



The Keegans Glen Communicator

For the Residents of Keegans Glen

November 2024

KGHOA BOARD OF DIRECTORS

DENISE BALDWIN
President
GAIL HUNTER
Vice-President
MARJA SEALEY
Treasurer
HELEN OSBORNE
Secretary
DORA MILLER
LES CUMBY

KGHOA STANDING COMMITTEES

Helen Osborne
Landscape
Denise Baldwin
Recreation
Marja Sealey
ACC
Dora Miller
Les Cumby
Good Neighbor

**IMPORTANT
INFORMATION
TO READ**

INTERESTED IN BECOMING A KG BOARD MEMBER?

If you're looking for a way to get more involved in your community and make a difference, consider becoming a board member. Board members play an important role in shaping the future of their communities, and they have the opportunity to impact the lives of all residents positively. By becoming a board member, you can help continue to make our community an excellent place to live for years to come.

Your KGHOA Board of Directors is looking for volunteer Board Members. If you are interested in volunteering and joining the KG Board of Directors in 2025, please contact the Clubhouse.

Find out how you can get involved by calling 281-561-6215. We are interested in your positive input regarding matters that concern the Keegans Glen community. The deadline to submit your information as a candidate on the 2025 ballot is December 13, 2024.

'TIS THE SEASON

Your Keegans Glen Board of Directors wish you and your family a very happy and safe holiday season.

May you enjoy the gift of love, good health and family.



HOLIDAY LIGHTING CONTEST

It's that most wonderful time of the year again. Yes, the holiday season. **Keegans Glen Annual Holiday Lighting Contest** will be conducted on **December 13th and 14th.**

There will be 1st, 2nd, and 3rd place winners. We have openings for volunteers to assist in choosing the winning holiday landscapes. Please email the office staff at chayes_kgbilling@sbcglobal.net or call the office at 281-561-6215 and leave a message advising that you would like to volunteer for the contest drive through. Be sure to leave your name, address, and contact phone number(s). We will be back in touch with you on or by December 10th.

The deadline to sign up for volunteering is December 7 and is open to all Keegans Glen Residents.

Keegans Glen's Annual Holiday Decorating Contest drive through will be the evenings of Friday, December 13th, and Saturday, December 14th. If you will not be home, set a timer for your lighted and/or inflatable yard decorations.

MAINTENANCE FEE

2025 maintenance fee bills have been mailed. Your bill reflects an increase in the fee. It has been 3 years since the Association's Board of Directors have raised our maintenance fee assessment and 8 years prior to that. Yet during all that time the cost to maintain our grounds, facilities, property insurance, utilities, pool as well as the cost of other contracted services, repairs and community events has continued to escalate. While the law allows a 10% increase overall, the Board of Directors agreed to a reduced assessment to make our annual maintenance fee \$335.

With regard to making your payment, you have the opportunity to make three monthly installments if you begin paying by November 30. Your bill is considered past due after January 31, 2025. If your maintenance fee payment will not reach the KG office in time, please call the office and inform us when we can expect your payment and we will note your account. It

is very important that the maintenance fee is paid by each homeowner.

You may pay your bill online without fee if you use your checking account via electronic check. You may also pay using your debit/credit card; however, the bank does charge a fee to use your debit or credit card.

The payment website is as follows:

<https://keegansglen.newfirstpayments.com>

Your Assoc. ID is 6215. Your property address is your Assoc. Account #.

Office staff cannot accept payments over the phone or in person. All electronic payments must be made online via the web page address provided above as well as on your bill.

As always, your Association staff is ready to answer any questions. For further information you can contact us at (281) 561-6215 between 10:00 am and 2:00 pm, Monday through Friday to speak with someone or leave a message. You may also email the office at chayes_kgbilling@sbcglobal.net if you have not received your maintenance fee bill by now, please call immediately. Payments may be made by U.S. Postal Service or paid online via the payment portal on the website provided above. **Payments are not accepted in person/at the clubhouse.** Please contact us should you require in person payment delivery/pickup due to a special need/circumstance.

Ways to Protect your Vehicle - Car/ Van/Truck from theft/being stolen/ Burglarized by Officer J. Gragg

Remember it is the owner's responsibly to secure their property.

1. Always lock your vehicle.
2. Park your vehicle inside the garage and lock the garage doors.
3. Remove all items and property from the vehicle which could be of value to a thief, even if you believe it's not valuable.
4. Install vehicle alarms.

5. Installation of security cameras (motion activated/infrared cameras) pointed towards the vehicles, using different views and angles.
6. Back the van into the driveway so that the rear doors are against the garage doors to prevent entry. Then, park a vehicle on each side of the van to prevent entry through the doors.
7. If the owner decides to leave tools, equipment, or other movable items inside the vehicle. If possible, use a heavy-duty chain with a high security lock weaving the chain through the property, anchoring the chain and lock to a fixed object.

In other words, make it as difficult as possible for a criminal to steal your property.

Remember, you are the best source of security for protecting your property.

SOME COMMON DEED RESTRICTIONS

Grass/weeds must be kept mowed. Lawn and flower beds must present a neat appearance. Garbage, trash, piles of weeds or grass may not be allowed to accumulate. Lots may not be used for storage of equipment or materials except for normal residential requirements.

Boats, campers, trailers, large commercial trucks over $\frac{3}{4}$ ton, and permanently parked or inoperable vehicles may not be kept on the street or in the driveway. Use of window air conditioners is prohibited or restricted depending on which section of KG in which you reside. All lots are for single family residences only. Businesses and other activities not related to single family residential purposes are prohibited. Burning of trash is prohibited.

Dogs, cats or other common household pets are allowed as long as they are not kept, bred or maintained for commercial purposes. Dogs MUST be kept on a leash when out of the house or fenced back yard. Chain link fences are prohibited. Walls, fences and hedges along the side and rear line may not exceed six (6) feet in height in some areas. Please refer to your section of the deed restrictions for further clarification. All home improvements such as roofing materials, painting, installation of siding, fences, storages, additions, etc. require specific

approval of the ACC form before improvements are started/made. Please contact the office at 281-561-6215 Mon – Fri 10 a.m. – 2 p.m. to request delivery of an ACC form to you via email, fax or U.S. Mail.

GARAGE SALES

Garage sales may be held on your property up to two times for year. More than two garage sales per year is a violation of the City of Houston Ordinance Code as well as the KGHOA Deed Restrictions. All reported violators will be subject to a fine from the City of Houston and are also reported to State Comptroller's office for enforcement of the state's business tax laws. Please adhere to the Association's Deed Restrictions and do not exceed the maximum allowed number of garage sales (2) per year. Violators may be reported to the City of Houston 311 helpline, as well as to the Association office at 281-561-6215 for deed restriction enforcement.

STORAGE OF VEHICLES

Inoperable/Non-moving vehicles are not permitted to be stored in the driveway of your property or in public view (on a public street). An inoperable vehicle (flat tire, bricks or jacks behind it, parts missing or fallen, out of date registration/inspection, wrecked vehicles) that cannot be driven must be removed from public view. Storage of boats and trailers in public view is strictly prohibited. Storing such vehicles in public view can lead to expensive fines from the City of Houston and legal fees assessed by the HOA Attorney. Avoid such fines/legal issues by removing inoperable vehicles from public view. Inoperable vehicles can be reported to our office as well as the City of Houston at 713-837-0311. Additionally, please be advised that commercial vehicles weighing over $\frac{3}{4}$ ton are not permitted to be parked/stored in the neighborhood. Storage of boats and trailers in the street and/or on the property is not permitted. Additionally, parking/storing vehicles on grass is strictly prohibited!

KEEGANS GLEN WEBSITE

<http://www.keegansglenhoa.com>

IMPORTANT NUMBERS
TO KEEP AND KNOW

Police, Fire, Ambulance 911
HPD Non-Emergency Dispatch (713) 884-3131
HPD Westside Station (281) 584-4957
Mayor’s Office Liaison (713) 247-2862
Mayor’s Office Liaison fax (713) 247-2710
Mayor’s Anti-Gang Office (713) 247-1576
Tiffany Thomas (Councilwoman) (832) 393-3002
City of Stafford (281) 261-3900

Call 311 for these services:

Stray Animals, Street Repair, School Zone Lights,
Water Leaks, Dead Animals, Neighborhood Protection,
Easement mowing, All City of Houston non-emergency
Departments.

IMPORTANT NUMBERS
TO KEEP AND KNOW

KGHOA Clubhouse (281) 561-6215
Clubhouse FAX (281) 561-6224
Billing / Deed Restrictions (281) 561-5937
Centerpoint Energy (elec.) (713) 207-2222
Centerpoint Energy (gas) (713) 659-2111
Poison Center (713) 654-1701
Gas Leaks (Emergency Only) (713) 659-3552
Beechnut Post Office (800) 275-8777
Street Signs missing/damaged (713) 837-0600
Animal Control (Live Animals) (713) 837-0311
Forestry (trims city trees) (713) 867-0378
A.I.S.D. Tax office (281) 498-3660

The Communicator is issued by Keegans Glen Homeowners
Association for homeowners and residents of Keegans Glen.
Any comments or suggestions related to the contents of this
newsletter should be addressed to: Keegans Glen HOA, P.O.
Box 720744, Houston, TX 77272-0744.

PLEASE READ:
IMPORTANT
INFORMATION
ENCLOSED
REGARDING:

- **Calling All Potential Board Members**
- **Holiday Lights Contest Info**
- **2025 Maintenance Fee Bill Information/Payment Info**
- **Deed Restriction Info**
- **KGHOA Website Address**

Keegans Glen HOA
P.O. Box 720744
Houston, TX 77272-0744