

Southwyck

OFFICIAL COMMUNITY NEWSLETTER

WWW.SOUTHWYCKTEXAS.COM

PRIDE OF HOME OWNERSHIP



Do you remember the day you finally decide you wanted to be a homeowner and not a renter or living with friends or family? Do you remember wondering if you were making the right decision because it was going to be a big commitment and it meant more responsibility? Do you remember looking at numerous houses trying to find the right neighborhood and house for you and your family? It was not a process that took over night. In some cases it took a long time to come up with the down payment and numerous nights after work and on the weekend looking at possible candidates. Some of you watched your house being built and the day

you got to move into YOUR house was one of your proudest and most exciting days.

Somewhere along the line, some folks have forgotten and lost the pride they once had in home ownership and have let their house get run down and cluttered. They press a button from their car and they press a button and the garage door closes and they enter their house. They very rarely open their front door any more. They rarely walk around the outside of their house. They sleep and shower in their house and most of the time they eat and find

entertainment outside the house. Some feel staying home is almost a punishment. They have someone that mows their yard for them or they only tackle the front yard and let the back yard grow with weeds and wild grass and now animals. They do not use their backyard at all. Their fences are falling over or have rotten boards or a failing gate. The recycle bin does not get moved from the curb for a couple of days, weeks or ever and is left outside the garage or on the side of the house.

I am surprised at how many folks do not see their neighbors or at least wave a 'hello' when they do. Hardly anyone sits out in a chair or in the grass in front of their house and take in the sights and sounds of their neighborhood. We are 'so busy' we have forgotten to even occasionally sweep our front door stoop of cobwebs, replace the burned out light bulbs over the front door or to remove mud daubers or wasp nests attached to the house much less remove phone books, papers and fliers. Some folks are ignoring the fact that squirrels and/or rats are living in our attic now because they have gained entry from the soffit vents they chewed through. The house you were once so proud to have purchased is now on the HOAs hit list and you are offended because you got a notice to take care of something on your property.

We need to change that behavior. We have heard from many homeowners that the neighborhoods they were once so proud to have moved into now look run down because folks just are not keeping up with the minimum amount of work a house needs. We need to remember back when we were proud to have moved into these lovely neighborhoods and make our neighborhoods look like something to be proud of again. It has to start with the homeowner though. Take one step forward. Get a trash bag and bag the old papers, phone books and fliers and set the bag out for the trash men the next trash day. The next week, get

a broom and sweep the dirt and grime from your light fixture over the door, the front door, porch and stoop. The week after that call an exterminator to remove the squirrels and rats living in your attic and have them reinforce the soffit vents with new screens. It's going to cost you a bit, but find somewhere in your budget where you can save up and invest in your house, your home. Have a small weekly achievement to complete and stick to doing one thing for your house, your home, every week at a minimum or enlist the family to tackle a few items on the list in a few hours. Before you know it your house, which once looked sad and possibly on the HOA hit list, will no longer be on the HOA hit list and you won't have to come up with excuses for having let yours get so run down.

It will amaze you how much better it helps you feel as well. You have to start somewhere – gutters falling down, fence falling over, tree branches on the roofline, no house number visible, door handle falling apart, dog poo overwhelming the front yard, garage door off track and not able to close completely, front door needing re-staining and sealed, car with tattered tarp over it in the driveway that is not really going to be fixed and driven any time soon, piles of junk tossed on the front porch, bushes that have overgrown so much that you can hardly squeeze onto the front porch or stoop..... start somewhere.

Make a better home for your family and be a proud homeowner again. Our neighborhoods are getting older, but that does not have to mean they have to be eye sores and you have to be embarrassed to live here or worse, your neighbors wishing you would just move away so the unsightly house can be sold to some new family excited to be a homeowner.

SPRUCING UP THE OUTSIDE OF YOUR HOME

It's that time again. Time for us to assess our front yards to see what needs to be done. Do you have plants that need to be replaced, shrubs that need to be trimmed, leaves to be raked and weeds to be pulled? I know I do. I only wish my plants grew as well as the weeds!



Before



After



We refreshed the front of this home with a budget of \$100 and a day of hard work. We trimmed the hedges and the ornamental grasses. We pulled weeds, removed plants and added new ones.



A clean front porch makes a good impression. It lets people know you really care about your home. And the best part is you get to enjoy it every time you drive up in your driveway.

Well, I'm off to work on my yard. I've got plants I want to replace with beautiful fox tail ferns. I think they are so pretty!

CONNECT2PEARLAND – City of Pearland



Connect2Pearland is a free, easy to use smartphone application available for download onto your Apple or Android device and is meant to submit, track and view other service requests in your area. The City of Pearland has a YouTube video on what the application is used for if you want more information, <https://www.youtube.com/watch?v=fuyuff12lJ4>.

DID YOU
KNOW?

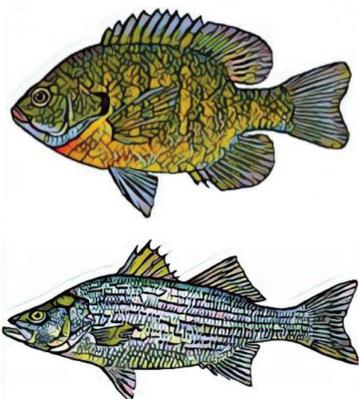
you can report vehicles that have been parked on the street and not moved for months to the City of Pearland Compliant Line if you live in the City of Pearland?

REPORTING JUNKED/ABANDONED VEHICLES – City of Pearland

Ordinance No. 1286 – A junked vehicle, including a part of a junked vehicle, that is visible at any time of the year from a public place or right-of-way is detrimental to the safety and welfare of the general public, tends to reduce the value of private property, invites vandalism, creates a fire hazard, is an attractive nuisance creating a hazard to the health and safety of minors.

Contact Complaint Line, 281-652-1766 or email complaint to CodeEnforcement@pearlandtx.gov.

SOUTHWYCK CAI ADDS FISH TO SOUTHWYCK LAKE

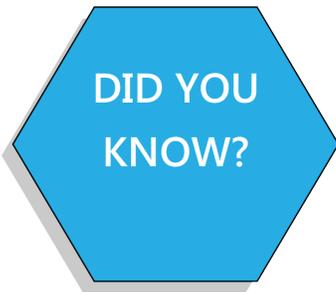


At February's board meeting the board approved adding additional fish to Southwyck Lake. Lake Pro released the fish, Bluegill Sunfish and Florida Hybrid Bass, towards the end of February.

VETERANS AID & ATTENDANCE HELP AVAILABLE

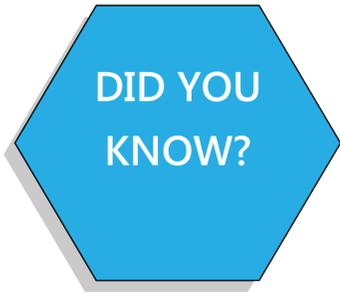
Southwyck CAI's president, John Fisher offers up some helpful information you may not have been aware of. At many of the homes John visited while campaigning he saw caregivers who were there during the day, so the homeowner could be at work. One benefit that people may not be aware of is the Veterans Aid & Attendance. Many families overlook the A&A Pension as it pertains to veterans who are still independent, but have an ill spouse. In this situation, if the spouse's medical expenses completely depletes their combined monthly income, the Veteran can file as a Veteran with a sick spouse. It is roughly \$1150.00 per month but may be more depending on the circumstances. The Veterans also have programs that work on shower/tub upgrades for handicaps.

We are fortunate in Brazoria County to have an outstanding service that will help people step by step to receive this aid. The Veterans Service Center is located across from the Brazoria County Courthouse at 111 E. Locust Bldg A-29 Suite 120 Angleton, TX 77515. Their phone number is 979.864.1289 Sonya Broadway is the Veteran Service Officer and the website is <http://brazoriacountytx.gov/home/showdocument?id=150>. Additional information can also be found at <http://www.veteranaid.org>.



*that the master does not own a pool and cannot help you with pool related issues?
Section 1 and Section 4 have pools and they oversee their pool management issues.*





your assessments are due twice a year.

PAY NOW, GET ON A PAYMENT PLAN, OR PAY THE PRICE FOR NOT TAKING CARE OF YOUR ASSOCIATION DUES

Covering July – December: The second ½ is due

January 1, needs to be paid in full the 15th.

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

If you cannot find or believe you did not receive your assessment statement, please contact Kathy Dooley at Kathy@CMSIsolutions.com.

DO NOT IGNORE YOUR ASSESSMENTS!

If you are having a problem paying your dues, contact our manager, Kathy Dooley, kathy@CMSIsolutions.com or by phone, 281-480-2563 and she will help try to find a solution. When we have to send your account to legal, you can count on owing even more than just your association dues. It is much cheaper, less embarrassing and you will sleep better if you ask for a payment plan than incur additional charges associated with us having to collect and then possibly foreclose on your home.

PEARLAND’S HERO PROGRAM

The City of Pearland has a newly created Housing Enforcement & Rehabilitation Opportunities (HERO) program which accepts applications from low-moderate income homeowners that occupy their home which allows them to receive grant funds for repairs and minor rehabilitation. A homeowner that has a household income 80 percent or below the current year’s Brazoria County Metropolitan Statistical Area median income level, may qualify for grant funds that will assist with certain home repairs.

MEDIAN INCOME LEVELS	
1 person	\$45,000
2 persons	\$51,400
3 persons	\$57,850
4 persons	\$64,250
5 persons	\$69,400
6 persons	\$74,550
7 persons	\$79,700
8 persons	\$84,850

Please check the City of Pearland’s website for details and application, <http://www.pearlandtx.gov/departments/community-development/hero-program> or contact Rance Rhame Housing Enforcement & Rehabilitation Officer at 281-997-4671.

GUTTER CLEANING



We have all driven by or seen at least a few of our neighbors or our own gutters buckling under the weight of tree limbs that came down from heavy winds or rain and clogged gutters that are full of pine needles, twigs, leaves and other debris washed into the gutters. Mosquitoes can be attracted to clogged gutters as well as ants, wasps, bees and other creatures. So, be careful to check that out before you jump in to cleaning.

Sometimes you can handle this task yourself or team up with a neighbor or family member to knock this job out. Start by prepping for the job. It is best to wear long sleeves, gloves, eye protection and also have handy a small hand trowel or garden shovel and a small bucket. Garden hose, spray attachment and leaf blower with gutter attachment may also be needed or handy to have. Unclogging downspouts should be part of any gutter cleaning job. You can start by spraying water upward to free any low clogs. You may need to do the same from the downspouts' upper opening as well. While you are at the upper portion of your gutters, clean out the debris in the gutter. If you have cleaned out the upper gutters before you may only need to have a leaf blower with a gutter attachment to do the job.

If you are going to go up on a ladder, please let someone in your family know or assist you in this process. We do not want anyone falling off a ladder or having the ladder tip and you getting tossed to the ground. Always have your cell phone somewhere safe nearby as well just in case something unfortunate does happen.

And YES! There is a video for that. Lowe's Home Improvement has a wonderful video with even better instructions. Go to YouTube and key in 'How to Clean Rain Gutters and Downspouts' into the search box. The Family Handyman also has some instructions as well, https://www.familyhandyman.com/roof/gutter-repair/easy-gutter-fixes?trkid=FBPAGE_TFH_20170218_Tools_DetailPage

From personal experience, protective eye wear should be worn during the cleaning process. Your gutters will have dirt and the tiny gravel from your roof in it and the debris can easily get into your eyes. The plastic safety glasses from the hardware store are really inexpensive, but can be worth the little extra cost.

Don't forget about the exterior of your gutters. Over time, dirt and grime can accumulate on the outside of the gutters and detract from your home's appearance. There are specialized gutter cleaner applicator that attaches to a long painters' pole. The applicator's sturdy plastic tongs hold a sponge in place to wipe stains away quickly and easily. The one I see most often advertised is the Marxoff Gutter Cleaner.

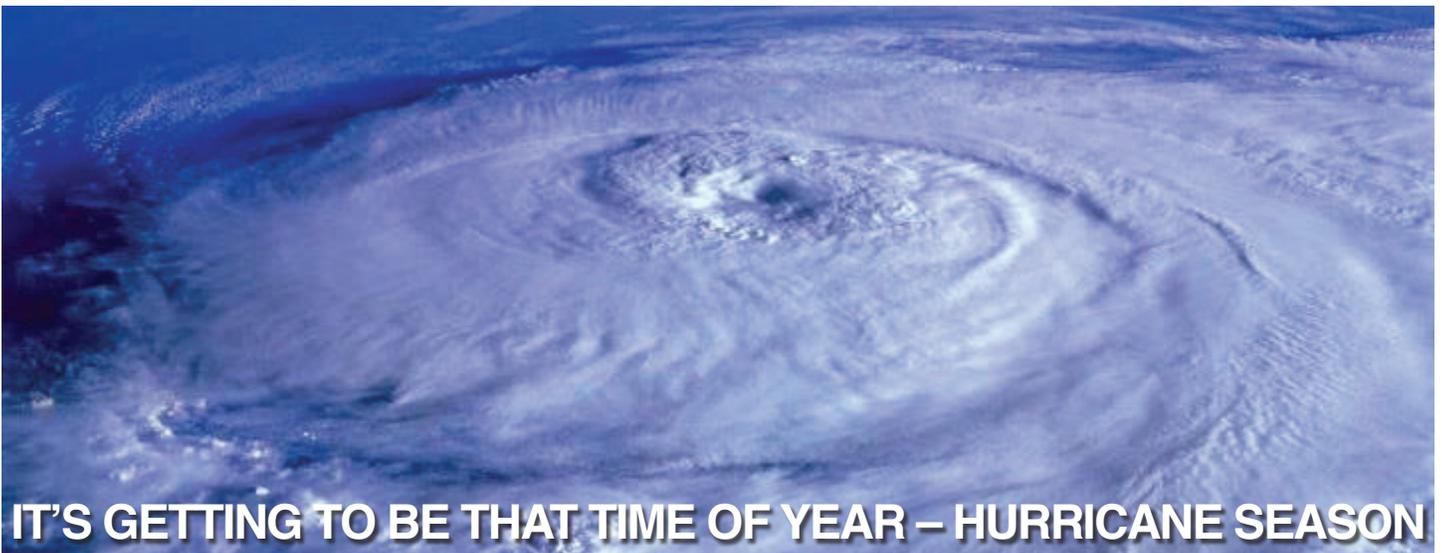
Another choice for cleaning the outside of the gutter is to use a spray on treatment such as Wet & Forget Outdoor Ready-To-Use solution. You simply spray the gutter surface and that's it. The Wet & Forget solution goes to work with the wind

and rain to gently breakdown the growth of moss, mold, mildew and algae stains to gently breakdown the growth and wash it way over the next few weeks or months. There is no scrubbing, no rinsing and no power washing. It contains no bleach or acidic chemicals so it won't harm the surfaces being cleaned. Check with the hardware store you shop at to see if they carry it. It looks as if O'Day Rental & Hardware, Pearland Ace Hardware and Lowe's carry this product, but check that they have it in stock before you head out to avoid a wasted trip. This product can also be sprayed on brickwork and driveways as well.

DID YOU KNOW?

that if you move or change your mailing address, you will need to make sure you contact our management company 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.



IT'S GETTING TO BE THAT TIME OF YEAR – HURRICANE SEASON

MAKE SURE YOU HAVE A HURRICANE KIT CONTAINING:

- food and water to last three days (you should have one gallon of water per person, per day)
- ice chest
- food and any medication for your pet
- battery-powered or hand crank radio and a NOAA weather radio
- flashlight and extra batteries
- first aid kit
- manual can opener for food
- extra phone charger (such as solar) for cell phones or inverter
- extra medication
- whistle to signal for help
- dust mask to help filter contaminated air and plastic sheeting and duct tape to shelter-in-place
- moist towelettes, hand sanitizer, garbage bags and plastic ties for personal sanitation
- wrench or pliers to turn off utilities
- local, paper maps
- your insurance policy and agent's contact information – email it to yourself and include it in a plastic Ziploc bag with other important papers you may need in an emergency

PREPARE YOUR HOME:

- check trees around your home and consider trimming back branches or removing any trees that could get knocked over in high winds or flooding
- make sure gutters and storm drains are clear of any debris so water can flow away from your house
- remove all objects in yard that can be lifted by wind and become a projectile including trampoline, play structures, portable basketball hoops, grills, planters, yard furniture, recycle bins and other items

MAKE A PLAN:

- decide how and where to meet if separated from your family
- ask an out-of-town friend or family member to serve as a point of contact for everyone in your household (during emergencies, long-distance calls will often go through when local networks are overwhelmed)

CONSIDER GETTING FLOOD INSURANCE:

- Homeowner's insurance typically DOES NOT cover flood damage and everyone lives in a flood zone. It's just a matter of how much risk of flood there is.
- Don't wait too long - typically there is a 30-day waiting period from the day you purchase insurance until it goes into effect. Hurricane season typically starts June 1 and ends November 30.

WHAT ABOUT THE PETS:

- If you evacuate, take your pets with you.
- For public health reasons, many emergency shelters cannot accept pets, so it's important to find motels and hotels that will accept pets. Some establishments that do allow pets may change the policy during emergency situations.

- Make sure your pets are up-to-date on all their vaccinations and put a copy of their shot record along with a photo of your pet into a water tight bag such as a Ziploc baggie.
- Get your cat and/or dog micro-chipped well in advance of hurricane season for more reliable identification should you become separated from each other.
- Be sure to have plenty of food and separate water for your pets and remember to have bowls for each.
- Store dry pet food in water-safe containers and have manual can opener on hand for canned food.
- Be sure to bring litter and litter boxes for cats.
- Have dry towels or blankets to line carrier and/or use as bedding.
- Roll of paper towels, newspapers, pooper scoop, plastic bags for waste and hand sanitizer.
- Keep your pet crated or leashed at all times.
- If you decide to shelter at home, be sure to keep your pet inside.
- Try to keep your pet as calm as possible. Pets can sometimes take cues from their owner, so you need to stay calm too.
- Know that your pet may be stressed and act out during the storm.
- If your pet is on medication and it needs to be refrigerated, that may not be available during and after the storm for some time. Have a plan.
- Give your dog a good potty break well before the storm hits. Realize that it may not be convenient to take them outside to potty if that is something they are used to doing. There may be high water, bugs, snakes, debris in the area they normally use.

DON'T FORGET THE PETS IN YOUR PLANS!

SMART HOME SAFETY

INTELLIGENT PERSONAL ASSISTANT (eg: Amazon Echo, Echo Amazon Tap, Google Home, FURo, Cubic) get news, listen to traffic reports when you want, play games, track packages, listen to music, use as a timer or alarm clock, review calendar, make lists ...

WI-FI (eg: Nest, Honeywell, Carrier) help you save money on your energy bills which reduces your environmental impact while giving you complete control over your home's HVAC system; surveillance cameras inside or out that allow you to also talk through them and have motion detection; video doorbells, again, with ability to talk through them; kitchen appliances where your refrigerator can keep an inventory of what is in it, when the water filter needs to be changed, when there is a power outage; for washing machines – lets you monitor the cycles it is at or receive alerts when clothes haven't been removed; stoves can tell you if you left a burner or stove on, change the temperature and cook times or notify you when your oven has finished preheating or your food is cooked; fire alarms that talk to each other and you; LED bulbs that can be programmed when to come on and what color to use – no more stumbling in the dark or can be operated by voice with the help of another device; garage door openers – another device where you can access it remotely through your cell phone to allow someone entry, many come with motion sensor so it knows to turn on the light when you open the door.

GPS embedded devices (eg: floor cleaners like Roomba, Mint, Hovo, Braava) can keep track of where they have been so they do not aimlessly and inefficiently travel over your floors. Some may even have Wi-Fi connectivity so that users can control the vacuum using their smartphone.

BLUETOOTH tracking devices (eg: Tile, TrakR, PebbleBee, Lupo) are small devices to keep track of keys, computers and tablets, remote control, backpacks, purse, wallet, brief case and just about anything else you want to find that you may have misplaced or left behind.

SMART phone for placing phone calls plus just about everything you can do on your computer – you just have to get use to doing all that on a much smaller screen; watches are effectively wearable computers too running mobile apps and using a mobile operating system which allows you to do voice searches, get breaking news and weather, play music, respond to messages, track your physical movement and monitor your heart rate and more; and TVs – stream videos, movies and TV shows directly from the internet without the need for extra devices such as gaming systems, etc., streaming players or smart Blue-ray player.

STREAMING MEDIA PLAYERS (eg: Chromecast, Roku, Amazon Fire, Apple TV).

WIRELESS keyboards, mouse, phone charger which enable phone without overcharging the battery or wasting energy.

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

DirectorVanessa 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, Tony Bowlin, Debbie Mayfield