

# Southwyck

OFFICIAL COMMUNITY NEWSLETTER

WWW.SOUTHWYCKTEXAS.COM

## PICNIC IN THE PARK

Southwyck CAI will be hosting a picnic in the park event on Saturday, June 8th, 4:00 – 8:00 PM with LIVE music by Castaway Radio and with a market. Boy Scout Troop 507, sponsored by the Lions Club of Manvel/Iowa Colony, will be selling food & drink for those wishing to purchase instead of bringing their own food. If you are interested in becoming a vendor at our event, please go to our event page at <http://www.southwycktexas.com/picnic-in-the-park.html>. All vendor details can be found in the Event Registration form. Porta potties and handwashing station will be on site. Vendors are encouraged to provide pictures of their product and a logo of your business to be included at our website. We hope you can join us for this fun event. More details will be added to our website as details firm up.



***Picnic in the Park***  
***Southwyck Lake Park***  
***Saturday, June 8<sup>th</sup>, 2019***  
***4:00 pm to 8:00 pm.***  
***Market / Vendor Booths & LIVE music featuring Castaway Radio***  
***For details on booth rental please see our website, [www.southwycktexas.com/picnic-in-the-park.html](http://www.southwycktexas.com/picnic-in-the-park.html)***

Boy Scout Troop 507 – sponsored by the Lions Club of Manvel/Iowa Colony, will be selling food & drink for those wishing to purchase instead of bringing their own food.



## BENEFITS FOR GIVING OUR MANAGEMENT COMPANY YOUR EMAIL ADDRESS

The first and most significant benefit is that we send out a FRIENDLY EMAIL BLAST REMINDER that your assessment is due, so that, should you not receive your assessment notice in the mail for whatever reason, you still know how to contact our management company and find out how much you owe and get a payment to us before the deadline comes and you incur additional costs. We also send out eblasts when something

of great importance needs to be communicated to our homeowners. We do not spam you with unwanted emails and we do not sell your email address. This is just a faster way of being able to communicate with you. If you have not provided our management company with your email address, please send it to Kathy Dooley, our property manager at CMSI, [Kathy@CMSIsolutions.com](mailto:Kathy@CMSIsolutions.com). Please provide your name, your home address and your email address. If you want more than one person

in your home to receive the eblast, provide additional email addresses. Please put in the subject line 'SOUTHWYCK CAI'.



## NEW FOUNTAIN ADDED TO SOUTHWYCK SUNSET PARK

Southwyck CAI added an additional fountain at the Southwyck Sunset Park in April. Silverlake has also helped pay for 1/2 of the lake costs for the last several years and we thank them for their generous participation. Approximately 50% of the homes around the lake is enjoyed by their homeowners

Several homeowners have noticed the clarity of the lake recently. For just over a year now the lake has come back to a healthy state with the fish that we added a couple of years ago growing strong and flourishing. The Southwyck CAI board has worked with our lake maintenance team to reduce, as far as possible, the amount of chemicals used in the lake. This does not mean that the lake has no chemicals in it. Water runoff from the surrounding homes means any chemicals those homeowners use get added to the lake from the runoff. For this reason, we suggest no one eat any fish caught in the lake. Enjoy fishing and releasing the fish back into the lake.

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Southwyck Community Newsletter, Q2 – 2019

## GOOD RX

WOW can some common medication purchases be expensive! Especially if you are on a fixed income or do not have insurance. A medication that costs over \$100 at one pharmacy can be \$50 at another down the road. GoodRX was originally designed to help the uninsured or under-insured afford medications critical to their health. Only GoodRX for Benefits offers real-time drug pricing and message alerts that help you save on medications you need.

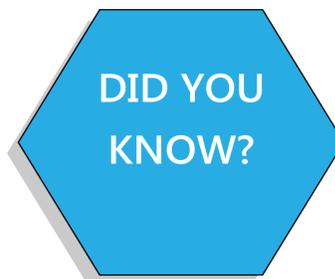
GoodRx gathers current prices and discounts to help you find the lowest cost pharmacy for your prescriptions. Many insurance plans have high deductibles or limited formularies that don't cover the drugs you need. GoodRx may be able to find you a lower price than your insurance copay. Their website is <https://www.goodrx.com/> and they have an app available for Android and iOS to save up to 80% on your prescriptions with the free GoodRX app.

## REPORTING JUNKED/ ABANDONED VEHICLES – City of Pearland

Do you live within the City of Pearland? - From <http://www.pearlandtx.gov/departments/community-development/health-and-environmental-services/code-violations>

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.

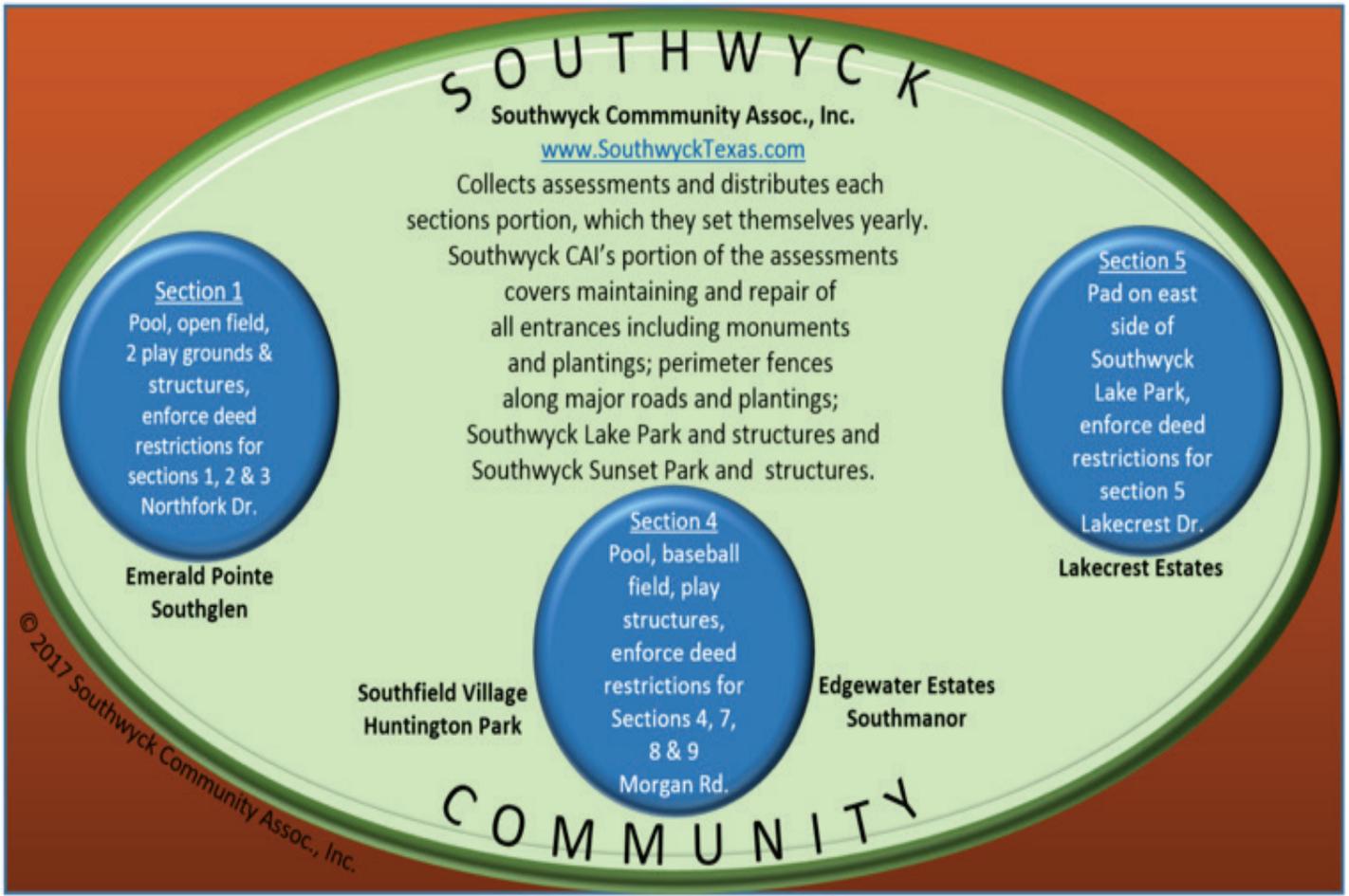
Contact Complaint Line, 281-652-1766 or email complaint to [CodeEnforcement@pearlandtx.gov](mailto:CodeEnforcement@pearlandtx.gov).



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. There are no cross-usage agreements between Section 1 and Section IV or with Section 1 and Silverlake.

Check your sections website for additional information about their pools including when they open.

[WWW.SouthwyckTexas.com](http://WWW.SouthwyckTexas.com)



## TIME TO TAKE CARE OF THE HOUSE BEFORE SUMMER HEAT ARRIVES

By tackling some of these issues, you might spare yourself from getting one of those letters from your Village HOA that no one wants to get.

**GUTTERS** – It’s easy to forget about cleaning the gutters with so much to do in the spring, but if you do not clear debris from your gutters, you could be heading for roofing and siding problems. Your gutters can also fall off from rotting fascia if water cannot move through the gutter properly when it is clogged with leaves and plants that sprout up in them. The primary purpose of gutters is to funnel water off the roof and away from your home’s foundation. Too much water falling too close to your home can erode the soil around it.

**AIR FILTER** – A dirty air filter decreases the efficiency of your HVAC system, but they also saturate the air with allergens, dust and other contaminants. Consider

purchasing multiple filters so there is no excuse to not change them. You will need to change your filter more frequently if you have a cat or dog or more than one furry pet.

**TREE & BUSH TRIMMING** - If you have not taken care of trimming your trees and bushes, now is the time to do that yourself or hire someone to do it. It is amazing how just doing this can greatly enhance your home and open the yard up so your grass can grow. It also helps with high winds. Instead of winds slamming into the tree, the wind passes through the tree. Trim the trees off fences and rooflines (including your neighbor’s roof if it is your tree). If you do not want to get a notice from the HOA about your trees’ limbs over the sidewalks or into the street, you should make sure you have those limbs trimmed up too. Make sure your trees are not growing over to your neighbor’s roofline as well.

**SWEEP OR BLOW** – Those cobwebs on your light fixtures on the outside of your house need to be blown or swept off occasionally. You might look at your doors as well. Better to tackle this now when it is still cooler.

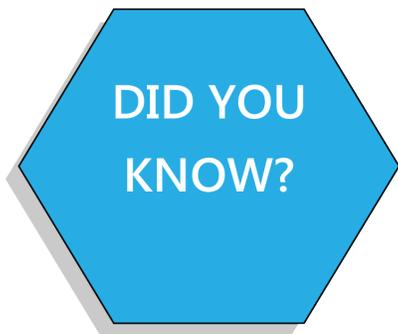
**FENCE** – Check out your fence and gate for any boards that may need to be replaced or securing. Is the hard-

ware on your fence still in working order? Have you piled a bunch of mulch or dirt up against the wooden fence? That wooden fence will rot faster with dirt and debris piled up against it.

### **BRICK & SIDING WITH ALGAE, MOSS & MOLD**

– While you can try to power wash this off; there might be a less intrusive way to achieve the same results. Wet & Forget is bleach and phosphate free product which does not require scrubbing, rinsing or pressure washing the product off. You spray and leave it to do its thing on walkways, roofs, siding, deck, eaves, gutters, patios, screens, downspouts or any other outdoor surface. It is safe to use around landscape and plants when used as directed. It removes tough moss, mold, mildew, lichen and algae over time, without damaging the surface being cleaned. For more details about Wet & Forget visit, [http://www.wetandforget.com/surfaces\\_all\\_wet\\_and\\_forget.html](http://www.wetandforget.com/surfaces_all_wet_and_forget.html).

Major home repairs may not be altogether avoidable, but they are often preventable. Use this list to stay on task and save money.



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 email her at [Kathy@cmsisolutions.com](mailto:Kathy@cmsisolutions.com).

## **ASSESSMENTS DUE:**

Southwyck Community Association bills semi-annually in arrears for all sections. Once assessments have been paid to our management company, CMSI distribute the section portion of the assessments to the appropriate sections.

First 1/2 due July 1, which covers January to June. It is LATE if the payment is received AFTER July 31.

Second 1/2 due January 1, which covers July through

December. It is LATE if the payment is received AFTER January 31.

Assessments are due in full the 15th of January or July depending on which 1/2 of the year we are at.

Revised Southwyck CAI collection policy -- Click here -- as of October 2017.

Assessments should be made out to Southwyck Community Assoc.  
2615 Bay Area Blvd.  
Houston, Texas 77058

**ONLINE PAYMENT** - If you wish to pay online, you can go to the bank website at [www.cabanc.com](http://www.cabanc.com). This will take you to a Mutual of Omaha bank site. You will need the information coded on the bottom of your payment coupon in order to use the online payment option. Mutual of Omaha does charge a fee for their online services.

Collection costs will be assessed for all payments not received by February 1 or August 1 depending on which 1/2 of the assessments are due. If you would like to drop off your payment, but cannot be there during open hours, there is a mail slot to the right of the office door. CMSI is located in the Clear Lake area, across the street from the UHCL apartments. CMSI is in the strip center behind Tommy's Oyster Bar, the last door before you go into the office tower.

If you have questions about your assessments, if you did not receive your assessment notice, if you misplaced your assessment notice, please contact Kathy Dooley, our manager at CMSI 281-480-2563.

Assessments to be collected semi-annually in arrears.

## **COLLECTION POLICY**

**Partial payments will not be accepted from property owners unless such owners have signed a written payment agreement with the Master Association.**

Collection Schedule: The following collection schedule is to be used as a general guideline; however, the Board of Directors reserves the right to vary from this schedule as necessary.

**January 1 assessment: Delinquent February 1**

(Collection Cost of \$50.00 assessed)

Interest of 10% per annum begins to accrue February 1

Mail late notice in February

Mail certified letter in March

**July 1 assessment: Delinquent August 1**

(Collection Cost of \$50.00 assessed)

Interest of 10% per annum begins to accrue August 1

Mail late notice in August

Mail certified letter in September

Once an account is delinquent for two consecutive payment cycles, the account will be turned over to the Association's attorney for legal action.

1. Priority of Payments:
2. Payments received from property owners shall be applied in the following order:
3. Delinquent Master Association assessments;
4. Delinquent Section or Village Association assessments;
5. Current Master Association assessments;
6. Current Section or Village Association assessments;
7. Attorney's fees incurred by the Master Association associated solely with assessment collection;
8. Collection costs incurred by the Master Association associated solely with assessment collection;

Attorney's fees incurred by the Village Association associated solely with deed restriction enforcement, provided the Master Association's management company has been notified in writing of such fees at least thirty (30) days prior to the date a payment to be applied is received from the property owner;

Any other amounts owed to the Master or Village Associations, including, but not limited to, interest and late fees, if any.

The complete document files with Brazoria County can be found at our website at <http://www.southwycktexas.com/documents--forms.html> under the Southwyck CAI – Master: heading.



## Texas's Own Castaway Radio!

Like a friendly cold, Castaway Radio is catchy. They are the by-product of selective listening, diva-like dynamics, pieced-together equipment and a long line of musical influenzas.

Pearland-Owned ! Castaway Radio cut their band teeth on everything from Drink Station smoothie jams to Dawson Pop Rocks Shows before they entered the bowels of Houston's classic bar circuits. They've become the artists' choice – good guys who crank out catchy, upbeat originals song after song!

Castaway Radio is turning heads. Their slightly funky retro sound has been featured on national and international radio broadcasts and blogs. Their 2015 EP Wolves and music video have been celebrated by Sam Malone and Dean and Rog, to name a few. The B-side Shade, Spades and Spinach is a cult favorite with fans in Britain and Italy singing along. Rod Ryan recognized them in last year's Bon Jovi contest as serious contenders.

Castaway Radio has topped the Reverb Nation charts for Indie Rock. This exposure led to numerous gigs during Austin, TX SXSW weeks from 2015 – 2017. They headlined Galveston's largest brewery for 2018 New Year's, St Patrick's and their 4th Annual Celebration, It's always a great live show!

Guitar, Vocals – Austin Rominger  
Drums, Vocals – Holden Rominger  
Bass – Clay De Marco

Songs, Videos – ReverbNation.com, I-Tunes, Google, Spotify  
[Castawayradioband.com](http://Castawayradioband.com)

Booking/Info:

[romingerlawrence@gmail.com](mailto:romingerlawrence@gmail.com) 713-208-4394

<http://www.castawayradioband.com/>



## Drug Enforcement Administration

### DEA Warns of Alarming Increase of Scam Calls

March 13, 2019

Contact: National Media Affairs Office

Phone Number: (202) 307-7977

#### FOR IMMEDIATE RELEASE

WASHINGTON – The Drug Enforcement Administration urges its DEA-registered practitioners and members of the public to be cautious of telephone calls from criminals posing as DEA or other law enforcement personnel threatening arrest and prosecution for supposed violations of federal drug laws or involvement in drug-trafficking activities.

DEA continues to receive reports from practitioners and the general public, alike, indicating that they have received calls threatening legal action if an exorbitant fine is not paid immediately over the phone. The callers typically identify themselves as DEA personnel and instruct their victims to pay the “fine” via wire transfer to avoid arrest, prosecution, and imprisonment.

The reported scam tactics are continually changing, but often share many of the following characteristics:

Callers use fake names and badge numbers or, alternatively, names of well-known DEA senior officials.

The tone of calls is urgent and aggressive; callers refuse to speak or leave a message with anyone other than the person for whom they are calling.

Callers threaten arrest, prosecution, and imprisonment, and in the case of medical practitioners, revocation of

their DEA numbers.

Callers demand thousands of dollars via wire transfer or, in some instances, in the form of untraceable gift cards taken over the phone.

Callers falsify the number on caller ID to appear as a legitimate DEA phone number.

Callers will often ask for personal information, such as social security number or date of birth.

When calling a medical practitioner, callers often reference National Provider Identifier numbers and/or state license numbers. They also might claim that patients are making accusations against the practitioner.

It’s important to underscore that DEA personnel will never contact practitioners or members of the public by telephone to demand money or any other form of payment. DEA will not request any personal or sensitive information over the phone. Notification of a legitimate investigation or legal action is made via official letter or in person.

Impersonating a federal agent is a violation of federal law.

Anyone receiving a telephone call from a person purporting to be a DEA special agent or other law enforcement official seeking money should refuse the demand and report the threat using the online form, <https://apps2.deadiversion.usdoj.gov/esor/spring/main?execution=e1s1>, or by calling 877-792-2873. Reporting scam calls will greatly assist DEA in investigating and stopping this criminal activity. Any urgent concerns or questions, including inquiring about legitimate investigations, should be directed to the local DEA field division.

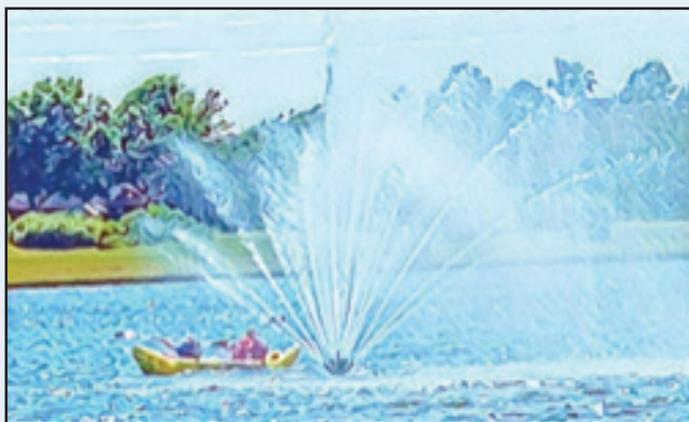
To report scam activity online, visit the DEA Diversion on line reporting page, <https://apps2.deadiversion.usdoj.gov/rxaor/spring/main?execution=e1s1>.

For contact information for DEA field divisions, visit the domestic division page, <https://www.dea.gov/domestic-divisions> on DEA.gov.

From - <https://www.dea.gov/press-releases/2019/03/13/dea-warns-alarming-increase-scam-calls>

## ENJOY OUR PARKS!

We hope you and your family take advantage of our beautiful parks here in Southwyck. The master takes care of the Southwyck Sunset Park and the Southwyck Lake Park. We have added additional picnic tables and replaced a good portion of the trash cans. There is plenty of room for games, picnics, ball and just sitting on one of the swing benches around the lake and taking in the breeze and listening to the birds. Our parks are a great place to meditate and have a moment for peaceful reflection. If you wish to have a large event at the park, we ask that you contact our management company and reserve your location and make sure we don't have plans for any installations or repair scheduled for the same time. Contact Kathy Dooley at CMSI, 281-480-2563 Office or Email: [kathy@CMSIsolutions.com](mailto:kathy@CMSIsolutions.com).





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

## **YOUR 2019 BOARD OF DIRECTORS & MANAGEMENT COMPANY – CONTACT INFO**

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

President .... Helen Bilyeu  
Vice President .... John J. Fisher  
Treasurer .... Sangeeta Bakshi  
Secretary .... Vanessa Williams  
Director .... Sylvia Nguyen

### **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

### **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 were provided by Helen Bilyeu with the board reviewing.*