



SOUTHWYCK

Community Association, Inc.

OFFICIAL COMMUNITY NEWSLETER

WWW.SOUTHWYCKTEXAS.COM

Board of directors email: directors@southwycktexas.com

REMINDER!

Your July assessments are due. Contact Kathy Dooley with CMSI if you need to find out how much you owe or to get on a payment plan if needed. Call 281-480-2563 and let them know you are with Southwyck CAI and need assistance.

BROWN STREET SIGNS VERSUS GREEN STREET SIGNS

IN OUR NEIGHBORHOOD

Brazoria County (those in the ETJ) uses brown for their street name signs, while the City of Pearland mostly uses green. There are some exceptions in Pearland for green signs, such as brown which is used in Old Town Pearland, and blue, for private streets, but for the most part Pearland street name signs are green.



REPORT A STREET LIGHT OUTAGE

CenterPoint Energy maintains the street lights in our area and not the HOA. You can report any outage by visiting the CenterPoint website, <https://www.centerpointenergy.com/en-us/residential/customer-service/electric-outage-center/report-streetlight-outages?sa=ho>. If you can-not locate the pole number, that can be used in the report. If you can not locate the pole number, then you can locate the street and then select the pole off the CenterPoint map. After going to the website above, click on the 'Report a Streetlight Outage' button.

- Enter the streetlight number or address close to the streetlight
- Click the streetlight that is not working correctly
- Enter information about the issue

LOST or FOUND A PET?

Are you posting about a lost or found pet? Provide useful information.

SPECIES DETAILS

Cat, dog, rabbit, bird? You do not need to know the exact breed but try to give as much helpful information like color, approximate size, sex of animal, any collar and what color. Include a photo of the animal you have lost or found.

LOCATION

Provide helpful information of location. If you just say Northfork, that is not as helpful as Northfork near Cullen. Emerald Pointe is not as useful as Flatwood Court off Pinder.

TIME FRAME

Give a time frame of when the pet was lost or found like, "Found early this morning."

Post on these sites:

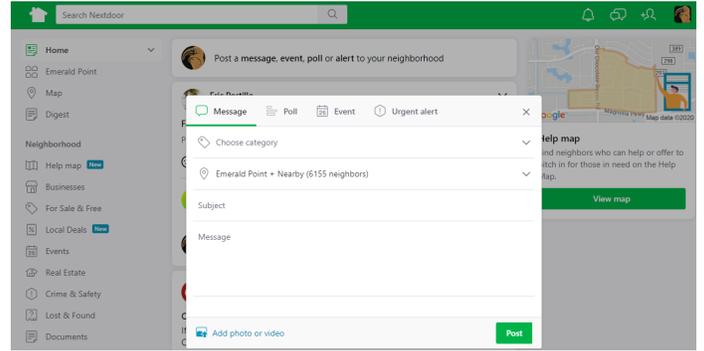
PEARLAND, TX – LOST DOGS, CATS & PETS



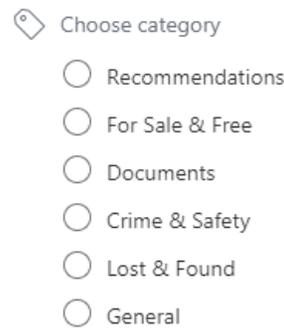
This site even helps you create a missing flyer to post around your neighborhood for FREE! The Facebook post is also FREE.

NEXTDOR

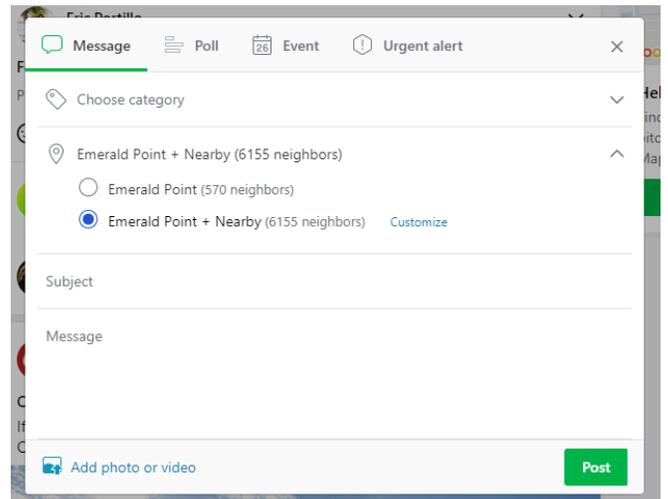
Nextdoor seems to be a great way to help find a lost or found pet.



On Nextdoor you can select the category Lost & Found and customize the neighborhood selection.



You can customize the location. Click on and off the neighborhoods you want to post in.



Check to see if the cat or dog has a microchip. Any vet or Petsmart can scan the animal for you for free.

Make sure your pet's chip information is current too. Chips make it extremely easy to reunite pet and owner.

BRAZORIA COUNTY PROPERTY TAX – HAVE YOU FILED FOR A HOME- STEAD EXEMPTION or OTHER?

Do you even know if you have applied for a homestead exemption? How can you find out? Go to the Brazoria County Appraisal District, <https://www.brazoriacad.org/> and click on the Property Search button and then enter your address in the Property Search box. Locate your property and look under the Property heading and at the bottom of that header you should see Exemptions. If you do not see a 'HS' then you do not have homestead exemption. The homestead exemption is for residential properties that are the principal residence of the owner. The home's owner must be an individual and use the home as his or her principal residence on January 1 of the tax year unless you are 65+ or disabled.

Below you can see the difference between an exemption or not.

Tax Rate	Appraised Value	Taxable Value	Estimated Tax
0	\$207,520	\$198,847	\$0.00
0.741212	\$207,520	\$193,847	\$1,436.82
0.146	\$207,520	\$159,078	\$232.25
0.365233	\$207,520	\$159,078	\$581.01
0.05	\$207,520	\$156,078	\$78.04
1.3956	\$207,520	\$173,847	\$2,426.21
2.698045			
		Taxes w/Current Exempt	\$4,754.33
		Taxes w/o Exemptions:	\$5,598.98
		Difference =	\$844.65

There are also several other types of exemptions you might consider such as:

- Over 65 Homestead, Surviving Spouse of Over 65 Homestead (**this one gets forgotten a lot**)
- Disabled Persons
- Disabled Veteran, Surviving Spouse of Disabled Veteran

To find out more about Property Tax Exemptions, check out the City of Pearland website by going to

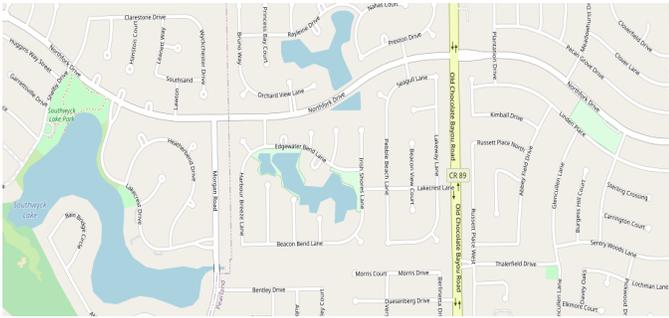
<https://www.pearlandtx.gov/departments/finance/property-tax-information>.

HOW DO YOU GO ABOUT PRO- TESTING YOUR PROPERTY TAX?

I was a first-time property tax protester this year. I decided to do it myself instead of hiring a company to do it for me because I had time to do it and I hate paying someone for something I might actually be able to do myself. I got some comparisons from a local realtor for houses that were of similar design and size as mine. I then went to the Brazoria County Appraisal district and found out how much the taxes were for each of these houses that were like mine. Of those similar to mine, I found a handful that had lower tax rates. I then created a Word document and attached screen captures of those houses, included those appraisals rates and I included any defects of my house that might help lower the tax rate. I completed the online form and uploaded my document. There was a place on the form to enter what I wanted to pay. \$0 is not an option... I submitted the appeal and waited to hear if my offer was accepted. So long as your appeal amount is reasonable, and you provide proof that other comparable houses are paying less, you may be surprised at what you can negotiate your taxes for.

This year, everything was done online. While it is too late to protest your taxes now, it certainly would not hurt to start locating those houses that are like yours in size and build. At least you will have a place to start next year and you have all year to get the information collected.

I am including links to some helpful resources. <https://www.poconnor.com/brazoria-county-appraisal-district-how-to-protest/> - Surprisingly the O'Connor Tax Reduction Experts resource page for Brazoria County had useful information even if you do not have them do your appeal. It took me a few hours on the Brazoria County site picking houses I wanted to use in my protest, collect all the images and complete the form. <https://www.brazoriacad.org/e-file.html> - The other website is the Brazoria County site that explains how the appeal process works.



PLOT YOUR WALKING/JOGGING COURSE

With more residents walking throughout Southwyck, you might want to find out just how far you are walking or planning to walk by using MapPedometer which is a Google Maps Pedometer and allows you to calculate the distance traveled for running, walking or cycling by marking points along the Google map. The website will compute the distance of your route which can be displayed in miles or kilometers before you get started. Not enough miles? Select some more roads to travel down. You can remove all points or undo your last point. If you create a login, your route can be saved. Maybe you want to change your routine up. Then plot out another route. It is extremely easy to use and now you will know just how far you went. Instructions can be found at <https://www.mappedometer.com/instructions.php>.

<https://www.mappedometer.com/> is the actual map application. ** Note – there are some large blue 'CONTINUE' buttons with instructions to add the FREE app. You do not have to do that if you do not want to. I just skip over those.

The app lets you view your routines and delete them if you made a mistake. Do not be afraid to click through the options at the top to discover what each does.

HOUSTON GARDENING BY THE MONTH

Buchanan's Native Plants, Gardening by the month – <https://buchanansplants.com/houston-gardening-by-month/>

Gardenline - <https://ktrh.iheart.com/featured/gardenline-with-randy-lemmon/>

Willhite Seed Inc. (Texas seed company – Non GMO) - <https://www.willhiteseed.com/>

Texas A&M AgriLife Extension Planting guide - http://counties.agrilife.org/brazoria/files/2018/08/Brazoria-County-Planting-Guides_3_13_18.pdf

During this pandemic you decided to start gardening for the first time, and you want to start growing your own vegetables or fruit. Maybe you created a raised bed and now need to fill it up. How about caring for your lawn & trees? What should you be working on this month in your yard? The Buchanan's Native Plants website helps you get a plan together with a Monthly Garden To-Do List. Select the month and see what you should be tackling.

Another good resource is Gardenline with Randy Lemmon. Here you can learn about the Lawn Care Schedule if you are looking for a lawn that is envied by neighbors. How about pests in the lawn and other plants? Randy has a lot to share with years of experience and is a legend in the Houston area. Check out his website and learn what frazzles the gardener. Randy has a show on KTRH 740 AM or you can catchup by listening to his podcast and select the topic of your choice.

Growing seasons in Texas include January to March, April to June, July to September and October to December, so you have PLENTY to grown in our area throughout the year. Fall is coming up so visit the Texas A&M AgriLife Extension’s Fall Vegetable Gardening Guide for Texas where you can also download a printer-friendly version of the publication, <https://cdn-ext.agnet.tamu.edu/wp-content/uploads/2017/07/fall-vegetable-gardening-guide-texas.pdf>.



CICADA KILLER or CICADA HAWK

Have you seen them? The ones in my yard are large and healthy and about the size of a small hummingbird. I have never seen them before until this year where a few have made their home in my front flower bed and hover around the sidewalk leading to my front door. They are not popular with my family to say the least. I have opted to just look straight ahead and walk slowly instead of jumping in the bushes as my daughter does as she is afraid of bees, wasps ... basically anything that flies and looks like it might sting.

These wasps are impressive in size, 0.6 to 2.0 inches long, with hairy, reddish and black areas on the thorax (middle part) and black to reddish brown markings with light yellow stripes, on the abdominal (rear) segments. The wings are brownish. Males are smaller than the females because only the females carry the cicadas they have killed to a burrow for nesting. Female cicada-killer wasps are not aggressive and rarely sting unless they are grasped roughly, stepped upon with bare feet or caught in clothing. Males aggressively defend their perching areas on nesting sites against rival males, but they have no stinger. These bugs do not do

any damage to trees or crops. NOTE—these are not the murder hornets that the press talks about.



These are a solitary wasp. They do not attempt to sting unless handled roughly.



LITTER BUGS

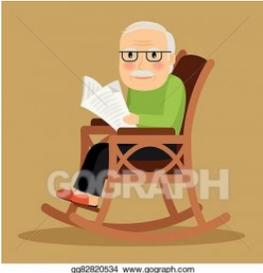
Yes, we have an infestation of these too. We hope parents will take the time to talk to their children about helping to keep our neighborhoods clean. There is just no excuse for littering. We have a homeowner who collects bags of trash when he goes out walking. As a matter of fact, several residents collect trash as they walk, but they should not have to be picking up after others. Teens seem to be the biggest culprit. We have 13 trash cans at the Southwyck Lake Park just within the play area and the covered pavilion. The teens sit at the picnic tables and leave all their trash there. Talk to your teen about having more pride in where they live please.

And for goodness sakes – DO NOT THROW YOUR USED MASK AND /OR GLOVES ON THE GROUND FOR OTHERS TO PICK UP IN PARKING LOTS!



FREE FALL ADVERTISING WITH US

We would like to offer residents an opportunity to share their side business with the rest of the Southwyck CAI community especially since we are not holding our Fall Market at the Southwyck Lake Park this year. We think that Covid issue could very well be with us for some time to come. This means that many of these small businesses will have limited sales since many shows they would normally sell at will likely be cancelled. For our fall newsletter, which will go out towards the end of October, we are offering an advertising space of 3 ½ inches by 5 inches. Those who have a small business. Please provide a PNG or JPEG file of your advertising by emailing to directors@southwycktexas.com. All ads need to be emailed by October 1, 2020. We are not limiting businesses. All Southwyck CAI residents are allowed to advertise. If there are any questionable adverts, the Southwyck CAI board has the final say on whether the ad is placed in our newsletter or not. Please send your name, a contact number and/or email address in case we need to address any issues and your residential address here in Southwyck CAI. Ads will be published towards the back of the newsletter so they can all be found in one spot. Our newsletter is available online only as a PDF on our website. We eblast all homeowners, who have provided us their email address, when the newsletter has been uploaded to our website. We also send out a post on our Facebook page and Nextdoor that our newsletter is available. We make no guarantees on sales to your business. We hope you will take advantage of this FREE offer and look forward to helping out our residents



LOOK IN ON YOUR ELDERLY NEIGHBORS

Do you have an elderly neighbor that appears to be shut in? We hope you can take the time to check -in to make sure they are doing ok. They may just need someone to talk to for a few minutes. Being cooped up at home all the time can be very depressing. Give a wave and stop by for a bit if you can. Ask if they need you to pick anything up when you are out and about. Perhaps you have some magazines or books that you could share with your elderly neighbor. Maybe you could create a little care box for them, knock on the door and leave it there with a little note on how they can contact you if they need assistance. Find some easy ways to make a difference in your elderly neighbor's life and show you care. An act of kindness might end up helping you as well.



SOUTHWYCK/PEARLAND

SCAVENGER HUNT

Participate in the Southwyck/Pearland scavenger with your family and friends and **enter to win a \$50 American Express gift card**. 1 entry per household. There are 20 pictures that you need to take. Add the pictures to a Word file and label with the item # the picture is for. Email your responses to directors@southwycktexas.com. All responses to the scavenger hunt that answer all 50 items correctly will be entered into for a chance to win the \$50 gift card. We hope that by doing the scavenger hunt you will learn more about our community and enjoy your time doing it. You must send your response in by August 15, 2020. Any photos would become ours to use in possible future publications.

1. Southwyck Lake Park – Which neighborhood association owns and maintains the park & lake?
 - Silverlake
 - Silver Creek
 - Southwyck
2. Take a picture of activities you see at the Southwyck Lake Park. Include people or pets.
3. Southwyck Sunset Park - Which neighborhood association owns and maintains the park & lake?
 - Silverlake
 - Silver Creek
 - Southwyck
4. **PICTURE** - Take a picture of activities you see

- at the Southwyck Sunset Park. Include people or pets.
5. Southwyck Section 1 park & pool on Northfork – What activities are available at the park?
6. **PICTURE** - Take a picture of activities you see at the Southwyck Section1 Park. Include people or pets.
7. Southwyck Section 1 toddler/pocket park on Glencullen at Thalerfield – What activities are available at the park?
8. What is something you are not allowed to bring into the gated park of the Southwyck Section 1 toddler/pocket park?
9. **PICTURE** - What is the speed limit for Southglen? Take a picture of the posted speed sign on Northfork just inside the entrance.
10. **PICTURE** - Southwyck Section 5 has a small park area at Southwyck Lake Park off Lakecrest Drive. Take a picture of yourself at the structure.
11. Southwyck Section 4 park & pool on Morgan – What activities are available at the park?
12. **PICTURE** - Take a picture of activities you see at the Southwyck Section 4 Park. Include people or pets.
13. What is the name of the village between Cullen and Morgan off Northfork. Is this a Southwyck neighborhood?
14. How many fountains are in the lake of Southwyck?
15. There is a village off Fite road to the west of Cullen that is not in Southwyck or Silverlake. What is the name of it?
16. Which of the Southwyck section pools has a diving board?
17. Take a picture of the diving board.
18. Which of the parks in Southwyck has a book swap structure on it?
19. The Meadowview village is off Northfork. Is this village a part of Southwyck?
20. Is Parkside village a part of Southwyck?

21. The Gardens are an obviously unique village in our area. What makes it unique to other villages in this area?
22. Which HOA are The Gardens a part of?
23. **PICTURE** - Take a picture of 4 of Southwyck CAI's village monuments showing the names.
24. Silverlake Park & pool on Southwyck Parkway – Which neighborhood association owns and maintains the park & lake?
25. **PICTURE** - Take a picture of activities you see at the Silverlake Park. Include people or pets.
26. What main road is Sasser Park on?
27. **PICTURE** - Take a picture of activities you see at Sasser Park. Include people and/or pets.
28. How many elementary schools are on Southwyck Parkway? Give their names.
29. What is the name of the golf club off Southwyck Parkway?
30. **PICTURE** - Take a picture of the Southwyck Golf Club that uniquely identifies it as a golf club.
31. **PICTURE** - Take a picture of yourself next to a Pearland Pear sculpture and provide location where it is.
32. **PICTURE** - Find the Silver Creek neighborhood and take a picture of their pool house.
33. **PICTURE** - Take a picture of the Calvary Baptist Church where Southwyck CAI and Southwyck Section 1 boards would usually hold their monthly board meetings.
34. **PICTURE** - There is a small park off Magnolia Parkway and Creekstone Drive. Take a picture of the park.
35. **PICTURE** - There is a Buddha temple off Old Chocolate Bayou south of Bailey Road. What is the name of the temple?
36. **PICTURE** - Take a picture of the Buddha temple mentioned in item #35.
37. There is a Hindu temple off McLean Road south of Bailey Road. What is the name of the temple?
38. **PICTURE** - Take a picture of the Hindu temple.
39. **PICTURE** - Pearland has a regional Airport. Take a picture of it with the sign showing Pearland Regional Airport.
40. **PICTURE** - Take a picture of 2 of the City of Pearland parks that show the unique feature there.
41. Find Pearland City Hall and take a picture of it.
42. What is the RIG and what is it next to?
43. **PICTURE** - Name the 4 current Pearland High Schools in the Pearland Independent School district and take a picture of each.
44. Who is the biggest employer in Pearland?
45. What high schools are next to the Pearland Recreation Center & Natatorium?
46. **PICTURE** - Locate the Delores Fenwick Nature Center and take picture of it.
47. What is the other significant building next to the Nature Center?
48. What building is next to the Pearland Police Department on Cullen?
49. What fire station # is next to the Pearland Police Department?
50. What is the university on Pearland Parkway?

2020 SOUTHWYCK BOARD OF DIRECTORS

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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

BOARD MEETINGS:

1st Thursday of the month @ 6:30 P.M.

