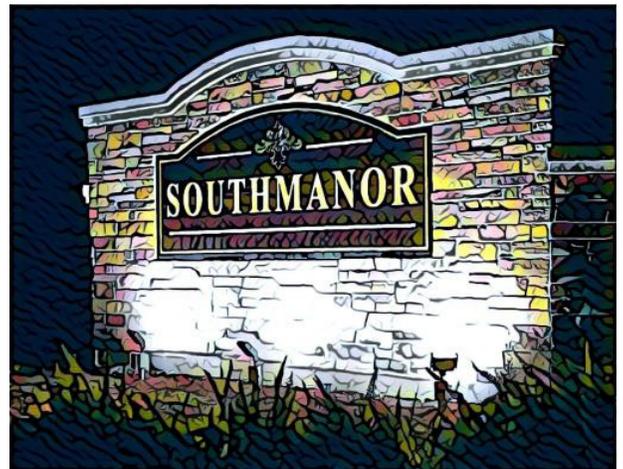
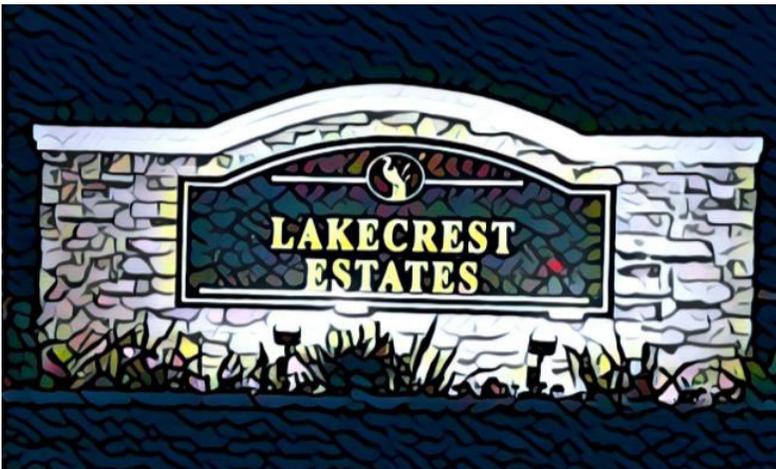


## SOUTHMANOR AND LAKECREST ESTATE MONUMENT UPGRADE COMPLETED



The upgrades to the Southmanor and Lakecrest Estate monuments were completed at the end of March and while the entire process took just over a year to complete with months of reviewing different signage options and revisions from homeowner input at each meeting, the board and the many homeowners we have heard from are pleased with what was finally selected and the finished results. The monuments were constructed better than the previous signage and with higher, easy to read village names inside black granite with gold lettering to eliminate lettering that could be easily removed again. The upgraded signage was also meant to give the entrances and area a more updated look as well as a stable foundation. New, brighter LED lights replaced the older fluorescent ones.



# CITY OF PEARLAND OFFERS COLLECTION OF RESIDENTIAL HOUSEHOLD HAZARDOUS WASTE

In our last newsletter we had an article about home pride and removing clutter in your home. For those wanting to dispose of some of your household hazardous waste, you may want to take advantage of the City of Pearland's curbside collection. The following is a list of items they accept:

- 
- **Pesticides: Insect Sprays**
  - **Herbicides**
  - **Rust Removers**
  - **Swimming Pool Chemicals**
  - **Wood Preservatives**
  - **Used Oil Filters**
  - **Batteries**
    - *Vehicle*
    - *Household*
  - **Flourescent Tubes (taped together)**
  - **Chlorine Bleach**
  - **Drain Openers**
  - **Corrosive Chemicals (non commercial)**
    - *Lye*
    - *Muriatic Acid*
  - **Hobby Chemicals**
  - **Lubricants**
    - *Used Motor Oil*
    - *Used Transmission Fluid*
    - *Gear Oil*
  - **Paint Products**
    - *Oil*
    - *Latex*
    - *Spray*
    - *Stripper*
    - *Paint Thinners*
  - **Automotive Chemicals**
    - *Waxes*
    - *Polishes*
    - *Cleaners*
    - *Carburetor Cleaner*
    - *Brake Fluid*
    - *Gasoline*
    - *Antifreeze*
  - **Sharps (must originate from your home and stored in a rigid sealed container)**
  - **Consumer Electronics (limit of one TV, one computer system, and 20 pounds of peripheral items per service)**
- 

The City of Pearland offers a pickup service of household hazardous waste (HHW) at your curbside by appointment only. The service gives residents a responsible way to dispose of HHW safely and easily. The service is provided to City residents with unlimited visits throughout the year. You **MUST** contact the Waste Management Call Center to schedule for a collection bag to be mailed to you and to schedule the collection date/time at your curb.

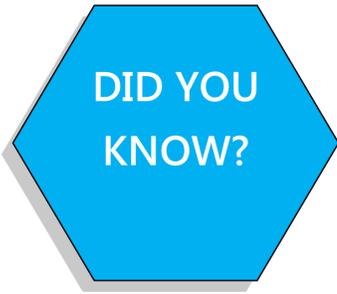
Contact Waste Management Call Center 1-800-449-7587 - Hours are Monday-Friday 6 AM to 6PM.

Email – [atyourdoor@wm.com](mailto:atyourdoor@wm.com)

Items must be packaged in the kit bags that will be mailed to you, so you need to plan ahead by contacting them for the bags and then call to schedule for curbside pickup, so start the process early. All items will go into one bag. When you contact the call center, you will be given detailed instructions on how to package and secure the waste items for pickup service, using kit bags that they will mail directly to your home. The call center will also determine the appropriate pick up place outside of your residence. Waste Management's service technicians are **NOT ALLOWED** to enter your home to collect the waste.

If any of the HHW is considered unacceptable by the service technician because of leaks, unlabeled or determined as commercial waste, you will receive a notice in person, by phone or by a door hanger with an explanation for the rejected pickup. More details and a short video are available at

<http://keeppearlandbeautiful.org/recycling-waste/hazardous-waste> .



*that Southwyck Community Association is 501(c)(4) Non-profit organization as of July 2014.*

YES and why not! We save our association thousands of dollars by having this designation and most community associations around us have the same designation as well. We met all requirements and the IRS approved our status.

From the IRS website,

<https://www.irs.gov/charities-non-profits/other-non-profits/homeowners-associations>

**The IRS defines Homeowners’ associations as:**

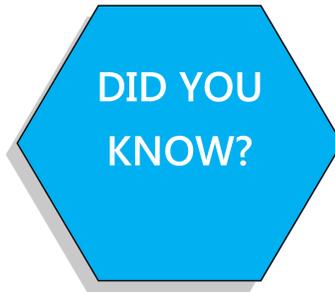
A membership organization formed by a real estate developer to own and maintain common green areas, streets, and sidewalks and to enforce covenants to preserve the appearance of the development may be exempt as a social welfare organization if it is operated for the benefit of all the residents of the community.

The term community generally refers to a geographical unit recognizable as a governmental subdivision, unit, or district thereof. There is no precise definition of a community. Rather, whether an area is a community depends on the facts and circumstances of the particular situation. Even if an area represented by an association is not a community, the association can still qualify for exemption if its activities benefit a community.

The association should include with its exemption application evidence that areas such as roadways and park land that it owns and maintains are open to the general public and not just its own members.

It also must show that it does not engage in exterior maintenance of private homes.

A homeowners’ association that is not exempt under section 501(c)(4) and that is a condominium management association, a residential real estate management association, or a timeshare association generally may elect under the provisions of Code section 528 to receive certain tax benefits that, in effect, permit it to exclude its exempt function income from its gross income.



*your assessments are due twice a year:*

**ASSESSMENTS DUE**

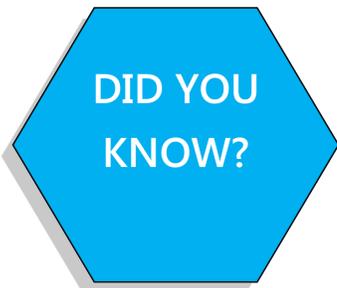
**Covering January – June:** The first ½ is due July 1, needs to be paid in full the 15th.

**Covering July – December:** The second ½ is due January 1, needs to be paid in full the 15th.

If you cannot find, believe you did not receive your assessment statement or if you have any question regarding your invoice statement, please contact Kathy Dooley at [Kathy@CMSIsolutions.com](mailto:Kathy@CMSIsolutions.com).

**DO NOT IGNORE YOUR ASSESSMENTS BEING DUE!**

If you are having a problem paying your dues, contact our manager, Kathy Dooley, [kathy@CMSIsolutions.com](mailto:kathy@CMSIsolutions.com) or by phone, 281-480-2563 and she will help try to find a solution INCLUDING offering you a payment plan. It is much easier to ask for a payment plan than incur additional charges associated with us having to collect.



*that if you move or change your mailing address, you will need to make sure you contact our management company, CMSI, and give them your new contact information?*

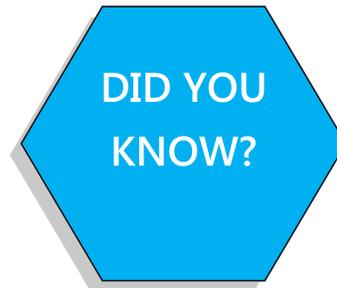
We do not want you incurring additional charges because you failed to update our management company with your new mailing address. Please contact Kathy Dooley at 281-480-2563 (office) or by emailing her at [Kathy@cmsisolutions.com](mailto:Kathy@cmsisolutions.com).

## PEARLAND POLICE DEPARTMENTS – SAFE EXCHANGE ZONE

Safe Exchange Zone is an area where prospective buyers and sellers can safely meet and complete online transactions. Safe Exchange Zones are a designated location that is well lit and under 24-hour surveillance. The Pearland Police Department offers marked parking spaces at their parking lot at 2555 Cullen for such exchanges. The Safe Exchange Zone location is available to the public 24 hours a



day, 7 days a week. The PPD Safe Exchange Zone location also extends into the PPD's lobby to provide an even higher layer of security and shelter which PPD encourages residents to utilize for buyer and seller transactions. We hope residents take advantage of this location just up the road from our neighborhood.



*Southwyck CAI (Master) board meetings are held once a month?*

We meet the first Thursday of each month at 6:30 p.m. at Calvary Baptist Church, 3302 County Road 89. If you want to stay informed on what our association is up to, you are welcome to attend our monthly board meetings. We reserve the first 30 minutes for homeowner input, any section heads wishing to update us on what they are up to or questions they have. After the homeowners input we jump straight into association business. The only part of our meeting that homeowners cannot participate in is the executive session where the board addresses issues involving privileged information and matters of a private nature.

Look for email reminders of board meetings from CMSI if you have given them your email contact. If we do not have your email contact, please provide it to our community manager,

Kathy Dooley at 281-480-2563 (office) or by emailing to [Kathy@cmsisolutions.com](mailto:Kathy@cmsisolutions.com). Mention that you are a Southwyck resident and give her your name, address and email contact. We try to limit our emails to you, so you do not have to worry that we will be spamming you with unwanted emails. We only email meeting reminders and if there is something of great importance that our residence need to be informed about. We do not sell your email address to anyone either.



## WHAT IS THIS IN THE RETENTION AREAS?

This is a nutria, a large, semi-aquatic rodent native to South America. They look like a cross between a beaver and a rat. They are almost exclusively vegetarian and normally consume about 3 pounds of food a day. The greatest amount of damage caused by a nutria is from digging their burrows into drainage areas in our community.

## YOU ARE RESPONSIBLE FOR KEEPING YOURSELF INFORMED ABOUT YOUR ASSOCIATION AND WHAT IT IS UP TO

Your home is one of the largest purchases you will make in your lifetime. Your home is the place you will raise your family. Your home is your sanctuary. When you moved into Southwyck you were made

aware that Southwyck had an HOA by your realtor and at your final signing for the purchase of your home.

Along with paying for your home, you also pay the Southwyck assessments. Your assessments cover the cost of the parks, pools, the equipment at the parks and pools, the entrances, parameter fences and landscaping in our association among other things.

Some of you know that you live in Southwyck and others believe they live in Silverlake even though your home IS in Southwyck and you pay your assessments to Southwyck CAI. Southwyck and Silverlake are two different associations and corporations with different amenities and assessments. There are 1673 homes in the Southwyck Community Association. The villages include for Section 1 (1, 2 & 3 combined): Southglen and Emerald Pointe; Section 4 (4, 7, 8 & 9 combined): Southfield Village, Southmanor, Edgewater Estates and Huntington Park and Section 5: Lakescrest Estates. These are separate HOA corporations and they have their own governing documents. Lakes of Edgewater Estates, also on Northfork, is not a part of Southwyck or Silverlake.

The Southwyck CAI board attempts to keep you informed about our association in a number of ways.

**WEBSITE:** Southwyck Community Association has a website which is updated regularly and kept relevant. Have you ever visited our website? You might want to take a moment to look around it and see what information we try to provide to you, as a homeowner. [www.SouthwyckTexas.com](http://www.SouthwyckTexas.com). We put our website address on all correspondence should you ever forget the URL. If you cannot make it to our monthly board meeting, take a look at the News & Events page where you can find a list of what we went over. It is usually updated the weekend after the board meeting at a minimum.

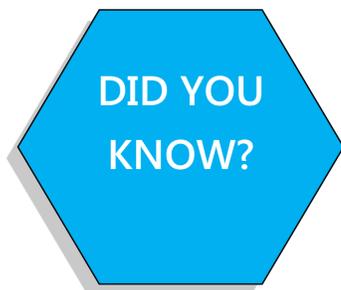
**NEWSLETTER:** Starting in 2017, Southwyck CAI produces a quarterly newsletter. We provide a number of helpful articles and Did You Know information blurbs.

**EBLASTS:** Usually a monthly email blast to homeowners reminding you of a monthly meeting

coming up and/or email blast with important information about something of great importance like burglary or hazard among other things. If you have not provided our management company, CMSI, with your email contact, please take the time to do so by providing your email address to our community manager, Kathy Dooley at 281-480-2563 (Office) or by email, [kathy@CMSIsolutions.com](mailto:kathy@CMSIsolutions.com).

**MONTHLY BOARD MEETINGS:** Southwyck CAI holds their monthly board meetings on the same date, at the same time and the same location FOR YEARS. We make a conscious effort to make it easy for you to know when, where and what time our meetings are by NOT changing our meetings and providing them as close to our neighborhood as possible.

The only thing stopping you from knowing what is going on in our association is you. We provide open board meetings for our homeowners to attend and we publish all kinds of helpful information for you to review. It is up to you to stay informed.



*it is an owner's duty to keep an updated e-mail address registered with the property owner's association under Subsection (e)(2)(B).*

Please make sure you register your email address by contacting Kathy Dooley at 281-480-2563 (Office) or by email, [kathy@CMSIsolutions.com](mailto:kathy@CMSIsolutions.com). Please make sure they know that you live in Southwyck Community Association. We will not sell your email address or use your emails address for any other purposes other than to provide you with important community information.



## LIST OF THINGS HOMEOWNERS SHOULD KNOW HOW TO DO IN THEIR HOUSE

1. How to shut off water to your house and have the tool to shut it off.
2. How to replace the A/C filter, what size your filter is and how frequently they should be replaced.
3. How to shut off the hot water heater and relight it.
4. Where and how to shut off the gas to your house.
5. How to shut off the sprinkler system if you have one.
6. Where your circuit box is and how to shut off the electricity to your house.
7. How to reset a ground fault circuit interrupter (GFCI).
8. How to shut off the water to a toilet and sink.
9. How to set your thermostat and program it if this option is available.
10. How to turn off the smoke alarm and how frequently you should replace a battery if it uses one.
11. Why you should never store flammables in the vicinity of a furnace, water heater or any appliance with a pilot light.
12. How to clean a gutter and how frequently it should be cleaned.
13. How to clean your dryer vent, which is a common cause of house fires.



## THE 'A' WORD - WAYS YOU CAN TRY TO STAY UP-TO-DATE ON YOUR ASSESSMENTS

The rules of an HOA community are set forth in the associations governing documents also called Declaration of Covenants, Conditions and Restrictions (CC&Rs). The CC&R documents, which you were given at the closing of your house, allow the HOA to place a lien on your property if you stop paying your assessments. You can be held responsible for paying:

- Unpaid assessments
- Collection costs
- Interest
- Attorneys' fees

Once the HOA has gotten a lien on your property, it may foreclose on that lien.

Ways to avoid paying additional costs and even having a lien placed on your property:

1. Consider using online banking and setup an automatic payment schedule monthly with the last payment for the assessment being paid a week before the due date since you need to allow for your bank to release the funds to Southwyck CAI. If you do not know how to set this up, go to your bank and a representative can help you with it or possibly

a family member could also help you.

2. We offer a payment plan. Get on one as SOON as you know you are delinquent or you are having financial issues.

3. Put a calendar reminder in your phone or PC or your day planner or other physical calendar at least 1 month before assessment is due, 2 weeks before due, 1 week before due as a reminder. Our assessments are always due **January 1 and July 1**. You need to also take into account mailing time, bank processing time and any holidays. If you wrote the check or released the funds on the 1st and didn't allow for time to your bank to process the payment or the post office to deliver the payment, you are late.

4. Work with a debt relief services to work on a budget for yourself. Take a look at <https://www.consumer.ftc.gov/articles/0150-coping-debt> for some helpful information. Now is the time to start fixing the problem.

If you should become delinquent,

### DO NOT IGNORE THE PROBLEM & DO NOT PROCRASTINATE!

It will end up costing you additional money in a very short period of time and it will not resolve itself in a positive light by ignoring it. Call our management company, CMSI, 281-480-2563 and ask for a payment plan. Kathy Dooley will try to help you find a solution if you take care of it right away.

If you are unfamiliar with our governing documents, please visit our website, [www.SouthwyckTexas.com](http://www.SouthwyckTexas.com) and go to the Documents & Forms page shown on the left side of the home screen. It never hurts to review them from time-to-time either.

# SOUTHWYCK SECTION 1 NEWS

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*Catherine Tydelski, president, term ends 12/2017 (2nd)*  
*Gary Martin, vice president, term ends 12/2019 (4th)*  
*Kevin Chisum, term ends 12/2018 (1st)*  
*Pam Bayer, term ends 12/2020 (3rd)*

The first half of 2017 has been very busy for Southwyck Section 1. We welcome 2 new board members! Kevin Chisum was appointed to complete an open position on the board during the April meeting, and Pam Bayer was appointed to a 3-year term during the May meeting. Welcome to both new members! We now have a 4 member board.

This spring, the board approved a contract with a new landscaping company, Yellowstone. You will see them around weekly, mowing, weeding, spraying. Yellowstone has some great ideas to upgrade landscaping at entrances and around the pool. The board will be working closely with Yellowstone to keep our community looking great.

The City of Pearland has been replacing several sidewalks in the Emerald Pointe Subdivision this spring. Our Community Manager has worked closely with the city to ensure the work is done in a timely fashion and the area is left looking great. We have had issues with inappropriate writing on new cement. As we report these issues to the city, they have responded in a timely fashion to remedy the problem.

The board has purchased American flags. You may have noticed them displayed during the opening of the pool on Memorial Day Weekend, and on Flag Day. We hope to display these flags during various holidays throughout the year. Last year, we unfortunately had one flag stolen. Now that we have security cameras in place, we hope to curtail any theft or vandalism in our community.

This spring, the Williams family of Emerald Pointe volunteered to make and install 2 Little Free Libraries, one at each of our parks. These libraries contain books appropriate for all ages – children through adult. Please check out these libraries – and feel free to take a book and/or leave a book.

The board and our management company has spent a great deal of time this spring preparing the pool for the summer season. We have a new pool management company – Aquatico. The pool has been re-plastered and re-decked. The sails,



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pool building, parking lot, and sidewalk have been power washed. We purchased 22 new lounge chairs, and added 3 new tables and 6 new chairs to our collection. Two new garbage cans were also purchased. A flyer was sent out to all residents listing pool hours, including 3 extended-hour nights. We will host a Dive-in Movie night, and plans are in the works for other pool activities for our residents.

As you are aware, Southwyck Section 1 is a Deed Restricted Community. The majority of our residents take great care of their homes and property; however, we do have some residents who ignore the deed restrictions. We have instituted a new process to deal with deed restriction violations. Residents will receive a letter giving them 10 days to correct the violation. If the violation is not corrected in 10 days, a 209 letter is sent certified mail (the cost of this letter is charged to the homeowner). The 209 letter states that the homeowner has 30 days to correct the violation or the matter will be turned over to our attorney. Once a matter is turned over to the attorney, all legal avenues are taken to get the homeowner to comply to the deed restrictions. All legal fees are charged to the homeowner. Since we implemented this new aggressive process, we have noticed homeowners are responding in a timely manner to contact our management company and comply with our neighborhood deed restrictions.

We are aware that more homeowners are renting out their homes. Unfortunately, homeowners do not always inform our management company that renters are residing in these homes. Many times, renters are not aware that we are a deed restricted community. We need to work with our renters to ensure they take care of the property. This pool season, we have instituted a process that we hope will help us identify renters and work with them to follow our deed restrictions. Pool cards are issued to homeowners. If a renter wants access to our pool, they will need to complete a registration form and have the homeowner sign the card. In this way, we will know which homes have renters and we will have contact information for the homeowner. If the renter does not comply with our deed restrictions, the homeowner is held responsible.

As we continue to work to keep our community a great place to live, we ask all residents to let us know if you see an issue that needs to be addressed. Please send an email to: [section1@southwycktexas.com](mailto:section1@southwycktexas.com). This email is received by all board members and our community manager. You will typically receive a response within 24 hours.

Southwyck Section 1 board meetings are held the 3rd Thursday of each month at the Calvary Baptist Church, 3302 County Route 89, Pearland at 6:30. Residents are encouraged to attend.

## DID YOU KNOW?

*one of your HOA's responsibilities is to identify homeowner's violations of its governing documents, the Declaration of Covenants, Conditions and Restrictions (CC&Rs)?*

Your HOA and specifically in our association, the section heads, are tasked with keeping our neighborhoods looking respectable and safe (within limits – they are not the Police department). Poorly maintained properties can cause your property value to drop.

HOA board members and the management company for the HOA make notes of violations when they drive through the neighborhood. They can and will use resources of the City of Pearland like the Code Enforcement, Brazoria County Sheriff's department and Pearland Police department when needed.

Homeowners can and should report habitual speeding to the Brazoria County Sheriff's office or the Pearland Police department's non-emergency numbers. We have these numbers at our website, [www.SouthwyckTexas.com](http://www.SouthwyckTexas.com) on the Local Resources page and you should think about entering these into your phone's contact list. Brazoria County Sheriff – 281-331-9000. Pearland Police – 281-997-4100. You should provide as much information to them as possible – location, date, time, description of car, vehicle license plate, include a picture if that can be done safely so you can provide that to them as well.



Code Enforcement can be contacted at 281-652-1766. If you download the Connect2Pearland app you can also log issues there. It is super easy to use, you can track the progress of your issue until resolved and it can be done at any time of day. If you do not have a smart phone, the same thing can be done online by going to <https://www.pearlandtx.gov/residents/resources/submit-a-request>. Of course, you can always contact your appropriate HOA section and ask for assistance there too.



## [WWW.SOUTHWYCKTEXAS.COM](http://WWW.SOUTHWYCKTEXAS.COM) **SOUTHWYCK COMMUNITY ASSOCIATION, INC. WEBSITE**

Our site is kept up-to-date and relevant and we hope you take the opportunity to familiarize yourself with the information we provide. The Local Resources page has all kinds of helpful information in case you do not have a phone number or URL handy when you need it. If you think there might be some other helpful local resources we should add, please submit your suggestion to us by emailing [directors@southwycktexas.com](mailto:directors@southwycktexas.com). On this page you will find working links to:

- CenterPoint Energy to review electrical outage and to report streetlight outages
- Pearland Police and Brazoria County Sheriff's websites
- Pearland Independent School District website
- Brazoria County Mosquito Control where you can submit a service request form for spraying
- City of Pearland website
- 'Pearland In Motion' magazine for city programs, services and recreational activities
- City of Pearland Residential Alerts where you can sign-up to stay connected to important information from the city.
- Silverlake HOA website
- The City of Pearland garbage pickup schedule and map
- There is also a Youtube video on how the Connect2Pearland Mobile App works on the right hand side

We hope you take the time to explore our site and locate lots of good information.



## **SOUTHWYCK CAI – FALL EVENT**

We are currently working on a fall event for our community and surrounding associations are invited to come too. We are still in the planning stages, but we hope to set a date soon for a movie night at the Southwyck Lake Park with food trucks so that you can purchase something to eat before the movie. Look at our News & Events page for details as we iron them out.



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WWW.SOUTHWYCKTEXAS.COM

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

## **YOUR 2017 BOARD OF DIRECTORS & MANAGEMENT COMPANY – CONTACT INFO**

### **SOUTHWYCK CAI – BOARD OF DIRECTORS:**

President .... John J. Fisher  
Vice President .... Helen Bilyeu  
Treasurer .... Steve Bounds  
Secretary .... Tony Bowlin  
Director .... Vanessa Williams

### **MANAGEMENT AGENT:**

Community Management Solutions, Inc. (CMSI)  
2615 Bay Area Blvd.  
Houston, Texas 77058  
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 written by: Helen Bilyeu with assistance from Tony Bowlin & Vanessa Williams. Section 1 page contributions from Catherine Tydelski.*