

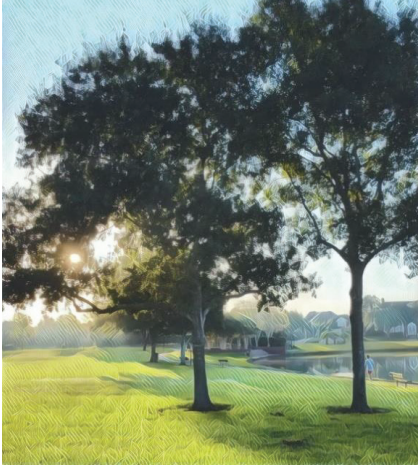


Southwyck

OFFICIAL COMMUNITY NEWSLETTER

WWW.SOUTHWYCKTEXAS.COM

LETTER FROM THE SOUTHWYCK CAI PRESIDENT



With 2018 now behind us, I thought it was important for me to recap some important accomplishments and information about how our board runs. First, the board saw an increase in homeowners coming to the board meetings

even if they thought they were attending their section board meeting. We welcomed them even then and answered any and all questions they had, listened to anything on their mind and encouraged them to join us again. Our meetings are always at the same location, time and date – the 1st Thursday of every month at 6:30 PM. We give the first 30 minutes to homeowner input. The annual meeting is the only time we modify our start time to 7:00 PM, but we still open our doors at 6:30 PM.

This year we did have two meetings where we did not make quorum, but even then, we still listened to homeowner input and discussed what the association was up to since the previous meeting. Without a quorum we just cannot conduct business.

This year we also lost one of our board members. Every month we have mentioned in the monthly eblast reminder and in our newsletter that we needed to fill the position. As of early January, we have finally filled the vacant position with homeowner Sylvia Nguyen. Sylvia's term expires in 2020. Sylvia has a wonderful energy and has been a long-term volunteer with Boy Scouts. She is eager to get working on the board and we are thrilled to have her join us.

Southwyck CAI is lucky to have permission from Calvary Baptist church to use their activity building for a nominal fee, allowing us to hold our meeting close to our homes.

The Southwyck CAI board is the only board to publish any new resolutions in our newsletter, on our News and Event page of our website as soon as they are recorded with the county AND we put them on our Records/Minutes/Presentations & Newsletter page. This year we added two new policies or resolutions. Our collection policy and a resolution for Southwyck perimeter fencing. PLEASE take the time to review them on our website if you are unaware of them. Our website is www.SouthwyckTexas.com and select the Records/Minutes/Presentations & Newsletters page from the menu choices on the left. Scroll down to the bottom of the page and you will see a link to both items. We WANT you to know of any changes as soon as possible so we always publish any changes right away and announce these changes.

Every February, after the annual meeting, the board decides who wants to fill which board positions. We try to change up these board positions every year giving each board member the opportunity to hold any position if they wish. One board member's position does not have more weight on issues than another's. ALL of our board members have equal say in how our board and association is run. We do not intimidate other board members to go along with any decisions either. We encourage each board member to participate in the decision process. Each board member puts in the time they have available for association activities and business whether that is helping with some aspect of Movie Night in the Park, looking at electrical issues at entrances or working with our landscape company on changes or problems to name a few.

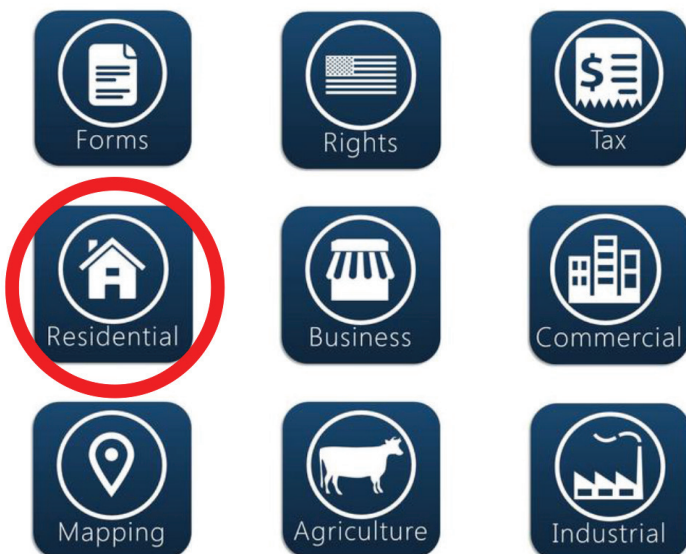
As an observation, I do not believe even the section boards announce vacant board positions until it is filled,

hold monthly board meetings at regular locations, regular times and regular day of week or put out a newsletter or try to keep their homeowners informed as much as Southwyck CAI. We keep our website up to date and with relevant information. Yes, we are tooting our own horn.

This board tries to keep to the budget set at the end of every year. We have an older community and infrastructure and repairs can come up suddenly and unexpectedly. We try to keep our community updated and fresh looking and not old and neglected as you will see in some of the other older communities in Pearland. We want to be a community where folks want to live.

For some of the companies we do business with, it's not always easy to get fast turnaround. This last year we had masonry and fence companies that were over loaded with work and we had to sit in line for their services. There are no magic wands one can wave that can make us get to the front of the line and we do not pay extra to be moved to the front of the line. At your house you control if you get one bid, numerous bids or no bids and you alone call vendors and make decisions as quickly as you can and want to. The board must work with our management company, who have a number of clients besides us, to generate a scope of work, get bids, review bids, contact the vendors again that did not follow the scope of work OR find another vendor to provide an additional bid and finally present those bids to the board that meets once a month for approximately 2 hours. Again, you work for yourself and you can expedite this process as quickly as you want. We cannot do that as much as we would like.

The official website of the Brazoria County Appraisal District



TURNING 65? HERE IS A WAY TO REDUCE YOUR PROPERTY TAXES BY 20%

For those of us who just turned 65 or will turn 65 or are already 65 you can reduce your property taxes significantly. I discovered this tax reduction when my Wonderful Wife mentioned it and this will 'Save You Money!!' This savings is above your existing Homestead Exemption and it is a separate filing. You will need to fill out the form and send it in to the Brazoria County Appraisal District. Go to <http://www.brazoriacad.org>. Once you are on the site, click on the Residential icon. Select the 'Learn More' button under the 'Get the Forms' area. This takes you to the Property Tax Exemption Form area. Click on the 'Application for Residential Homestead Exemption'. The link is in these words. The form 50-114 comes up. Download the form by clicking on the paper icon with the down arrow at the top of the form on the right-hand-side. You can then Open the file or Save the file and then open it. If you Open the file then you can type in the necessary information and then print the form and mail to the Appraisal District. Make sure you mark all the appropriate boxes under Step 3 that apply to your status. If you have to have to get the form notarized, remember your bank will usually do this for free.

Mail to: Brazoria County Appraisal District
500 N Chenango Street
Angleton, Texas 77515-4650

You can also talk to helpful people if you have any questions by calling 979-849-7792

If you have already paid 2018 taxes, you will receive a refund check for this year IF you completed the necessary form.

Good luck!

ASSESSMENTS ARE DUE

January 1st your assessments were due. These assessments are for the period July through December 2018. Our community bills in arrears. After January 31 you will be assessed a collection fee and interest. PLEASE do not wait to talk to our property manager if you know you will be having a problem paying your assessment. It gets expensive doing that. It is ALWAYS best to get ahold of Kath Dooley, our property manager and discuss getting on a payment plan quickly. Kathy can be reached at 281-480-2563 or by email, kathy@CMSIsolutions.com.



If you do not hear back from her that same day, make sure you call or email back the following day.

It is still your responsibility to pay or contact Kathy if you have not received your assessment bill. We mail all assessments out at the same time. We are not responsible for the post office not getting the mailing to you or family members tossing it in the trash or piling it up with other mail. We ask repeatedly for homeowners to give us your email address so that you can receive a friendly eblast with a reminder that assessments are due. We do not use your email to spam you and we do not sell your email address to other companies.

LET'S KEEP THAT 'HOLIDAY SPIRIT' ALL YEAR LONG!

During the holidays we are often reminded of the diversity that our world is made up of. People celebrate the holidays according to their separate heritage, traditions, and beliefs. But one of the common denominators that bring people of different race, religion and custom together is a desire to live in peace, harmony and happiness. It is a desire shared by all and it is best achieved through cooperation, compliance and respect. Our community is sort of like a microcosm of the world. We are made up of people of varying differences, but we are all connected by the fact that we share a community together. Although we have our differences in opinions, perceptions and desires, we too can benefit through cooperation, compliance and respect for our neighbors. During this holiday season as we celebrate in our own tradition, let's try to hold onto that spirit of unity, harmony and peace that all traditions embrace and apply it to all of our community neighbors....all year long. If we can, we will all benefit.

CLEAN YOUR HOUSE IN 19 MINUTES

Get speed cleaning down to a science. Simply incorporate this 19-minute method into your morning routine and you'll have a tidy house all day, every day. Best of all, it means you can put your feet up sooner rather than later. Here's a handy checklist you can use:

KITCHEN: 4 1/2 MINUTES

Wipe down the sink after doing the dishes or loading the dishwasher (30 seconds).
Wipe down the stove top (one minute).
Wipe down the counters (one minute).
Sweep, Swiffer, or vacuum the floor (two minutes).

BATHROOM: 2 MINUTES

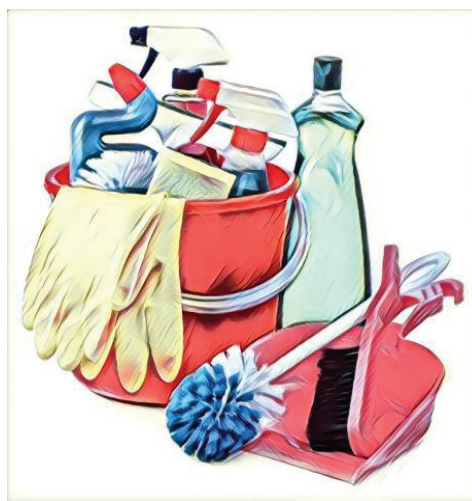
Wipe out the sink (30 seconds).
Wipe the toilet seat and rim (15 seconds).
Swoosh the toilet bowl with a brush (15 seconds).
Wipe the mirror and faucet (15 seconds).
Squeegee the shower door (30 seconds).
Spray the entire shower and the curtain liner with shower mist after every use (15 seconds).

BEDROOM: 6 1/2 MINUTES

Make the bed (two minutes).
Fold or hang clothing and put away jewelry (four minutes).
Straighten out the night-table surface (30 seconds).

LIVING ROOM: 6 MINUTES

Pick up crumbs and dust bunnies with a handheld vacuum (one minute).
Fluff the cushions and fold throws after use (two minutes).



Wipe tabletops and spot-clean cabinets when you see fingerprints (one minute).
Straighten coffee-table books and magazines.
Throw out newspapers. Put away CDs and videos

LEARN TO LIVE IN THE PRESENT MOMENT

To a large degree, the measure of our peace of mind is determined by how much we are able to live in the present moment. Irrespective of what happened yesterday or last year, and what may or may not happen tomorrow, the present moment is where you are - always!

Without question, many of us have mastered the neurotic art of spending much of our lives worrying about a va-

riety of things - all at once. We allow past problems and future concerns to dominate our present moments, so much so that we end up anxious, frustrated, depressed, and hopeless. On the flip side, we also postpone our gratification, our stated priorities, and our happiness, often convincing ourselves that 'someday' will be better than today. Unfortunately, the same mental dynamics that tell us to look toward the future will only repeat themselves so that 'someday' never actually arrives. John Lennon once said, 'Life is what's happening while we're busy making other plans,' our children are busy growing up, the people we love are moving away and dying, our bodies are getting out of shape, and our dreams are slipping away. In short, we miss out on life.

Many people live as if life were a dress rehearsal for some later date. It is not. In fact, no one has a guarantee that he or she will be here tomorrow. Now is the only time we have, and the only time that we have any control over. When our attention is in the present moment, we push fear from our minds. Fear is the concern over events that might happen in the future - we do not have enough money, our children will get into trouble, we will get old and die, whatever.

To combat fear, the best strategy is to learn to bring your attention back to the

present. Mark Twain said, 'I have been through some terrible things in my life, some of which actually happened.' I do not think any of us could say it any better. Practice keeping your attention on the here and now. Your efforts will pay great dividends.

SIDEWALK AND STREET REPAIRS



Southwyck CAI does not repair sidewalks or streets. If you live within the City of Pearland, the city takes care of sidewalks and streets. You can report those problems by using the City of Pearland's Connect2Pearland application. The city has come through and made repairs to sidewalks in the last 2 years for Southglen, Emerald Pointe, Southfield Village and Huntington Park. If you live in the ETJ area of Pearland

and your sidewalk in front of your house needs repair, you will need to make the repair. You will need to have that approved by your section board as well.

MAKING YOUR LIFE BETTER AND FULFILLING BY MAKING SOME SMALL CHANGES

Try not to make someone else's life miserable by commenting negatively, making snarky comments, making life difficult and being a down right pest. Instead, find a hobby, donate your time to those less fortunate, smile and say something nice instead of negative. It might surprise you how much more fulfilling life can be. Negative words and actions will end up tearing you down, alienating you from others and possible shorting your life. Take a step in a positive direction.

No one heals himself by wounding another. ~ St. Ambrose of Milan



DID YOU HEAR IT FROM THE BOARD?

Please, if you have a question about something within Southwyck CAI responsibility, get the answer from the board. You can always email us at directors@Southwyck-Texas.com or come to one of our monthly board meetings and ask your question during the first 30 minutes of our meeting. If your question does not pertain to us, but your section board, we will direct you to get the answer from them and we will let you know how to contact them if you do not have that information

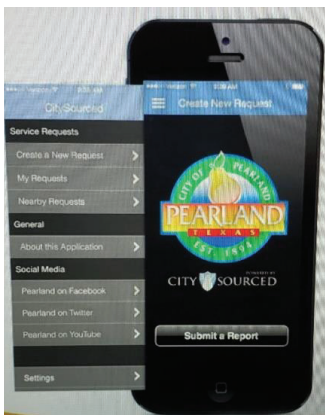
Never point a finger where you never lent a hand. ~ Robert Brault

PEARLAND POLICE DEPARTMENT TRAFFIC DIVISION



At our annual meeting we had Sgt. Adam Carroll talked to us about the traffic division which he heads up and how homeowners could file complaints regarding habitual speeders or stop sign runner on their streets. Sgt. Adam Carroll told us we could contact him at 281-997-4170 or file an online traffic complaint by going to <https://www.pearlandtx.gov/departments/police/submit-traffic-complaints-online> and filling out the short form. When making a complaint within the city limits please provide a description of the area that the violations are taking place and indicate the offense that has taken place – speeding, running stop signs, kids on pocket rocket bikes, etc. Also give information about when the problem occurred, day of week and a time. There are many traffic problems around the city and they need to know exactly when and where to focus their attention.

YES! YOU CAN EASILY REPORT CITY OF PEARLAND ISSUES LIKE STREET OR SIDEWALK PROBLEMS



First things first. The app is NOT intended for emergencies where assistance is needed from the police, fire department or ambulance. For those requests call 9-1-1. To report a Public Works emergency call 281-652-1900.

You will need a smart phone or you can also get to the

app from a web browser. The app is called Connect-2Pearland. If you want to report the issue online, go to <https://www.pearlandtx.gov/residents/resources/submit-a-request>. You will be asked to Select a Report Type for your issue. You can select from:

- Abandoned Structures
- Animal Services
- Backup Sewer
- Bandit Signs
- Building without Permits
- Damage Curb and Sidewalk
- Drainage Issues
- Employee Behavior
- Garbage Missed
- Graffiti Removal
- Handicap Sign
- Health Code Violation
- High Grass & Weeds
- Illegal Dumping
- Junk Vehicle
- Litter & Debris
- Odor Issue
- Parks Maintenance
- Pothole/Road Hazard
- Road Striping
- Street Light Not Working
- Traffic Signals & Signs
- Trash Placed Out Early
- Tree Maintenance
- Water Leaks
- Other (not listed please describe)

Next you select where the problem is. There is a map for the online version or if you are using the mobile app, you can use your phone's GPS to pinpoint the location if you are at the location by clicking on the 'Set location button in the middle of the map.

Your next item is to give them details about the situation. If you have a smart phone, you can add a pictures, videos or audio files to the request.

SUBMIT – click on the button. It really is that easy to use and you can help the community by using it instead of ignoring a problem.

We have 2 links to YouTube videos on our website, www.SouthwyckTexas.com. Click on the City of Pearland page from the menu options on the left. On the right side of this page there is a green title 'What does Connect-2Pearland app do?' These are short videos that explain how to use the app and what you can report. Again, this is for reporting issues within the City of Pearland.



DO YOU HAVE SOME SPARE TIME?

Your association could use your help. We are looking for homeowner to help participate in our community association. We are asking for homeowners to participate by signing up for:

- Community Events – find opportunities where we can get our community to come together. We are looking for low cost/no cost events and not the Disney World experience. Our budget has been established for this year, but that does not mean we could not start looking at events that could happen next year if they were budgeted. We can still host events that are free or low cost.
- Projects – throughout the year we have projects that we work on where we would like homeowner input. That could be anything from input on fencing, tree replacement, entrance management to adding additional equipment at our parks or repairs to existing.
- Board member headhunter – from time-to-time we may have a board position that we need to have filled or volunteers needed for input on projects. We need help in locating these potential board members and volunteers from our community.
- Newsletter – We put out a quarterly newsletter that we hope provides some value to our homeowners and answers questions and concerns. We always need ideas and writers for it even if it is for 1 article a quarter.
- Would you be able to volunteer? We have 1673 homes, certainly we should be able to find a few of you who could volunteer for a short period of time. Not all 1673 homeowners can be 'busy'. A successful community is only as good as those who help with it. Any one of these areas should not take up a lot of your time. Perhaps if you find one of these areas easy to volunteer in, you may decide a position on the board is not as difficult as you had imagined and you will consider running for a position or filling a vacant position. If you are interested in helping your association out, please email directors@SouthwyckTexas.com and let us know which area you are interested in.

DELORES FENWICK NATURE CENTER



Delores Fenwick Nature Center is located at 5750 Magnolia Parkway just minutes away from Southwyck. It is a part of the John Hargrove Environmental Complex (JHEC), which currently houses the Stella Roberts Recycling Center, Keep Pearland Beautiful and JHEC Water Treatment Plant. The project provides an opportunity to showcase the concept of utilizing one site as a multi-purpose venue for recreation, as well as achieving environmental objectives including recycling, storm and wastewater treatment, drainage management and community education. The center costs \$3 million and was approved in the bond election of 2007.

Delores Fenwick is a Pearland resident since 1973 and helped shape the Keep Pearland Beautiful nonprofit organization, which she led as director for over a decade in the late 1990s and early 2000s.

At the Delores Fenwick Nature Center you will walk into its open-air pavilion with plenty of space for future environmental education displays, demonstration gardens, a tree farm and interactive exhibits. There is a classroom laboratory and teaching platform at the facility and in the buildings 'Great Room' with its nearly thirty feet high ceiling you see a one-of-a-kind colorful, three wall mural hand painted by Galveston-based artist, Gabriel Prusmack, who specializes in professional aerosol art. Visitors will see images of a Roseate Spoonbill, smiling Green Tree Frogs and a hatching American Alligator all of which can be found in or around the nature center and the JHEC area. The center will include a boardwalk trail, a paddle-craft launch area, fishing pier, picnic tables and educational displays according to the city. Other plans include demonstration gardens to teach sustainable, native plant cultivation, restrooms and staff offices. The Delores Fenwick Nature Center is scheduled to open in spring 2019.



STELLA ROBERTS RECYCLING CENTER

5800 Magnolia, Pearland, Texas 77584 - 281-489-2795

Tuesday-Friday 8:00 AM – 5:00 PM

Saturday 9:00 AM – 1:00 PM

PLEASE do NOT leave ANY items at the center when no one is there to accept the items. That is considered illegal dumping and is punishable by \$500-\$2000 fine.

PAPER SHREDDING:

Residents may bring their personal paper shredding for free. Business shredding will be accepted with payment of \$.40/pound is received in advance. Please note – Residents & Businesses must stay and help to minimize liability.

PLASTICS:

- Number 1: Clear & colored
- Number 2: plastic bottles, i.e. soft drinks and milk bottles (including tops)
- Number 3, 4, 5 and 7
- **NO plastic bags**

PAPER:

- Newspaper
- White office/copy paper
- Shredded paper
- Computer bar paper
- Junk mail/magazines
- Phone books
- Cardboard

GLASS & METAL:

- Colored and clear glass
- Aluminum cans
- Steel cans
- Steel lids
- Scrap/large appliances

HAZARDOUS MATERIALS:

- Flammables such as oil based paint and paint-related products

- Oxidizers such as pool chemicals
- Corrosives such as acids and certain cleansers
- Batteries (including Alkaline)
- Motor oil, filters and cooking oil
- Latex paint – must be in original container with numerous cans combined into 1 container
- Antifreeze
- Poisons like insecticides and fungicides
- Fluorescent bulbs (tubes and compact)

ELECTRONICS:

- Computers, monitors, printers, printer cartridges
- Televisions
- Cell phones
- Microwave ovens
- Appliances

NOT ACCEPTED:

- Tires
- Lumber/plywood/furniture
- Fire alarms other radioactive materials
- Tree trimmings and yard clippings
- Medical waste
- Ammunition
- Explosives
- Plastic grocery bags
- Commodes (toilets)
- Cement
- Spackling
- Joint compound



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When contacting our management, please let them know you are a Southwyck resident.

YOUR 2019 BOARD OF DIRECTORS & MANAGEMENT COMPANY – CONTACT INFO

SOUTHWYCK CAI – BOARD OF DIRECTORS:

President Helen Bilyeu
Vice President John J. Fisher
Treasurer Sangeeta Bakshi
Secretary Vanessa Williams
Director Sylvia Nguyen

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.

Location:

Calvary Baptist Church
3302 County Road 89 – Pearland, Texas 77584

NEWSLETTER

Our newsletter is published quarterly – January, April, July and October. If you think you have something that we should include in our newsletter, please use the ‘Contact Information’ form on the ‘About Us’ page at <http://southwycktexas.com>. We may include your article in our next newsletter

Newsletter articles were provided by Helen Bilyeu and John Fisher with editing from the SCA board.