

WORTHAM
VILLAGES



THE WORTHAM VILLAGES

OFFICIAL
COMMUNITY
NEWSLETTER

FALL 2020

BRIEF

Splinters from the Board, By Stan Schoen, @ sschoen@worthamweb.org

Welcome to the last quarter of 2020 and hopeful that 2021 brings better times, better health and prosperity.

Below is just being re-stated from last newsletter as it is important as we have a lot of new homeowners -

Consider this our **STATE OF WORTHAM**

At Wortham we have always treated everyone the same in all of our practices, whether it be a deed restriction or anything financial, we have all the same rules and instructions to our management company and we are consistent. We are very proud of that, always have and always will be. We on your board are all homeowners and we are proud to be a part of Wortham. Another thing you should know is that we are very compliant with everything as it relates to our COVID environment, all of our suppliers have COVID protocol and all are followed whether it be the clubhouse, pool, cleaning, etc. Financially we are sound as I've said often and consistently as well. Our money is safe and secure as they can be and we have annual audits which are transparent and we're proud of that fact as well.

Our home values have increased! That's not an opinion that is a fact. Homes are now selling between \$101 - \$111 per square feet (according to realtors) which further proves what us residents already know- people want to live in Wortham! There are a lot of folks like me that have been here 20+ years. There is easy access to highways and toll roads, close proximity into downtown (20 miles), nice amenities, walk/jog trail, tennis courts, clubhouse, swimming pool.

Many people are asking me what I think the new construction will do to our home values on FM1960 at Wortham with the flyover. I have asked that of the professionals and I agree with them, this should improve our values because of traffic management and ease of our coming and going out of our neighborhood onto FM1960 East or West.

The poles on Wortham (3 wooden telephone poles) are electrical poles to be used to replace older and bent or broken poles.

Now for a little **Housekeeping** –

There have been complaints about activity on the now newly name 'walking/jogging trail'. Watching folks on this trail is most enjoyable as is watching all of our amenities being utilized and that's exactly what we planned and hoped to see. The problem
(continued on next page)

Splinters from the Board, continued

is when there are bike riders sharing this same walk/jog track. We have complaints from neighbors that they're concerned for their own safety due to the fast speed of the bikes and seeming lack of concern for the walkers. The track is for all to enjoy but pedestrians always have the right of way as we are all about safety first! If you're riding your bike on this trail please be concerned for walker's safety and slower moving traffic stays to the right and if you're passing please make an audible signal and yield to the person in front of you. Bikes on the road must follow all laws that apply to any vehicle. If you ride a bike on this track please at the very least let folks in front of you know that you are behind them or just use the streets for bike riding and at the very least yield to people on foot. Let's just all be kind and respectful of each other.

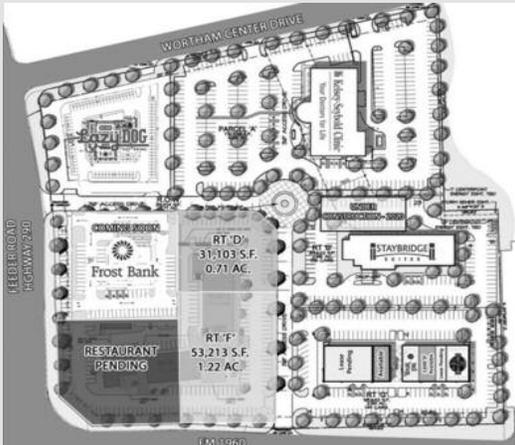
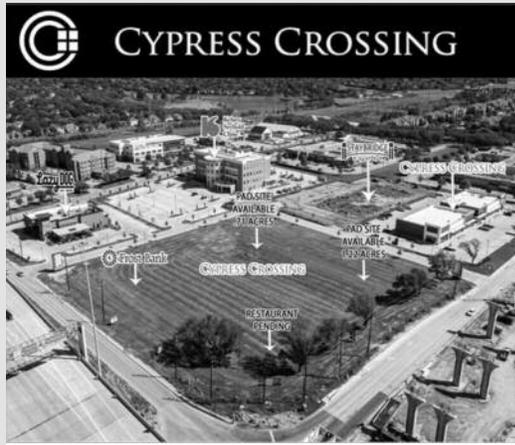
Cars parked on the street happens. The streets are owned by Harris County but please use common sense when parking on the street as our streets are pretty narrow and when one car is on one side and another on the other side of the street just across from each other the road is really blocked and causes line of site issues.

Coming into Wortham:

We had new work done on Wortham Blvd as you left the subdivision and that work was to repair a ponding situation with water standing and a piece of the road got damaged so a little bit of steel and concrete and voila!

Goings on in the neighborhood and surrounding areas (same as last article):

- More restaurants coming but none announced as of this writing.
- There are 2 new pad sites being developed in that same area.
- A restaurant on the corner of FM1960 and Hwy 290 is on the plans.



Security:

We are looking at many options to further improve our visibility and to help keep our community as responsible as we can. One of the things we're investigating is the use of license plate recognition cameras which will capture cars coming in or out of the neighborhood. When you report a crime, the Sheriff's dept. can review the data based on the time frame that you reported the incident. More details to be explained as we learn more of our options and plans moving forward but we will improve on what we've done so far. We do want to encourage you to call 9-1-1 in any case of an emergency. If you're not sure it is an emergency it probably is an emergency so call 9-1-1. In the event of a non-emergency please call the Harris County Sheriff's Dept. NON-EMERGENCY # 713-221-6000. If you see something – say something. If anything looks suspicious, call it in. We need to have this on record. We do have Sheriff deputies patrolling our streets and even with that it's important for you to make that call to have a record and history of any event. It helps the Sheriff's office and will ultimately help you.

National Night Out:

This had to be cancelled due to COVID-19.

Annual Homeowner's meeting:

By the time you read this it should have already happened but has already been successful in that there's been a lot of traffic on the secured website. Obviously at the time of this writing I have no idea as to what was said but I think it's exciting to have more people involved and using newer technology. We're learning a lot and a lot more is to be learned. This has been a success or so we feel and interested always in your thoughts and comments. We will continue to ask and mine e-mail addresses from our homeowners, NOT to sell or solicit but just for the purpose of informing you of things such as security and notices that you may need to know.

Enhanced Community Page: (reminder)

This is a new development designed with you in mind. Our management company, Crest Management, developed this for us and this will include:

- Access to community information
- Governing documents

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FALL HOME MAINTENANCE

Feel that nip in the air? Fall has arrived! Here's how to get your home and yard ready for winter before it's too late.

Check for drafts

Heat loss through windows is responsible for 25-30 percent of heating energy use, according to the U.S. Department of Energy. But it doesn't have to be that way, because weatherstripping is simple and probably the most cost-effective way to keep heating costs down.



Fix any cracks in your driveway

When water gets into cracks it freezes, expands, and can make the crack even bigger. Enough small cracks can turn into big cracks, and eventually the concrete can crumble. Plus, you'd probably prefer a driveway without a giant pothole! So, using concrete crack sealer, fill it up and be done with it.

Change your filters

Found: Another thing in your house that might be costing you more money than it should be. If your filters are clogged, it's harder to keep your home at the temperature you want it to be which will increase your heating bills. Clean these filters monthly, not just before the fall, and thank yourself later. FYI: Disposable filters can be vacuumed one time before you replace it, and foam filters can just be vacuumed and not replaced.

Fertilize and aerate your lawn

You know what they say: The best offense is a good defense. If you want to keep your lawn looking great in the spring and summer, you need to prep it for the fall and winter. Roots are still active when the grass isn't growing, so applying fertilizer will prevent winter damage. Doing this will also help your lawn turn green faster in the spring, which is crucial, because who wants to look at a sad lawn once it gets nice out? Aerate your lawn at least once a year, preferably in the fall. Or do it twice or even three times each year if you can. You can rent a lawn aerator at any home and garden equipment rental store.

Check your smoke detectors

Fall is a great time to make sure your smoke and CO detectors are working. Check batteries and expiration dates – smoke detectors are typically good for 10 years, and CO detectors last for about six years.

Community Website:

WWW.WORTHAMVILLAGES.COM

Facebook Page:

WWW.FACEBOOK.COM/WORTHAMVILLAGESCOMMUNITY

From the Board (continued)

- Board meeting notices
- Crest team contacts
- Calendar for community events and clubhouse availability
- News feed
- Email distribution of community notices and information
- Expanded document archives: financial and minutes
- You can access financial records

In order to do this, you need to go to Crest's home page and register your name, residence and e-mail! The beauty of this ONCE WE CAPTURE YOUR E-MAIL is that we can send email blasts when you opt-in and select from events, emergency alerts, community updates and lost/found. In addition to this, our Municipality Utility District #222 (MUD) will have their own emergency communication but I do not know when and how this will start. On a personal note I want to thank you all for your confidence in voting for myself and Jonathan Armstrong for another 2-year term on the Board for Wortham Community Village Association. We are proud of our accomplishments with more work to be done to better our community. Thank you!

As a reminder:

Wortham, **we are in great shape** our money is secure, we have a management company to take care of our day to day business and we have annual external audits. Our amenities are in good shape and we make continuous improvements.

These are difficult times and we will come out of this and we all hope the sooner the better. Stay well, stay strong, stay safe!

We are Wortham!

Make it a great day!

Stan

HOLIDAY SAFETY TIPS

Decorating is one of the best ways to get in a holiday mood, but emergency rooms see thousands of injuries involving holiday decorating every season. When decorating follow these tips from the U.S. Consumer Product Safety Commission:

Keep potentially poisonous plants – mistletoe, holly berries, Jerusalem cherry and amaryllis – away from children. If using an artificial tree, check that it is labeled "fire resistant". If using a live tree, cut off about 2 inches of the trunk to expose fresh wood for better water absorption, remember to water it and remove it from your home when it is dry. Place your tree at least 3 feet away from fireplaces, radiators and other heat sources, making certain not to block doorways.



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COMMON HOME HAZARDS TO AVOID

You have smoke detectors. Your doors have good locks. The bathtub has a slip-free pad. By all accounts, your home is a safe and secure place for your family to live. However, there are some hazards that many homeowners may need reminding of from time to time:



For instance:

1. Blocked eavestroughs. Eavestroughs clogged with leaves and other debris can cause rainwater to overflow next to your foundation and create a leak.
2. Clogged dryer vents. High temperature air combined with lint is an ideal condition for a fire. Check and clear the dryer vent at least once a year.
3. Dirty faucet heads. Kitchen and bath faucets often have built-in screens to spray the water evenly. Unfortunately, dirt and other contaminants can build up on these and possibly affect the quality of the water. Clean faucet heads regularly.
4. Tripping hazards. You could step around a loose section of carpet for years and then one day, in a moment of distraction, trip over it and fall. When you see a potential tripping hazard in your home, don't ignore it. Fix it.

We all have plenty of sharp objects around the home that are necessary but in the hands of small children, they can be lethal. Follow these steps to keep your family safe. Here's some ways to minimize the risk:

- Keep kitchen knives and graters away from children in locked drawers.
- Store sharp knives with shields to cover the blades and take care when washing.
- Keep items such as rakes, saws, and lawn mowers, locked away safely. Follow safety procedures and use caution when using garden tools. Remain vigilant to avoid accidents while gardening such as tripping, stumbling and electrical hazards.

Being diligent about home safety takes a little bit of time. But, if it prevents one injury or illness, it's worth the effort.