

# SOUTHWYCK

Community Association, Inc.

**OFFICIAL COMMUNITY NEWSLETER**

WWW.SOUTHWYCKTEXAS.COM

Board of directors email: [directors@southwycktexas.com](mailto:directors@southwycktexas.com)



## 811 – DIG SAFELY

With spring here and summer fast approaching, many of you have started working around your house and on home projects. Gardening, yard work, and home repairs or additions are an excellent way to keep busy during quarantine and stay at home. For your safety, state law requires you to call 811, the Call Before You Dig number, or your local One Call Center at least **48 hours** (two working days) before you dig-drill-blast. Taking the time to call before you dig protects your safety by preventing severe accidents and injuries. It also helps avoid disruption of services and possible delays in your project. For more information, visit [Call811.com](http://Call811.com).

As a side note, if you are planning to change your home or property **in any way**, you need to contact your section board to see if you need to fill out an Architectural Application form, which should be available on your section's website. If you contact neighbors who are not on the board of your HOA or through social media, you risk running into problems with making those modifications without guidance from the appropriate entity. You should **ALWAYS** contact your HOA board for clarification **before** doing any work. Each section may have a different response times to your Architectural Application form.

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### Section 1 (Emerald Pointe & Southglen):

Email: [section1@southwycktexas.com](mailto:section1@southwycktexas.com)

Website: [www.southwycksection1ca.org](http://www.southwycksection1ca.org) -- a login and password are required. If you don't have a login, you will be presented with an option to get one.

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### Section 4 (Huntington Park, Southfield Village, Edgewater Estates & Southmanor):

Email: [directors@southwyck4.com](mailto:directors@southwyck4.com); Website: [www.southwyck4.com](http://www.southwyck4.com)

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**Section 5 (Lakecrest Estates):** Email [Southwyck5@SouthwyckTexas.com](mailto:Southwyck5@SouthwyckTexas.com); Does not have a section pool.

## COMPLETE YOUR 2020 CENSUS – IT IS IMPORTANT

It is not too late to complete and answer the simple questions on the Census by going to <https://2020census.gov/>. Data from the Census provides the basis for federal funding for our community and how our community is represented in government. The Census affects how our community plans for the future.

- Ensure public services and funding for schools, hospitals, and fire departments
  - Plan new homes and businesses and improve neighborhoods
- Determine how many seats your state is allocated in the House of Representatives

### **Important Dates:**

**April 16-June 19, 2020:** Census takers will work with administrators at college, senior centers, prisons and other facilities that house large groups of people to make sure everyone is counted

**May 27-August 14, 2020:** Census takers will interview homes that have not responded to the 2020 Census to help make sure everyone is counted.

**October 31, 2020:** The deadline to fill out the Census has been moved to the end of October due to the coronavirus pandemic.

**December, 2020:** The Census Bureau will deliver apportionment counts to the President and Congress as required by law.

**\*\* REMEMBER** – The Census will not ask you for your citizenship status, social security number, bank details, or ask for money.

## SOUTHWYCK CAI ASSESSMENTS PAYMENTS COMING IN JULY

Your next assessment invoice will come due in July. It may be time to start preparing for that bill now. Remember, your assessment pay-



ments are to be paid directly to Southwyck CAI and only Southwyck CAI. Southwyck CAI then distributes the Section's portion of the payment to each Sections as stated in our governing documents.

**PLEASE**, if you have **ANY** issue with paying your assessments, contact the Southwyck CAI Property Manager, Kathy Dooley of CMSI at 281 -480-2563 and arrange for a payment plan. Ignoring an assessment bill will make the situation worse and more expensive for you. Each day that you do not pay, you are raking up costs that will be billed back to you. Attorney fees can get very expensive very quickly. **PLEASE** contact Kathy if you suspect you will be having a problem paying your next assessments. We will work with you on setting up a payment plan.

If you do not address your assessment payment after two consecutive payment cycles, the account will be turned over to the association's attorney for legal action. This is where the amount you owe Southwyck CAI starts to escalate greatly.

The complete document files with Brazoria County can be found at our website at <http://www.southwycktexas.com/documents---forms.html>. Click on the link under the heading 'Revised Southwyck CAI collection policy'.

**\*\*\* REMEMBER** - If your account has gone to legal, you will not be able to make a payment using the online portal. Payments must be made to the Association and mailed to our attorney's office as the final demand letter states.

## SEE SOMETHING THAT SOUTHWYCK CAI NEEDS TO TAKE CARE OF?

Email [directors@SouthwyckTexas.com](mailto:directors@SouthwyckTexas.com). Our property manager, Kathy Dooley, (CMSI) and the Board don't see everything needing attention on our property at all times. Help us keep our community taken care of by contacting us when you see something out of place or that needs attention. We appreciate everyone's help and assistance.



## HAS YOUR GUTTER GONE FROM A WAY TO MOVE WATER RUNOFF TO A PLANTER?

Spring is an excellent time to look at your home's gutters. If your gutters are filled with debris, leaves, twigs, this combination can create a perfect environment for plants to grow in the gutter system. If your home has access to sunlight with plenty of rain, you will have your very own gutter garden with zero effort on your part. Have the pins come out and your gutter falling? Are they clogged with leaves and bits of twigs?

**Foundation problems** – A properly functioning gutter will carry the water through a downspout and away from your home. A clogged gutter does the opposite and allows water to spill over the sides and pour down your walls. Pooling water around your foundation can cause erosion, which weakens the walls, leading to foundation cracks and settling.

**Broken gutters** – When your gutters are clogged, the water they collect has no place to go, and before too long, the weight of the debris obstructing your gutters can damage your soffits and fascia.

**Wall and ceiling damage** – Clogged gutters can also cause water leaks on the inside of your home. The shingles that come in contact with water in your clogged gutters will deteriorate sooner than the rest of your roof. Once those shingles become saturated, the roof deck becomes damaged. If the damage goes undetect-

ed, your insulation gets wet, and eventually, water gets into your home. You end up with water damage in your ceiling and walls.

**Insect infestation** – Nobody likes mosquitos in their backyard. Pooling water in your gutters can be the perfect breeding ground for them as well as the pests that feed on them. Damp mud and leaves can also be an inviting place for bees and wasps to build their nests.

Problems caused by clogged or broken gutters are expensive to fix but easy to prevent. Just clear the debris! **DO NOT IGNORE THE ISSUE.** The expenses needed to make repairs can easily exceed the cost of hiring someone to clean them or just taking the time to do it yourself.



## JOIN OUR FACEBOOK PAGE

Join us at Southwyck Community Association, Inc.

## DO WE HAVE YOUR CONTACT INFORMATION?

From time-to-time, we may need to contact a homeowner. Please provide Kathy Dooley with an email and phone number, so should we need to contact you urgently, we have a way of doing so. We do not sell your email address or spam you with emails you do not want. We do use your email to remind you of Board meetings and when assessments are coming due in case you 'filed' your invoice somewhere where you can no longer find it.

Kathy Dooley, Southwyck CAI Property Manager with CMSI

Office#: 281-480-2563

Email: Kathy@CMSIsolutions.com

## LOOKING FOR ANOTHER HOME-OWNER TO JOIN THE SOUTHWYCK CAI BOARD

Southwyck CAI is looking for someone to join our Board to fill a recent vacancy. The Board needs to be able to conduct our Association's business, and without a quorum of the Board, we are not permitted to hold the meeting. We will have to wait until the next month and hope we have a quorum of the board then.

A Board member's job is relatively straightforward. We are looking for an individual who can work with the Board in making productive decisions for our Association and constructively share their input. You need to be able to attend monthly Board meetings and review emails regularly. Our Board meets are usually from 6:30 pm – 8:15/8:30 pm on the first Thursday of each month at Calvary Baptist Church, 3302 County Road 89 (Cullen). As a new board member, our Property Manager and the Board will help you feel confident in addressing the Association business and becoming a productive member of the Board. All Board members share equal weight in decisions regarding the Association. If you are interested in helping us manage our Association, learning how it operates and what our responsibilities are versus each Section's responsibilities are, then we are looking for you. We want you to share your skills and ideas and help make running our Association a success. Want to understand a bit more? Review our website, at [www.SouthwyckTexas.com](http://www.SouthwyckTexas.com) – this should give you a good idea of what we take care of. If you have any questions before you consider putting your name in the hat, please contact us at [directors@southwycktexas.com](mailto:directors@southwycktexas.com). We will always answer a homeowner's concerns honestly and comprehensively.

You will not be quizzed or tested on the subject! We simply want you to become familiar with our association.

## REASONS WHY YOU SHOULD GET INVOLVED?

You can learn how our community is governed.

- You can meet new neighbors.
- You can protect the community's property values.
- You can fix problems in the community.
- You can gain leadership skills.
- You can help plan community events and social activities.
- You can add volunteer experience to your resume.

Before being invited to join the Board and filling a vacant position, we do ask candidates to attend at least two consecutive Board meetings so that:

- 1) you know if you can dedicate the time needed for our once a month Board meetings.
- 2) we get to know you and you get to know us.
- 3) you get a basic understanding of the requirements of the role and the meeting format.



## DID YOU KNOW THE CITY OF PEARLAND HAS A YOUTUBE CHANNEL?

You can follow City Council meetings on YouTube. Subscribe to their channel and stay up-to-date on what the city discusses and acts on. You can learn a wealth of information by watching at your leisure.



## **SOUTHWYCK CAI RESOLUTION REGARDING PERIMETER FENCING.**

In 2018 the Southwyck CAI Board established a resolution regarding homeowner's responsibility for the perimeter fences that are maintained by Southwyck CAI.

Plants that attach themselves to the perimeter fence are prohibited. Bushes and trees must be trimmed to prevent contact with the perimeter fence. Flower boxes, planters, composting boxes, raised beds, or structures of any kind must not be placed in contact with the perimeter fence. Costs to repair any damage caused to perimeter fencing by the lot owner or resident will be the sole responsibility of the lot owner and not the Master Association. Trees, shrubbery, beds and other items on the residential side of the fence must be maintained by the lot owner or resident in a manner that will protect the perimeter fence from potential damage.

Homeowners can review the resolution by visiting <http://www.southwycktexas.com/records-minutes-publications.html>, scrolling down to the bottom, and clicking on the link '2018\_Resolution\_Southwyck\_Perimeter\_fencing'.

## **BE A RESPONSIBLE PET OWNER**

To those who clean up after their pets, thank you! However, there are still several pet owners who need to step up and clean up after their pet when walking them at our parks and in our neighborhoods. At the Southwyck Lake Park and Sunset Park, we have provided poo stations where you will find bags and trash receptacles to dispose of the output. If you take your dog for a walk through the neighborhood, bring your doggy poo bag, and take the package home with you. No one enjoys having their kids or themselves stepping or sliding through the mess. Be a good pet owner and resident, and be responsible for cleaning up after your pets.

And one more item while on the subject of responsible pet owners; while you may think your pet will stick with you when they are off-leash, there could, and have been times when your dog has a different idea. All dogs are supposed to be on-leash at all times. We have had way too many incidents involving residents responsibly walking their dog on-leash, only to have an off-leash dog run up and attack, stalk or frighten the leashed dog or the walker themselves. Please remember: your dog is supposed to be on-leash at all times.



## **REMEMBER – SOUTHWYCK COMMUNITY ASSOCIATION ...**

does not own any pools, is not responsible for pool schedules (including when and if they will open) and Southwyck CAI is not responsible for providing access cards to the pools. Visit your Section Board's websites to learn about access, opening times and rules governing the pools.



## HURRICANE SEASON

The Atlantic Hurricane season begins June 1 and lasts until November 30. We hope you take the time to prepare for the unpredictable Texas weather.

Several different storm researchers at various universities and forecasting groups have all predicted an above-average season this year.

- ◇ Being prepared means being insured. Flood coverage requires a 30-day waiting period after you purchase it before it becomes effective. Make sure you understand what is included in your policy to avoid any surprises and ensure your property for what it would cost to rebuild, not current market value.
- ◇ Take pictures or video of your home and personal property.
- ◇ Prepare your property. Trim trees off fences and anywhere near your roof. Clear rain gutters and downspouts. Remove objects in your yard that could go flying, including trampolines.
- ◇ Know where your relevant documents are located; including insurance policies, birth certificates, marriage licenses, passports, mortgage papers, social security cards, etc. Do not leave these items behind when you evacuate. Make sure you have your insurance company's phone number and mailing address on your cell phone.
- ◇ Develop an emergency plan for communicating with family and friends.
- ◇ Build a disaster supply kit – [www.texasready.org](http://www.texasready.org) has several lists and videos to help you prepare.
- ◇ Obtain a NOAA Weather Radio – also go to [www.weather.gov](http://www.weather.gov) for the latest weather information.
- ◇ Consider some kind of portable backup battery charger for your cell phone.
- ◇ Stockpile non-perishable food items, bottled water and any prescriptions you may need. Do not forget about your pet's needs.
- ◇ Register in advance, before a storm is in the Gulf, for transportation assistance by dialing 2-1-1 or going to [www.211.org](http://www.211.org).
- ◇ [www.drivetexas.org](http://www.drivetexas.org), The Texas Department of Transportation's Hurricane Information, has information on road conditions during or after a storm.

Review the FEMA Fact Sheet document, [https://www.fema.gov/doc/about/regions/Region%20III/hurricane\\_tips.pdf](https://www.fema.gov/doc/about/regions/Region%20III/hurricane_tips.pdf), to help you prepare for a hurricane. It is a short 3-page quick read with a lot of beneficial information.



## CITY OF PEARLAND – UPCOMING EVENTS

In an effort to promote social distancing, the City has closed facilities to the public and is waiving certain fees like the Animal Adoption Fee.

### Schedule Changes, Cancellations & Facility Closures

Items Featuring \* Indicate This Information Has Been Updated Per Timestamp

Updated May 4 at 2:28 p.m.

City Staff have made the following adjustments to City-owned facilities and events. Staff will continue to monitor circumstances pertaining to COVID-19 and revisit closures, cancellations, and postponements as events progress.

All City Facilities	Closed until further notice. Operations will remain in service, but facilities will be closed to public access.
Municipal Courts	Jury Duty cancelled through May 31. <b>Municipal Courts will update the court daily.</b>
Recreation Center & Natatorium	Closed until further notice. Set to reopen late June.
Knapp Activity Center	Closed until further notice; Customers receiving meal service from the Knapp Center can call 281.652.1890 to guarantee that service will continue.
Special Events	Concerts in the Park, set to begin in May, and July 4th's Celebration of Freedom have cancelled.
Parks and Recreation Programming, and Summer Camps	Summer programming and camps have been suspended.
Pearland Parks Open Spaces, Dog Parks, & Trail Systems (Independence Park, Centennial Park, Southdown Park etc.)	Remain open.
Park Playgrounds, Courts, Splash Pads	Closed until further notice.
Disaster Declaration	<b>In Place</b> and Extended

# 2020 SOUTHWYCK BOARD OF DIRECTORS & MANAGEMENT COMPANY INFO

President—John Fisher

Vice President—Helen Bilyeu

Treasurer—vacant

Secretary—Vanessa Williams

Director—Sangeeta Bakshi

## MANAGEMENT AGENT:

Community Management Solutions, Inc. (CMSI)

2615 Bay Area Blvd.

Houston, Texas 77058

Kathy Dooley, [Kathy@CMSIsolutions.com](mailto: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

