equipment is closed for use. Should you choose to use the park for walking, please remember to keep a 6-foot social distance from others, as recommended by the CDC and numerous other organizations.


The Board believes that parents are responsible for the safety of their children, not Southwyck CAI, and especially so at this time, so please discuss with your children the fact that the equipment is not to be used if they go to our park. The CDC and numerous news organizations have repeatedly cautioned that the COVID-19 can be spread through respiration and that the virus can survive on surfaces anywhere from a few hours up to several days, and that includes outdoor community park equipment and surfaces such as, but not limited to:

OUR WEBSITE'S RESOURCES

www.SouthwyckTexas.com – take a look at our website and discover the many resources we have for homeowners. Want the highlights of the last board meeting? You can't find the phone number for your management company? Want to know what amenities are available to you and your family in Southwyck? Visit our website.

PEARLAND POLICE DEPARTMENT – P2C.PEARLANDTX.GOV

This site lets you search or report an incident. It is straightforward to navigate. Our association is in Zone PPD DISTRICT B if you are doing an event Search. The Police block some reports, but there are usually enough details to let you know what the event was. Try a search of your street for the last month and see what comes up and see how it works.



PEARLAND POLICE DEPARTMENT

[HOME](#)
[REPORT INCIDENT](#)
[EVENT SEARCH](#)
[CRASH REPORTS](#)
[INMATE INQUIRY](#)
[CONTACT US](#)

- Quick Links -

[FAQ](#)
[OFFICER COMMENDATION](#)

Event Search

What?

☒ Accidents

☒ Arrests

☒ Incidents

Case #:

When?

Search By: ☒ Date Occurred ☐ Date Reported

Date:
From: To:

Specify Date

07/01/202008/01/2020

Who?

Last Name / Business:

First Name:

Middle Name:

Where?

Street #:

Street Name:

City:

Zones:

Search Range:

PPD DISTRICT B

Date/Time	Type	Details	Location	Report
07/01/2020 13:21	Incident	Case #: 20004550 Primary Offense: FRAUD (PRESCRIPTION)	2600-BLK CULLEN PKWY	
07/02/2020 14:26	Incident	Case #: 20004580 Primary Offense: CRASH REPORT	8400-BLK BROADWAY ST/CULLEN PKWY	
07/02/2020 16:26	Arrest	Arrestee: NGUYEN, STEVEN NAM Charge: SEXUAL ASSAULT CHILD F2	3000 CULLEN PKWY	
07/03/2020 06:01	Arrest	Arrestee: FRAZIER, JOHN BUFORD Charge: ASSAULT CAUSES BODILY INJURY FAMILY MEMBER MA	2555 CULLEN PKWY	
07/05/2020 22:43	Incident	Case #: 20004661 Primary Offense: DISORDERLY CONDUCT - FIGHTING	2400-BLK CULLEN PKWY	
07/12/2020 14:33	Incident	Case #: 20004818 Primary Offense: DEATH INVESTIGATION	2900-BLK CULLEN PKWY	
07/14/2020 16:57	Incident	Case #: 20004867 Primary Offense: FOUND PROPERTY	2500-BLK CULLEN PKWY	
07/15/2020 12:20	Arrest	Arrestee: FLORES, KENT BRANDON Charge: POSS OF CHILD PORNOGRAPHY	2555 CULLEN PKWY	
07/16/2020 19:07	Incident	Case #: 20004931 Primary Offense: CRASH REPORT	1600-BLK CULLEN PKWY/MCHARD RD	

1234

Page 1 of 431 records returned



Image from the Irving Police Department's Facebook page posted on July 21, 2020.

YOUR CAR STICKERS MAY TELL MORE THAN YOU THINK

You may never have thought that the stickers you adhere to your car may be providing too much information. So, you have just slapped on the back of your minivan, the family stick figures. You have all 6 of your family represented on your back window. It is adorable! It is also dangerous. What a thief might see is you have your hands and mind busy with the four kids, and you can be easily distracted. Your car is parked at the daycare and you run in without a purse; the thief sees this as, 'she's got her hands full with the kids, I'll bet she left her purse in the car.' How about your NRA sticker proudly displayed? The would-be thief sees your advertising you most likely have a gun or two...maybe more in your possession and maybe even in the car or truck. While you may want to let everyone that sees your vehicle to know how proud you are of your choice of a presidential candidate, others may not like your choice and would vandalize your car because they do not like that individual.

You are allowed to put any sticker on your vehicle and express whatever you like. Just remember others might see your free expression as an opportunity. You watch what you post on social media, so watch what you post on your vehicle as well. A criminal mindset takes advantage of those that do not. Be mindful of what you are sharing about yourself and your family. You should take into account how this information could be used against you by someone with bad intentions. Don't become the victim, but be aware.

SCAM EMAILS

So I recently received an email informing me that my PayPal account had temporarily been restricted, and there was a button link to log into PayPal and confirm my identity. Perhaps you have received one of these emails. DO NOT CLICK ON THE BUTTON LINK. Take a look at the email address for the service@paypal.com that sent the email....does this look like an email address from a reputable company? Not at all.



Dear Customer,

Your PayPal account has been temporarily restricted.
We have found suspicious activity on credit cards linked to your PayPal account. You must confirm your identity to confirm that you own the credit card.

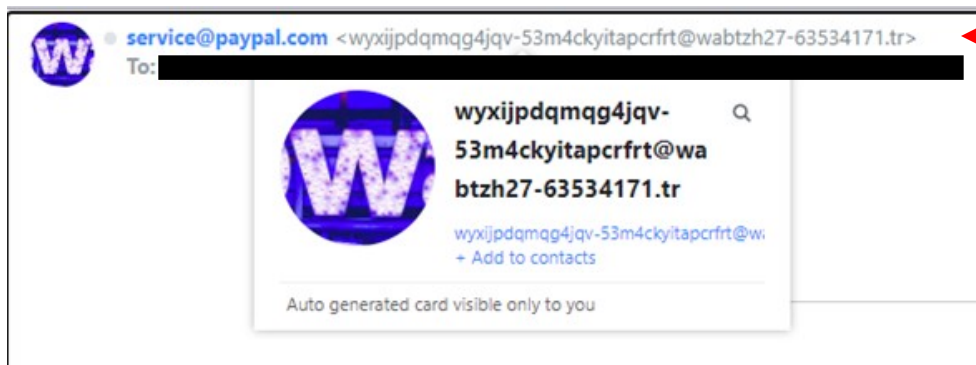
To maintain account security, please provide documents that confirm your identity.

[Log in to PayPal](#)

After you complete the requested task, we will review the account and contact you about its status within 5 working days.

Thank you for your attention to this problem.

If you mouse over the friendly 'service@paypal.com' or click on Reply, you should be able to see the full email address of the sender. Most reputable companies have their domain name in the email address. They do not have a Hotmail, yahoo or Gmail account and certainly, a bunch of random-looking letters and numbers would not be a legitimate email address. So, before you click on any button or link in one of these emails, make sure you check the email address out. If it looks suspicious, it probably is. If you wanted to check your account on PayPal then enter the address yourself in the browser.



Hover over
'service@paypal.com' to
show what the actual email
address is.



IT'S THAT TIME OF YEAR.... VEHICLE BREAK-INS

It's car & truck break-in season. If you live near a major road, your chances of this happening are greater since the criminal wants to get out and away fast. If you see something that you suspect or is out of place please contact your local police. You can always call the non-emergency number for Pearland Police Department, 281-997-4100, or Brazoria County Sheriff's office, 281-756-2392. They get paid to investigate and show a presence, so never feel like you should not

call. Make sure you have both of these numbers in your cell phone. You never know when you might need them. If the issue is an emergency issue, call 9-1-1.

Use your porch lights. I look down my street in the evening and there are some very dark areas. Install motion sense lights or use LED which uses little electricity.

If you notice a street light out on your street or a street you walk on, use the Center Point streetlight outage website, https://www.centerpointenergy.com/en-us/residential/in-your-community/electric-outage-center/report-streetlight-outages?WT.ac=OC_Button&sa=ho. You will need the pole number. On our website, <http://SouthwyckTexas.com/local-resources.html>, you will find many of the common resources listed like Centerpoint

Do not make it easy for a thief. Lock your vehicles and do not leave valuables in your car. If you are not sure your car is locked, check. Having your car broken into is a huge hassle after it happens and it can be costly. Dealing with broken windows, stolen property, insurance claims and the uneasiness that a thief has gone through your belongs can be more of a problem than taking a moment to check to make sure your vehicles are locked and valuables removed. We do not want to attract thieves to our area because it is easy pickings.

SECTION 1 NEWS

Hello Section 1 residents—As of September 1, 2020, Southwyck Section 1 HOA is managed by Crest Management . Section 1 residents can register with Crest Management at <https://www.crest-management.com/>

Contact Information:

Community Manager - Vendor Management and the HOA Board

Michelle

michelle@crest-management.com

281.945.4629

Assistant Manager

Kisha – Deed restriction enforcement and exterior modification requests

kisha@crest-management.com

281.945.4665



ISSUE WITH SOUTHWYCK SECTION IV – UPDATE FROM OUR LEGAL COUNCIL

Dear Southwyck Homeowner:

Recently, the Board of Directors of the Southwyck Community Association, Inc. (the "Master Association") has learned that one or more members of the Board of Directors of Southwyck, Section IV Homeowners Association, Inc. (the "Village Association") has been providing false and inaccurate information to

the community about the relationship between the Master Association and the Section IV Village Association. We hope that this letter will clear up any confusion caused by this misinformation. Here are the facts:

Fact #1: The Declaration of Covenants, Conditions and Restrictions ("DCCRs"), which have applied to your property since Southwyck was developed, establish and create a two-tier governing system consisting of the Master Association and the Village Association. There are three Village associations in Southwyck: The Section I Village Association, the Section V Village Association and the Section IV Village Association.

Fact #2: The Master and Village associations are separate non-profit corporations which have separate functions as outlined in the DCCRs. The developer entity for Southwyck drafted the DCCRs, and any amendment of the DCCRs would require a majority vote of members of both the Master and Village associations, pursuant to an appellate court decision in 2017. That lawsuit was a result of the Section IV Village Association's Board of Directors attempt to amend the DCCRs without letting all members of the Master Association and Village Association vote on the issue.

Fact #3: The Fourteenth Court of Appeals has affirmed the Master Association's sole and exclusive right to collect maintenance assessments for both the Master and the Village (or "section") assessments as outlined in the Declaration. Any claim that the Master Association is not authorized to collect assessments on behalf of both the Master association and the Village Association is completely false. A copy of the court of appeals' opinion is available upon request. Once collected by the Master Association, the section assessments are then distributed by the Master Association to the appropriate Village association. This system has been in place since development. A Village Association does **not** have authority under the DCCRs to directly bill for or collect maintenance assessments independently of the Master Association. Accordingly, any billing or correspondence that you may receive from the Village Association attempting to collect maintenance assessments directly on its own behalf is unauthorized. Currently, the managing agent for the Master Association is Community Management Solutions, Inc. (CMSI). Authorized invoices for maintenance assessments will be sent by CMSI.

ISSUE WITH SOUTHWYCK SECTION IV – UPDATE FROM OUR LEGAL COUNCIL—continued

Fact #4: The Village Association is charged with deed restriction enforcement, and it is authorized to send bills for deed restriction violations. However, if at any time the Village Association fails to enforce deed restrictions, the Master Association also has the right to do so under the DCCRs.

There is another pending lawsuit filed by the Section IV Village Association against the Master Association, asserting various claims. Should you wish to obtain more information regarding the details and current status of the pending lawsuit, we strongly encourage you to attend the Board of Directors meeting of the Master Association, which is held on the first Thursday of each month. We value you as a member of the Master Association and Master Association Board of Directors wants to be as transparent as possible regarding recent events concerning the Section IV Village Association.

Cordially,

Josh Brockman-Weber, Of Counsel

SEND YOUR EMAIL ADDRESS TO OUR PROPERTY MANAGER TO KEEP UP-TO-DATE

We send out periodic notifications for Southwyck CAI, reminders that assessments are due and when our monthly meetings are. We all need a reminder sometimes and it can help you save money from racking up delinquency fees when you act on those reminders.

Make sure Kathy Dooley has your email address. We do not spam, sell or use your address for anything other than Southwyck business communications.

Kathy's contact information:

Kathy Dooley at CMSI

Office: 281-480-2563

Email: Kathy@CMSIsolutions.com

Kathy can also help you with any assessment questions.

**** Reminder—Southwyck CAI does not handle ARC requests. Your section HOA does. Visit our website, <http://SouthwyckTexas.com/homeowner-s-association.html> for that contact information.**

HELPING YOUR LOCAL SMALL BUSINESSES OUT

"For the Life of Your Retirement"



Sean Rose
Licensed Agent
(832) 888-0615

I specialize in providing solutions for:

- 1) **Medicare**
 - Know Your Rights & Options
 - Annual Election Period & Drug Plan Help
- 2) **Long Term Care (Biggest Gap in Medicare)**
 - We have a 93% Issue Rate
- 3) **Retirement Planning**
 - Create, Protect, & Guarantee Your Income
- 4) **Legacy & Final Expenses**
 - Passing on the blessing, not a burden



Email - TX328.hou@gmail.com
Etsy - TX328
Facebook - TX328
Twitter - TX328

LASER ENGRAVING & CUTTING

We enjoy being creative!
Visit us on Social media & see what we created! If you have something special you need created, contact us.
We offer custom laser designs for any occasion.
Engrave your child's art work to preserve it or let us create a decorative split monogram.

2020 SOUTHWYCK BOARD OF DIRECTORS

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MANAGEMENT COMPANY INFO

President—John Fisher

Vice President—Helen Bilyeu

Treasurer—vacant

Secretary—Vanessa Williams

Director—Sangeeta Bakshi

MANAGEMENT AGENT:

Community Management Solutions, Inc. (CMSI)

2615 Bay Area Blvd.

Houston, Texas 77058

Kathy Dooley, Kathy@CMSIsolutions.com

BOARD MEETINGS:

1st Thursday of the month @ 6:30 P.M.



