



The Keegans Glen Communicator

For the Residents of Keegans Glen

November 2023

KGHOA BOARD OF DIRECTORS

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

KGHOA STANDING COMMITTEES

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

**IMPORTANT
INFORMATION
TO READ**

ELECTION INFO INSIDE—VOTE SOON!!

The slate of residents running for the 2024 KG Board of Directors and the voting proxy is included in this newsletter. Please take time to review, fill out and send back to the KG office as soon as you can. You may fax or mail to the office. The fax number and mailing address are on the proxy.

KG ANNUAL HOMEOWNERS MEETING

The Annual Meeting will be held Tuesday, December 5, 2023, online via Zoom at 7 p.m. and is open to all Keegans Glen Residents. We encourage you to stop in and share any ideas you have to make Keegans Glen Subdivision better. If you have suggestions, but are unable to attend the meeting, you may include your ideas, as well as your contact information, on the enclosed Proxy. If appropriate, at the meeting we will discuss your ideas and reply back to you. You can also email your ideas and suggestions to chayes_kgbilling@sbcglobal.net. As always, you can call the office to report any immediate issues or concerns.

ANNUAL MAINTENANCE FEE

Payment of the Maintenance Fee allows KG to continue contracted services and events provided to KG residents such as:

- Contract Police
- Community Social Events (such as the July 4th Celebration)
- Maintenance of Common Grounds
- Swimming Pool Maintenance
- Tennis Court Maintenance
- Seasonal Flowers
- Management
- Legal Representation,
- Etc.

It is very important that the Maintenance fee is paid by each homeowner. It is extremely important that the annual fee is paid so that the services provided can remain in the budget. Maintenance fees are due January 31, 2024. You may pay online or via mail.

MAINTENANCE FEE

2024 maintenance fee bills will be mailed no later than November 20, 2023. You will have the opportunity to make three monthly installments if you begin paying in November. Your bill is considered past due after January 31, 2024. 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 note your account. It is very important that the maintenance fee is paid by each homeowner. Payment of the maintenance fee allows KG to continue contracted services, repairs and events provided for KG residents. You may pay your bill online by accessing the payment website that can be found on your bill or in the text below. Payments will also be accepted via U.S. mail.

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 #.

MAINTENANCE FEE CONTINUED

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 a.m. 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 do not receive your maintenance fee bill by November 25, 2022, please call immediately.

GARAGE SALES

Garage sales may be held on your property up to two times per 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 (flat tire, bricks or jacks behind it, mechanical parts missing or fallen, out of date registration/inspection, wrecked vehicles that cannot be driven, etc., 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.

'TIS THE SEASON

KG Board of Directors wishes you and your family a very happy and safe holiday season. May you enjoy the gift of love 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 15 and 16. 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 11th. The deadline to sign up for volunteering is December 8 and is open to all Keegans Glen Residents.

HOLIDAY LIGHTING CONTEST CONTINUED

Keegans Glen's Annual Holiday Decorating Contest drive through will be the evenings of Friday, December 15, and Saturday, December 16. If you will not be home, set a timer for your lighted and/or inflated yard decorations.

HOME IMPROVEMENT

Please ensure that you have obtained an ACC application form for all home improvements that you may be planning to make to the exterior of your home. All exterior improvements require approval before you may make any changes. Such improvements include painting, roofing, siding, storage buildings, room additions, patio covers, and extension of the driveway, gazebos, and decks. The ACC Committee has up to 30 days to approve your improvement, so make sure you get your form into our office at least one month ahead of the scheduled improvement.

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 D Thomas, Councilmember	(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:

- Annual Homeowners Meeting
- 2024 Maintenance Fee Bill Information
- Holiday Lights Contest
- Deed Restrictions/Home Improvement Form Info
- KG Website Address

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