



Southwyck Community Association, Inc.

Southglen - Emerald Pointe - Southfield Village - Southmanor, - Edgewater Estates, Lakecrest Estates, Huntington Park

July 2010

www.southwycktexas.com

Special points of interest:

NEW WESTSIDE LIBRARY SUBSTATION

The Westside Library Substation opened on June 9, 2010. It has been busy ever since the opening with people dropping off and picking up books. There have also been several programs at the library since Alvin's library had a fire.

This substation is only a step on the way to a full library on the West side of Pearland. We hope to obtain some funding, but need people to help with the committees. Our next meeting will be August 3, 2010 7:00 PM (probably at the Nolan Ryan Junior High)

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CHOOSING TO LIVE IN SOUTHWYCK

My name is Larry Smith and my wife's name is Sandy. We moved here to Pearland in June of 2008. Prior to that, we lived near the Medical Center for a year, having moved there from Corpus Christi.

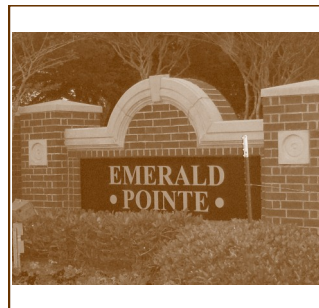
We were immediately drawn to Pearland. In fact, while we were living in Houston, we drove down to Pearland almost every weekend for months. We became familiar with the movie theaters, restaurants, and shopping. Once we decided Pearland was "our kind of town," our primary mission each weekend was to "scout" the neighborhoods to decide where we would buy a home.

We chose Southwyck for four main reasons: the beauty, proximity to services and shopping, safety, and the people.

We were immediately drawn to Southwyck because of the beautiful and colorful landscaping at the various Entrances. We noticed the homeowners' lawns in the subdivisions were so well-kept and neat, with older trees and a wide range of colorful flowers. We especially appreciated the lack of "junk" or other eyesores in the yards and on the streets. We both loved the many neighborhood parks and noticed that people gathered there and actually used them! The parks were also very well maintained.

Of course, Southwyck being located right off of Cullen and so close to FM 518 , provided

easy access to all of Pearland's shopping, restaurants and other services. We liked the fact that we would be near Hwy 288 and the Beltway because my wife travels all over the area for her job. We also appreciated that Southwyck rested between "old" and "new" Pearland.



Beauty and convenience were important, but safety was also a high priority for us. We had already noticed the "neighborhood crime watch" signs, but we also made evening trips to Southwyck. We were very pleased to see that not only were the Entrances and streets well-lit at night, but also most all of the neighborhood homes had their porch lights and garage lighting turned on.

Before you actually move into a neighborhood, it's tough to know how the neighbors will be. We had noticed many people out walking their dogs, jogging, and riding bikes. We valued the diversity of the people we saw: both in ages and nationalities. Many people waved, smiled and seemed very friendly—we liked that. We found out how truly wonderful our Southwyck neighbors were after Hurricane Ike visited shortly after we moved in. People shared food, generators, ice and support.

Southwyck has definitely been the right choice for The Smith Family !

Southwyck Community Assoc. Website:
www.southwycktexas.com

Great Websites for Common Household Issues:

Flea Control - www.flea.net/flea-control

**Hurricane Health & Safety
Tips** - [emergency.cdc.gov/
disasters/hurricanes/](http://emergency.cdc.gov/disasters/hurricanes/)

**Texas Windstorm Insurance
Assoc. A Guide for
Policyholders** - [www.twia.org/
Portals/0/Documents/
PolicyholderBroch_TWIA_Flat
.pdf](http://www.twia.org/Portals/0/Documents/PolicyholderBroch_TWIA_Flat.pdf)

Weather Underground -
[www.wunderground.com/cgi-
bin/findweather/hdfForecast?
query=77584&searchType=W
ATHER](http://www.wunderground.com/cgi-bin/findweather/hdfForecast?query=77584&searchType=WATHER)

**Lawn Mower -
Troubleshooting & Repair** -
[www.repairfaq.org/samnew/
lmfaq.htm](http://www.repairfaq.org/samnew/lmfaq.htm)

Safe Food Handling -
[www.fsis.usda.gov/factsheets/
focus_on_freezing/
index.asp#16](http://www.fsis.usda.gov/factsheets/focus_on_freezing/index.asp#16)

**Southwyck Community
Assoc. website:**
www.southwycktexas.com

Trash Pick-up for Southwyck

Tuesdays & Fridays

**Bulk Trash and Brush
Pickup** – will be picked
up at curbside on the
Fridays.

Waste Management
observes six holidays a
year: New Year's Day,
Memorial Day,
Independence Day,
Labor Day, Thanksgiving
Day and Christmas Day.

If garbage collection day
falls on one of these
days, service will resume
on the next regularly
scheduled day.

ASSESSMENTS DUES

This is a reminder to keep your assessment dues current. Association dues are an integral part to maintaining our community and property values. The dues have two components: Master Association fees and Village Association fees. Master fees are used to cover landscaping, entrances, perimeter fences and the two shared parks. The Village fees cover the amenities and landscaping within your communities.

Assessments are not "optional". They are agreed upon costs when you purchased your home. Failure to pay WILL result in interest charges, late fees, legal fees, as well as a lien being placed on your property. Southwyck is unique in breaking the fees into two semi-annual payments to ease financial burdens. If you are delinquent in fees we encourage you to contact our management company, **Community Management Solutions, Inc. at 281-480-2563** to work out arrangements for payment.

HOME OWNERSHIP

Curb Appeal – an overworked term by the Real Estate folks but goes a long way in the neighborhood. A few hours on a weekend can really change the outlook of a home and change the owners' and neighbors' outlook as well. One of the big rewards is not getting letters from the Village HOA.

Paint – a few gallons on the garage door will overcome years of rain and sun, the garage door is the highest "letter getter" of the outside painting. Remember to get an ARC form approved if you are going to change the color. Note: Purple is not an option.

Doors – another high neglected area is the wood front door. Usually it just needs cleaning. The local painters can do a refinish if it is that far gone.

Power washing – contrary to what you see when walking outside, our driveways are not intended to be black or dark grey. Once the mold and grime is blasted off, the original white shows through. Power

washers can be rented for a small fee or even purchased for less than \$300.00. Twice a year is recommended. The local lawn guys will do a power washing as well.

Landscaping – we could write books on this and many have. The home supply stores have a wall of "how to" books, as well as shows on cable. Now is the time to get rid of the dead plants and bushes. The local nurseries are all running sales due to the economy.

Check writing – another big reward is to save \$50.00 on late fees and get your semi-annual payment mailed in. The will save on some real unpleasant letters.



MAGNOLIA PHASE 3 EXPANSION UNDERWAY (July Update)

Work continues on the Magnolia Phase III Project with completion anticipated early 2011. The changes when complete will result in widening of Old Chocolate Bayou Road from 2 lanes to four lanes between Southfork and Northfork; new 4 lane roadway behind Emerald Pointe along with a new community entrance at Dryberry; and addition of 2 lanes on Southfork between Old Chocolate Bayou Road and Morgan Road.

Late this year/early next year, the Association will be putting in new fence behind Emerald Pointe on the new Magnolia as well as the formal entrance at Dryberry and Magnolia. We will also be adding new irrigation along the north side of the new road behind Emerald Pointe and replacing irrigation on both sides of 89 after City finishes its work.

On June 21st, the presented costs of up to \$250,000 we will be incurring due to the construction asking for possible participation in costs by the City. We also asked for the City to work closely with the MUD operators of the Waste Water Treatment Plant to ensure it will be properly hidden from roadway and not be a community eyesore once road is open. City Council is considering our request.

**Emergency
Contacts**

EMERGENCY—
Police, Fire &
Ambulance
911

**Poison Control
Center**
1-800-222-1222

Pearland Police
(non-emergency)
281-997-4100

**Brazoria County
Sheriff**
(non-emergency)
281-756-2214

**Pearland Fire
Department**
(non-emergency)
281-412-4807

**Southwyck Community
Assoc. website:**
www.southwycktexas.com

**Pearland ISD
School Contacts**

**Massey Ranch
Elementary**
281-727-1700

Silverlake Elem.
281-436-8000

Pearland JH South
281-727-1500

**Rodgers Middle
School**
832-736-6400

Dawson HS
281-727-1600

**MAGNOLIA PHASE 3 EXPANSION
UNDERWAY (July Update) -
continued**

Existing roads will be open throughout the construction process. Caution is urged and City Projects has asked the residents stay off new construction as it is not open to the public.

If you have any questions regarding the project please email our board at directors@southwycktexas.com.

We also encourage residents to go to the Projects Update Section at www.cityofpearland.com to follow progress.

SUMMER LAWN CARE TIPS

Summer is finally here, and it's hot! If you want to keep your lawn looking good without breaking the bank, here are some tips for you:

Fertilize - It's still not too late. Put down a simple 3-1-2 time release fertilizer to green up your lawn. Be careful to follow the proper instructions on the package. You can burn your lawn if you use too much.

Fungicide - Fungus can make your lawn turn brown in a matter of days. Spread a good fungicide and avoid watering at night to help keep your lawn green.

Weeds - Ideally put down in early June, it still can't hurt to spread a good pre-emergent like Barricade. Try to avoid weed and feed type killers as they only work for short periods of time. Regular use can get expensive and is bad for the environment.

Bugs - Don't fall victim to grub worms eating your grass roots. A good insecticide will stop these guys before they start. Even better, use Milky Spore to eradicate them for years without harming the environment.

More information is available at Randy Lemmon's Garden Line website at www.ktrh.com. Also, remember that the City has asked us to follow a voluntary watering schedule starting in July. Odd numbered street addresses should only water on odd numbered days of the month and even should water on even numbered days. If you have a sprinkler system, make sure you program this in and don't water unnecessarily after a big rainfall. This will help conserve water and keep all of our water bills lower.

Last tip; if mosquitoes are eating you alive, consider planting a natural solution, Citronella. It is easy to grow in Houston and puts off a nice aroma that humans find pleasing but mosquitoes can't stand. You can find out more at <http://www.gardenguides.com/69471-plant-citronella.html>.

Have a great summer and keep those Southwyck lawns looking great!



**SOUTHWYCK IS LOOKING FOR
ARTISTIC HELP**

The Southwyck Homeowners Association is looking for help in designing vehicle stickers to identify residents cars and a letterhead design that could be used in the future for newsletters or mailings. If you think you can come up with an idea please submit it to the Southwyck Homeowners Board of Directors group e-mail address: directors@southwycktexas.com.

Artwork should be simple and no more than 3 colors.

All artwork submissions will become the property of the Southwyck Homeowners association. Please submit all ideas by August 31. Residents can submit up to 4 designs per person. The board of directors will make the final design decisions by September. 15, 2010. An announcement of the winning entry will be made in a future newsletter and will be put up on the Southwyck website, www.southwycktexas.com

Individual Associations Contact Information

MASTER:

Community Management Solutions, Inc.
Kathy Dooley, Property Manager
2615 Bay Area Blvd.
Houston, TX 77058
Office: 281-480-2563

Email: kathy@cmsisolutions.com
Website: www.southwycktexas.com

SECTION I

Association Management, Inc.
Elise Campagna, Manager
12334 Shadow Creek Prkway, Bldg. 3, Ste 112
Pearland, Texas
Office: 713-932-1122

Website: www.southwyckca.org

SECTION IV

SCS Management Services, Inc.
7170 Cherry Park Drive
Houston, TX 77095
Office: 281-463-1777

Email: anewby@scsmgmt.com
Website: www.southwycktexas.com

SECTION V

Southwyck Section V HOA
P.O. Box 841648
Pearland, TX 77584

Email: Southwyck5@SouthwyckTexas.co

Southwyck Community Association, Inc.
2615 Bay Area Blvd.
Houston, Texas 77058

Utility Contact Information

Centerpoint Energy (gas) 713-659-2111 or
1-800-752-8036

Step 1: Leave immediately! Do not use electric switches, telephones (including cell phones) or anything that could cause a spark.

Step 2: Go to a safe location and then call our natural gas leak hotline. Do not use e-mail or the Internet to contact the company about a leak, and never assume someone else has reported the leak.

Step 3: Alert your neighbors. CenterPoint Energy checks suspected natural gas leaks at no cost to you.

Step 4: Never try to repair a natural gas leak yourself. Leave all repairs to a trained technician.

CenterPoint Energy (lights) 713-207-2222
or 1-800-332-7143

Give 6 digit pole number or website:
www.centerpointenergy.com/outage

**Department of Public Works
Water & Sewer—City**

281-652-1900 weekdays between 7:00 AM—
5:00 PM otherwise contact Police Dispatch,
281-652-1100. They will contact the proper
Public Works crews immediately.

Call Before You Dig: Dial 8-1-1
<http://www.austinenergy.com/customerCare/OtherServices/callbeforeyoudig.htm>



*Morgan Park
Play structure*

**Southwyck Community Asso. Website:
www.southwycktexas.com**