

ATASCOCITA
NORTH



THE ATASCOCITA NORTH

YOUR
COMMUNITY
NEWSLETTER

FALL 2019

BRIEF

President's Corner

Dear Residents,

As we approach the end of 2019, I would like to take this opportunity to wish each of your families a safe and happy holiday season.

By the time you are reading this communication, we will have already established and voted on our budget for the 2020 calendar year. I am happy to say that your HOA assessments will remain the same and not increase next year.

We have been working diligently this year to improve the appearance of our community by enforcing deed restriction violations and updating our neighborhood park and pool facilities. I believe we are making progress with the effort, but we have a lot more work that needs to be done. This is a combined effort that will require every homeowner to do their part with maintaining their residences. We will also have some additional improvements planned for the new year.

Our Homeowners Board meets on the third Wednesday of every month at Sterling Association Services office in Kingwood at 6:30 pm. I would encourage everyone to attend a monthly meeting to remain informed of your community happenings and voice any concerns you may have.

Let's continue to move forward on our path to improvement!

Regards,
Tony Rushing
ANCIA President

BOARD OF DIRECTORS

*Anthony (Tony) Rushing – President
Sarah Rivera – Vice President
Ryan Engolio – Treasurer
Charmin Armstrong – Secretary
Cynthia Price – Director at Large*

Board meetings are held the 3rd Wednesday of every month (with the exception of December) at the Sterling Kingwood Office, located at 1521 Green Oak Place, Suite 196 – Kingwood, TX 77339 - Meetings begin at 6:30PM.

MANAGEMENT COMPANY

*Gina M. Keller
Community Manager
Sterling Association Services
Kingwood Office
1521 Green Oak Place, Suite 196
Kingwood, Texas 77339
Office: 832-678-4500
Fax: 832-678-4510*

NEW WEBSITE!

Community Website: www.atascocitanorth.com

WE HAVE A NEW WEBSITE!

The HOA Board has invested in a new website for the community. You can find the new website at the link below:

www.atascocitanorth.com

The new website contains the community documents, forms, contact information and much more!

CHRISTMAS LIGHTING CONTEST

Once again the Board of Directors will be surveying the community for the top three (3) decorated homes in the neighborhood. There will not be any specific categories that they will be judging. They will only be looking for the three most extraordinarily decorated homes in the neighborhood. On **December 14th** turn you lights on at dusk so they can see your Christmas décor in all of its glory. Gift cards will be mailed or delivered as follows: First Place = \$100, Second Place = \$75 and Third Place = \$50. **Let's see if we can make Atascocita North the most decorated neighborhood in the area!!**

Deed Restriction Enforcement – Plans to proceed in 2020

Atascocita North is a deed restriction enforced community. If you do not have a copy of the Association's CCR's (Covenants, Conditions & Restrictions) they can be found on the Association's website. Recently, when inspecting the Community, we have noticed the following: Fences are in very poor shape and/or are leaning and falling down. Driveways and the sides of your home have become areas to "store" items; there should be nothing in your driveway or beside your home, other than your operational vehicles or trash cans (which should be stored neatly). Trees have become overgrown on your property and into the streets (it is not the County's responsibility to trim your trees). Homeowners are performing modifications to the exterior of their property without submitting an architectural request form to the ACC (Architectural Control Committee) for approval. It is a requirement that you get approval to make any changes or modifications to the exterior of your property. This includes but is not limited to replacing your fence, painting your house, replacing your driveway, installing a storage shed, and replacing your roof. In addition, there are inoperable vehicles that do not run, but have not been inspected or moved in years. This is also a violation! Parking in the grass is NOT permitted and has become contagious in the community.



Recently the Board has decided that if the homeowners are not going to maintain their home in a neat, healthy, and sanitary condition, and continue to leave violations uncured that they would elect to send these repeat offenders over to the attorney and have them take action on such matters. Just so you all understand, any attorney fees that are paid out by the Association requesting your compliance regarding a specific violation(s) are billed to your individual account. The fees will increase with each letter sent and if the Board elects to proceed with a lawsuit, the fees you incur will be excessive.

15 Minute Prep Fall Chili Recipe

This is a great fall recipe that takes only 15 minutes to prepare. After that, let this simmering dish heat up your home with warm, hearty aromas.

Ingredients:

- 1 tbsp olive oil
- 2 bell peppers, diced
- 1 yellow onion, chopped
- 2 stalks celery, chopped
- 2 cups of vegetable broth
- 3 cloves of minced garlic
- 1 28-ounce can of diced tomatoes (fire-roasted are best)
- 1 tsp of paprika
- 1 tsp cumin
- Salt to taste
- Black pepper to taste
- 1 12-ounce bottle of beer (recommended varieties include XX and Modelo)
- 1 15 ounce can of black beans, drained and rinsed
- 1 15 ounce can of pinto beans, drained and rinsed
- Lime wedges (to squeeze into the chili while eating)

Directions:

- 1) In a large pot, heat the oil. Add peppers, onions and celery. Cook until softened. Add garlic, chili powder, paprika, cumin and sauté for 2 to 3 more minutes. Season with salt and pepper to taste.
- 2) Add beer and cook until it has reduced by half, roughly 6 to 8 minutes, stirring occasionally. Add black beans, pinto beans, tomatoes and vegetable broth. Stir while bringing to a boil, and then reduce to a simmer. Cook until slightly reduced, about 20 to 25 minutes.
- 3) Serve with lime wedges, avocado, sour cream and cheese as topping choices.



ENERGY SAVING TIPS YOU CAN MAKE NOW

Fall is an ideal time to make repairs that will make your home more energy efficient, both saving you money and keeping you warmer. Even if you can't afford major repairs, such as a new furnace or new windows, there are small things you can do to save big bucks on heating costs – and you can handle most of them yourself.

Protect Your Pipes

Cooler weather is coming, so you'll need to protect your pipes from bursting this winter.

Caulk around windows. Warm air can escape and cold air can enter your house if the area around your windows has cracks. Caulking needs to be replaced periodically, and you should check every fall for holes that need to be patched, as well as holes anywhere outside your house.

Replace weather stripping around doors. If you can see light around the edges of your doors, you need new weather stripping.

Close up your fireplace. Make sure your flue closes all the way, and check whether you can feel air coming in when it's closed. Glass doors around your fireplace opening are another way to keep warm air in and cold air out of your house.

Put up storm windows and doors. If you have older windows and doors, adding storm windows and doors can help considerably. Window insulation film is another option to provide a layer of protection.

Improve your insulation. Insulation deteriorates over time, so you may want to add more material in your attic. Other places to add insulation are in crawl spaces and exposed areas of decks. An insulating cover over your attic opening also helps trap in the heat.

Cover and Flush the water heater. You can buy a water heater blanket for around \$20 at the hardware store that will keep the tank from losing heat as quickly, saving you money on your heating bill. Particles and sediment can collect over time in the bottom of your water heater, hindering the unit's efficiency. Flush the water through the drain valve to clear out the material and keep your heater functioning at its best.

Change filters. If the filters are dirty, the device has to work harder. In most homes, filters should be changed monthly in the heating season. Regularly changing the filters in your central air and heating system can significantly improve its efficiency and longevity, while easing the pressure on your wallet.

Get a programmable thermostat. The newest thermostats can learn your family's habits and set themselves to keep the house cooler when no one is there and warmer when the home is occupied. Lower your water heater temperature. You can lower it from 140 degrees to 120 with no ill effect,

Maintain your Outdoor Equipment. Outdoor power equipment such as mowers and string trimmers need to be cleaned and maintained prior to storing them.

Clean Gutters. Make sure that water can flow freely through your gutters now will help prevent icicles and ice dams from forming later.

Clockwise Ceiling Fans. Ceiling fans are everyone's favorite summer budget-saver. But they can help out in the winter as well! Have your ceiling fans move in a clockwise direction so they push hot air along the ceiling towards the floor. If they're going counterclockwise, they won't be as effective.

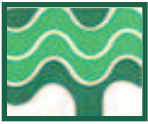
Check smoke and carbon monoxide detectors. Winter sees an uptick in the number of home fires and cases of carbon monoxide poisoning because people are running their furnaces/heaters in overtime in order to keep warm. To keep your family safe, check the batteries on your smoke and carbon monoxide detectors and change them if needed.

TRASH PICKUP SCHEDULE AROUND THE HOLIDAYS

Here are the Holidays that our trash company follows and there will not be trash pick up if the day falls on a Monday or Thursday.

New Year Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, Christmas

Please note that Monday is our heavy trash pick up and Thursday is regular trash only. If a holiday falls on Monday then Thursday is regular trash only. Please do not set out large pick up items until the following Monday.



ATASCOCITA NORTH
Sterling Association Services
1521 Green Oak Place, Suite 196
Kingwood, Texas 77339

PRSR STD
US POSTAGE
PAID
HOUSTON, TX
PERMIT #8327

EVENTS AROUND TOWN!

KnightOberFest on November 16th from 3:00-6:00pm. Join the fun for a German Style Beer and Food Festival with something for everyone! Beer, Food, Music, Games and more await you in an authentic German Style BeerGarden! Admission is FREE and there will be tickets available for Food, Beer and Wine. At St. Martha's Catholic Church located at 3702 Woodland Hills Dr, Kingwood

3rd Annual Fall Into The Holidays Market on November 16th from 11 am to 5 pm at Kingwood Town Center Park. Shop till you drop in Town Center Park at the 3rd Annual Fall into the Holidays Market. This free community event features a variety of craft vendors and small businesses designed to fit your shopping and holiday needs.

Kingwood Trade Days and Holiday Market. At Town Center Park on November 24th in from 12:00 to 4:00 p.m. Get your holiday season started! Free admission and parking. Family and pet friendly.

GROW YOUR BUSINESS!

Want to advertise in this newsletter? Contact Prepared Publications at 281-652-5802 or via email at: info@preparedpublications.com for ad rates.

Holiday Season Safety Tips

The Holiday season is upon us and we are all going to be very busy through the New Year. We are all getting the food together and cooked for Thanksgiving and then there is all the shopping for Christmas gifts. With all that to take care of, it is hard to stop and think about safety while getting it all done. Here are a few tips to get you through this Holiday Season safely.

Thanksgiving: According to the CDC (Centers for Disease Control and Prevention) food handling errors and inadequate cooking are the most common problems that lead to poultry associated food borne disease outbreaks in the United States. Following four simple steps can help protect you and your loved ones from food poisoning.

1. Clean: Wash your hands and surfaces often
2. Separate: Don't cross contaminate
3. Cook: To the right temperature
4. Chill: Refrigerate promptly



Christmas: While shopping, stay alert to your surroundings and the people around you. Shop with a friend; there is safety in numbers. Criminals look for the "high dollar store" shopping bags with your purchases. When possible, slip bags/purchases in a plain nondescript bag. Avoid carrying large amounts of cash and pay for purchases with a check, credit, or debit card. When you are finished shopping, Walk briskly, confidently, and directly through the parking lot. Ask the Security Officer to escort you to your vehicle if you are uncomfortable. Be cautious of people handing out fliers or asking questions in the parking area. Stay safe this holiday season!