



# SOUTHWYCK

COMMUNITY ASSOCIATION  
OFFICIAL COMMUNITY NEWSLETTER – Q2-2021

WWW.SOUTHWYCKTEXAS.COM

BOARD OF DIRECTORS EMAIL: DIRECTORS@SOUTHWYCKTEXAS.COM

## SOUTHWYCK COMMUNITY ASSOCIATION

### ANNUAL BOARD MEETING HELD IN JANUARY

The Southwyck CAI held its annual board meeting on January 7 via Zoom video conference due to Covid-19 concerns. Holding our board meetings by Zoom has made it easy for homeowners to stay connected with the board in the comfort of their home. You can stay for as long as you have time for the public portion of the meetings. The board meeting lasted approximately one hour, with the homeowners being introduced to the individuals running for the two positions up for re-election. Rick Nelson and Helen Bilyeu won the two positions. This was Rick’s first time running for a seat on the board. Before being elected to a board position, Rick helped us with some issues we had with CenterPoint since Rick works for CenterPoint. We are keeping Debbie Mayfield, the other candidate, in our sight for future assistance on the board. All candidates were long-standing residents.

### BRAZORIA COUNTY SERVICE/MAINTENANCE REQUEST

Brazoria County is responsible for receiving and responding to a variety of maintenance requests for service. Once a request is made, it will be processed and forwarded to the appropriate division for response and/or follow-up. For sidewalk and roadway repairs in Brazoria County, outside of Pearland City limits, visit

<https://www.brazoriacountytx.gov/departments/engineering/service-maintenance-request> and complete the form.

- Street Sign Damaged/Missing
- Pothole or Road Damage
- Damaged Guard Rail
- Broken Curb
- Excessive Ponding/”Birdbath” in Street
- Silt in Roadside Ditches/Culverts
- Fallen Tree/Debris in Road
- Tall Grass
- Dead Animal
- Other

## BOARD OF DIRECTORS 2021

President, Rick Nelson (2023)

V.President, Vanessa Williams (2021)

Secretary, Sangeeta Bakshi (2021)

Treasurer, Helen Bilyeu (2023)

Director, John Fisher (2022)

**Board meetings are the 1<sup>st</sup> Thursday of the month.**

### Community Management Solutions, Inc. (CMSI)

2615 Bay Area Blvd.  
Houston, Texas 77058

Property Manager: Kathy Dooley

Phone: 281-480-2563

Fax: 281-480-2608

Email: Kathy@CMSIsolutions.com



## KNAPP ACTIVITY CENTER

The Melvin Knapp Activity Center is a recreation facility for active adults 50 years of age and older and is operated by the Pearland Parks & Recreation. They offer a variety of programs, activities, trips, and classes that are either low-cost or free. Membership for the center is \$25 for Pearland residents and \$50 a year for non-residents. The center is located at 2424 South Park Avenue, Pearland, TX 77581. Their website is

<https://www.pearlandtx.gov/departments/parks-recreation/facilities/knapp-activity-center>.

Currently, the center is running programs on a limited basis, and the building will remain closed to the public with all activity taking place outside the building (weather permitting) and will require registration in advance.

**Alert Subscriptions**

**Emergency Alerts**

**Emergency Information (2)**

- Emergency Alerts
- Preparedness Updates

**Volunteers**

**Parks and Rec Volunteers (3)**

- Events
- Natural Resources Volunteer Workday
- Special events and Programs

**Important Community Alerts**

- Bailey Road Expansion
- City of Pearland News
- Community Alerts
- Garage Sales
- McHard Road Extension
- Parks and Recreation Agenda
- Projects Construction Updates
- Public Hearings
- Traffic Alerts
- Water Updates

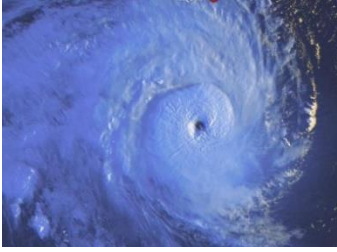
## E-ALERTS FROM THE CITY OF PEARLAND

The City of Pearland uses the Everbridge Alert system to connect to Pearland residents through text messages, emails, and phone calls. You can sign up to receive community information, emergency communications, project updates, garage sale listings, and more. Go to <https://www.pearlandtx.gov/i-want-to/helpful-links/e-alerts> and click on the Everbridge Alerts button in the middle of the screen. You can either login, if you previously created a login, or you can create a login. After successfully logging in, you can check your profile information. This is where you can update your email address and phone number. Then you can select you alerts subscription you wish to receive.

The City of Pearland has recently used the Everbridge Alert system to let residents know about the Covid-19 vaccinations hub, water issues, road closures, and emergency information. With hurricane season coming soon, now is the time to signup.

**SOUTHWYCK COMMUNITY ASSOCIATION** provides a short highlight of each board meeting under our **News & Events** page. Our monthly, approved financials and minutes are available on our **Records/Minutes/Publications** page. Visit <http://www.SouthwyckTexas.com> for other sources of information.

If you would like to help with our quarterly newsletter or if you have an idea for articles, please drop us an email at [directors@SouthwyckTexas.com](mailto:directors@SouthwyckTexas.com). We are always looking for ways to get our community involved.



## 2021 HURRICANE SEASON

It is looking like the 2021 Atlantic Hurricane season will be another active season for us. With that in mind, Windstorm insurance is an excellent idea to have if you live near the coast since most homeowner's insurance policies exclude coverage from wind, hail, and similar hurricane damages. Hurricane season runs from June 1 to November 30, and where it sharply peaks from late August through September. There is a 30-day waiting period after purchasing it before it becomes effective, so make sure you purchase your windstorm insurance 30 days before June 1. Ensure you know what is included in your policy to avoid any **surprises** and ensure you are covered for the cost to rebuild, not the current market value. After a weather event, you hear numerous folks surprised that they had to have separate coverage, or they did not know how much they were covered for, so going over your policy yearly to review your coverage is essential.

Prepare your property ahead of the season while it is cooler. Knock out some of the tasks such as trimming trees, making sure your roof does not need repairs, clearing rain gutters, and downspouts or making sure your fence can hold up to high winds. Remember, when we have one of these events, it takes some time to get contractors and supplies lined up for your repairs. It certainly does not hurt to identify a roofer and a fence company and plug their contact information into your phone.

CenterPoint Energy has a great tip sheet, [Hurricane Preparedness Tips](#), that you may want to review before a hurricane is in the Gulf. It has pre-and post-storm tips and contact info for both Gas and Electric services.

Should we have a hurricane approaching us, our website, [www.SouthwyckTexas.com](http://www.SouthwyckTexas.com) will have a page available called STORM PREPAREDNESS INFO.

## Lessons Learned During Weather-Related Events

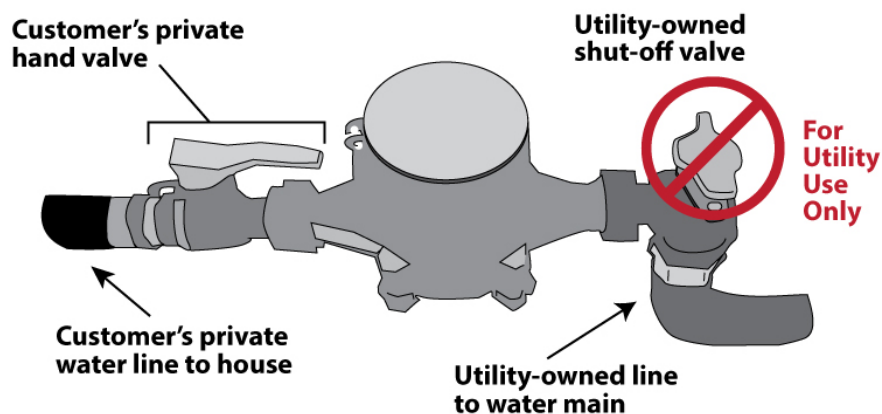
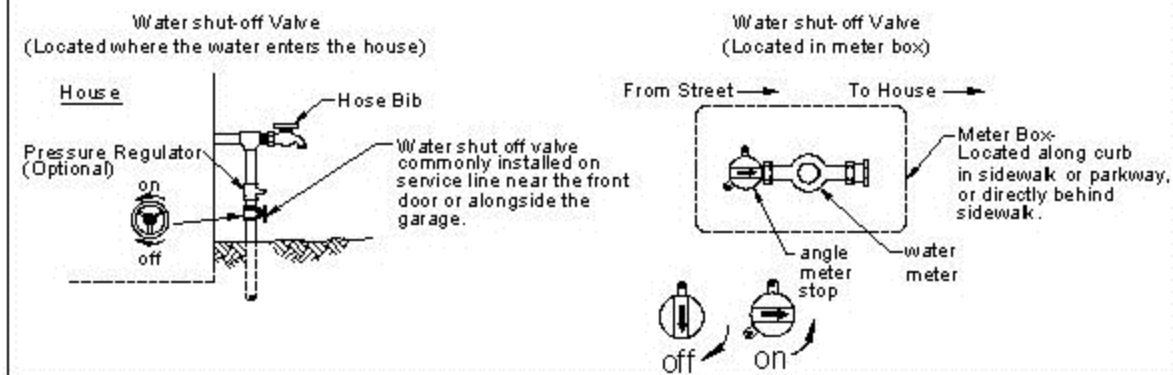
Email yourself your policy #s for home & car. You could also add it to your phone, but you are without this information if something happens to your phone. When emailing it to yourself, move the email to a folder like INSURANCE or HOME.



For winter weather issues, have a water meter key or pliers to shut off your water supply quickly when needed. You do not want to be hunting for this tool when you need it, so put it where you can get to it quickly and always put it back in the same spot. I like the long water meter key tool myself because I do not have to stick my hand down into the water meter box. A lot of times, during weather-related events, there can be water in the box. The tool costs around \$10-\$20 at Home Depot, depending on the type.

You should become familiar with where and how to shut the water off. You should learn where you will be putting the key and which direction to turn it to shut off or turn on the water supply from outside. Practice it once.

## TURN OFF PROCEDURE IF A WATER LEAK IS DISCOVERED AT YOUR HOME



### DOWNLOAD YOUR INSURANCE PROVIDER'S APP

Create your login ahead of time and know what it is. In most cases, you will have difficulty phoning your insurance company, so their app will be the first place you will be able to contact them. You will need your policy number in most cases, so have that somewhere digitally. Your house may be destroyed, and your files may not exist or be accessible. It is a good idea to login into your insurance provider's app from time-to-time and learn the lay of the land. When you are all stressed out, trying to make a claim, it can be overwhelming. If you can be somewhat familiar with the site, your experience will be more effortless.

### ITEMS TO HAVE ON HAND DURNING A WEATHER EVENT

I like to have some tarps, duct tape, rope, and plastic buckets or tubs handy. You can store all these in a bucket or tub. The buckets or tub can be used to store water or collect water. Duct tape & rope helps secure items. Tarps can be used for protecting holes in roofs, or protecting furniture and other items should the need arise due to roof leaks or a water leak, if not too big. Something can be better than nothing. If you know an indoor cat owner who buys the cat litter that comes in the buckets, you can probably get a few from them. They stack nicely together. Keep at least 1 of the lids to secure your supplies. While you can fill your bathtub with water, do know that they generally leak slowly.

### NO or LIMITED ELECTRICITY, WATER & CELL SERVICE

Most weather events bring no electricity. This means gas stations will not be able to pump gas, so have your cars filled ahead of time, and if you are using a gas-powered generator, you will need to fill your cans up and store them in a safe place.

No electricity also means ATMs will be out of service, so grab some cash ahead of time if you need cash for something.

You should have some sort of flashlights or lanterns handy. Candles can be dangerous, especially if you have pets or children. Dollar Tree has several different LED lights that you can get for little cost. Check to see if you need batteries for any of these devices. I like to be well-stocked with fresh batteries.

While you can listen to radio stations online in most cases, cell service can be spotty at best, so having a small radio for these occasions is smart.

Speaking of cell phones and service, charge up all your phones, power banks and be prepared to have no charging ability for several days. You may not be able to have a conversation by cell. You should be able to message in most cases. It is also an excellent idea to turn off most notifications because they can drain your battery. You will want to have a nice data plan too. You may not have access to Wi-Fi.

Water service can also be a problem. If you want to be able to flush your toilets, having buckets of water handy is important. You can fill up any number of household items; your pitchers, soup pots, big bowls, thermoses, water jugs can all be used to store water. The city water may be compromised, and you will need drinking water and enough for your family and pets so you do not get sick or dehydrated.

## PETS

Stock up on your pet's food, litter, water, and medications when you hear about a weather event. Stores can be closed; water may not be drinkable, and you may not be able to get your pet's medication. Secure any medications in a waterproof container and label with instructions on when they need to be administered. You should have proof of rabies shots in this box or an image on your phone. It is always wise to have any important documents uploaded somewhere, email them to yourself or upload them to your cloud storage.

Your pet should have a collar with some form of identification and way to contact you. Chipping your pet is easy and inexpensive if you want to get your pet back to you quickly. Have leashes handy. If you do not have a friendly dog, get a humane muzzle. You may have to use it should you need to be transported from your home. A leash for a dog is also necessary and should be quickly accessible.

## FOR THOSE WHO ARE NEW TO THE AREA, THESE ARE SOME OF THE NEIGHBORHOOD

### FACEBOOK PAGES

Southwyck Community Assoc., Inc

Talk of Pearland

Pearland – Insurance Disaster Recovery

Talk of Alvin

Silverlake/Silvercreek/Southwyck homeowners, in Pearland TX

Talk of Manvel

The Pearland Connection – PearlandConnection.com

Talk of Friendswood

Pearland Talks



**DID YOU KNOW ... THE MASTER TAKES CARE OF THE LAKE EXPENSES?** The Master's

portion of the assessments covers the maintenance and upkeep of the Southwyck Lake Park and the Southwyck Sunset Park.

## PLEASE READ CAREFULLY- ASSESSMENT PAYMENTS

To be clear, **ALL** assessment payments are collected by *Southwyck Community Association* and **NOT** by the Sections.

If you read or hear from a section board anything contrary to this statement, you are being deceived, and your section board will cost you additional collection fees. Our governing documents strictly spell out the duties of the Master, Southwyck Community Association in this regard.

By-Laws of Southwyck Community Association, Inc. (available at our website,

<http://www.southwycktexas.com/documents---forms.html>) Page 8, Article VI, Powers and Duties of the Master

Association, Section 2, Duties, (d) **as more fully provided in the Declaration, to collect the maintenance assessments for the Village Association(s) and take such actions as it deems appropriate in relation thereto and to enforce the liens given to secure payment thereof;**

Any Section board sending out misinformation and stating otherwise could cause you significant collection costs on top of your assessments. The sections are fully aware of the collection process. They do receive their portion of the collected assessments as soon as the collections are received and documented by the Master's management company and their accounting department.

### **If a section board cannot follow our governing documents, how can they expect homeowners to?**

If you discovered that you have forgotten to pay your assessments or are wondering if you have paid your assessments, please call Kathy Dooley with CMSI at 281-480-2563. On our website, <http://www.SouthwyckTexas.com>, we have an **Assessments–Dues information** page that gives you information and even how to pay online. **NEVER** ignore your assessment notices. It will cost you so much more in the end. Assessments, collected twice a year, are due at the same times every year without exception. So, if for any reason you believe you did not receive your assessment notice, it does not mean you should not pay it.

## SECTIONS & VILLAGES IN SOUTHWYCK

Southwyck Community Association – 1673 homes total

**Section 1** covering sections 1, 2 & 3– Emerald Pointe & Southglen – 865 homes

**Section 4** covering sections 4, 7, 8 & 9– Huntington Park, Southfield Village, Edgewater Estates & Southmanor – 755 homes

**Section 5** covering 5 only - Lakecrest Estates – 53 homes



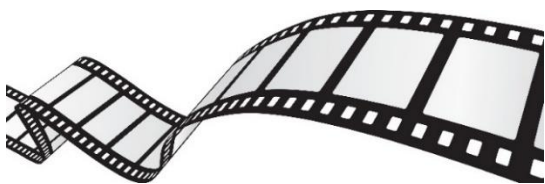
**DID YOU KNOW ... ARCHITECTURAL REQUESTS** are not the Master's responsibility? This is a Section responsibility. Your Section board handles the interior portion of the association, such as ARC requests. The Master handles such things as the perimeter fencing, entrances, Southwyck Lake Park, and Southwyck Sunset Park.





## BEE SWARMS

It is bee swarming time already. Swarming is how a honey bee colony reproduces. This usually happens in early springtime, April-June, when a colony is rapidly growing. The swarming honey bees have little interest in stinging people because they have no hive to defend at this point, but you should stay away and call a beekeeper as soon as possible. A swarm may remain in a swarming site for as little as 15 minutes or several days or more. They will not be on that site permanently. If a swarm visits you, please contact a bee remover and not an exterminator since they will only kill the bees. On the Brazoria County Beekeepers Association page, <https://www.brazoria-county-beekeepers-association.com/need-bee-removal-need-honey/>, they list local contacts that can help remove the swarm.



## POSSIBLE FALL EVENT – MOVIE AT THE PARK

While the board has wanted to host an event at Southwyck Lake Park, the Covid-19 situation has made it impossible. However, we are cautiously optimistic that we might be able to host something later this year and we have put it tentatively in our calendar for Saturday, October 23. As we get closer to that date, we will meet to determine if we will be able to host it. The board feels

that we need to be responsible regarding the Covid-19 issue. What we will not do is have a market. Movie night at the park is still a fun event for families to participate in. We will have food trucks on hand so families can grab a bite to eat and watch a family friendly movie on blankets or chairs. If you would like to help us with this event, please contact us at [directors@SouthwyckTexas.com](mailto:directors@SouthwyckTexas.com).

## DID YOU KNOW ... THE SECTION BOARDS HANDLE POOL ISSUES?

The master association does **NOT** own any of the pools in Southwyck. Section 1 & 4 have pools, and you should address any concerns regarding pool schedules, lifeguards, health concerns, access, and such directly with your section board. The Master has no authority on pool concerns. Any cross-usage agreements between sections and/or Silverlake. By attending the Section’s boards’ monthly board meeting, you can make your wishes known. By not participating, your voice will not be heard.

To find out more about pool plans for your Section, you should plan to attend your Section board monthly meetings to discover more about the Section’s upcoming pool season at the end of May .... usually.



# COVID-19 Top Digital Scams

## WHAT YOU NEED TO KNOW NOW!

Beware of the following scams designed to manipulate our fears in order to steal money and compromise personal and business information.

### How to Recognize Phishing, Vishing, and Smishing Scams

Keeping up with the latest news? We all may be more vulnerable to falling for fake Coronavirus update emails, texts, and voicemails. Don't be tricked into clicking on suspicious links or sharing any personal or medical information over the phone.



### Fake Websites

They may look legitimate, but cyberthieves are creating websites that collect your personal information and your money under the guise of providing you with:

- Coronavirus updates
- Emergency response plans
- Products: Protect face masks, sanitizers, test kits
- Investment sites for victim care

### Spoofed Government and Health Organization Communications

Scammers disguised as government and health organizations are emailing individuals and asking a potential victim to:

- Visit a "protected" site and requiring the visitor to enter personal information to view security tips
- Open an email attachment to view detailed information that then launches a virus
- Click on a link that redirects them to a spoofed (or fake) website, asking for financial details to make donations or purchase protective products

Be on the lookout for these warning signs – **DO NOT** click on any links or enter any information in an email if it:

1. Insists that you act now.
2. Includes a request for personal, financial, or medical information.
3. Directs you to open attachments and click on links.
4. Starts off with a generic greeting and has spelling and grammatical errors throughout the message.

### Travel Scams

Flight and cruise deals are popping up with extreme discounts — just remember if an offer seems too good to be true, it often is.

- Book directly through an airline or hotel website
- Consider the company's cancellation policy before submitting payment
- Read the fine print in the travel insurance policy

### Check the facts first:

- Center for Disease Control and Prevention (CDC)  
<http://www.cdc.gov/>
- World Health Organization (WHO)  
<http://www.who.int/>
- USA.gov <http://www.usa.gov/coronavirus/>
- U.S. Food and Drug Administration (FDA)  
<http://www.fda.gov/home>
- Federal Trade Commission (FTC)  
<http://www.sec.gov/investor/alerts>



## Miracle Cures or Vaccines

*The Federal Trade Commission (FTC) and the U.S. Food and Drug Administration (FDA) warn:*

“**NO** vaccines, pills, potions, lotions, lozenges, or other prescription or over-the-counter products available to treat or cure Coronavirus.”

## Fake Job Postings

### Recruiting for “relief charities”

If you apply for a job and are asked to deposit money into your personal account, and then transfer that money to another account, you have become a “Money Mule” and are committing money laundering.

**Recruiting for “crisis related medical work”** Applying to fake job listings tied to growing needs in the medical community because of COVID-19 gives thieves access to your Personally Identifiable Information (PII), such as Social Security number or bank account information.

To learn more about the latest COVID-19 scams, visit IdentityForce’s Coronavirus scam alert page.

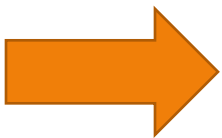
If you think your personal or business information has been compromised, don’t hesitate to reach out to our team to learn more about how we can help protect all that you’ve built.

**1-888-6-SONTIQ**

### ABOUT SONTIQ

Sontiq, headquartered in Nottingham, MD, is a high-tech security and identity protection company arming businesses and consumers with award-winning products built to protect what matters most. Sontiq’s brands, EZShield and IdentityForce, provide a full range of identity monitoring, restoration, and response products and services that empower customers to be less vulnerable to the financial and emotional consequences of identity and cybercrimes. Learn more at [www.sontiq.com](http://www.sontiq.com) or engage with us on Twitter, Facebook, LinkedIn, or YouTube.

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## DID YOU KNOW ... THE MASTER’S PARKS

are a great place to relax? Each of the Master’s parks, Southwyck Lake Park and Southwyck Sunset Park, offer an excellent place for you to get away from it all. Besides the play structure at Southwyck Lake Park, you can also enjoy the walking paths throughout the park; there are swing benches to sit back and enjoy the view of the lake, picnic tables to enjoy some time with a group of friends or family, doggy stations throughout the park should you bring your furry friend to the park to walk or take in the view. We have several groups that meet up at the park to enjoy the ample open space. If you have not taken the time to visit our parks, you are missing out! Grab a kid, dog, wife, friend or another family member, and take an evening stroll and clear your head of the stressful events of the day. You will be surprised how relaxed your visit will make you.



## INSPECTING TREES AND ROOFS AHEAD OF HURRICANE SEASON

As hurricane season approaches, it is time to start making preparations for your house while you can, and time is against you. Trees should be trimmed, and your roofs need to be looked at.

Maintaining your roof is incredibly important and not for just the integrity of your roof, but your entire home's structure and appearance. Your roof provides you with a defense against wind, rain, hail, and heat. Your roof is exposed to weather hazards and other elements, all of which contribute to its damage and deterioration.

With proper maintenance of your roof, you can increase its lifespan, and goodness knows we do not want to spend that kind of money if we can help it. A roof inspection every few years is a good idea, especially if the manufacturer's warranty requires that you get a professional inspection after a weather event or every few years. Make looking at your roof part of your home maintenance routine.

You can start your roof maintenance by performing a look and see. Take the time to look for any sags, debris, or other noticeable problems, including trees rubbing or scraping against it.

Check the gutters for debris. Leaves and branches can cause gutter problems which affect the lining of your roof.

Inspect openings. Inspect transitions, elevation changes, and around roof penetrations for gaps. Not only can rain get into those gaps, but rodents and birds can also get in if left as is.

Check the integrity of the material. Roofing products will deteriorate over time through the natural aging process. Look for excessive granule loss. A glossy look means the granules on the shingles are no longer present to protect your roof. Blisters or physical damage to the roofing material is also important to look for. It is much cheaper to deal with the problem before it shows up on the interior, where now you are talking about the expense of insulation, drywall, paint, and flooring. A small repair job that could have been taken care of early on can turn into a costly repair.

**REMEMBER** - During an emergency situation, you are at the mercy of the roofing company. Are you really going to spend time shopping around for the best price when a leaky roof is ruining your floors or walls? A lot of roofing companies make their money on emergency service calls – not on roof replacement.

Take care of your trees by trimming them from rooflines and fences. You will also want to trim out the inside of your trees to make sure air can flow through your tree and not against it causing it to be more likely be pulled out from the roots or large limbs to come crashing down.

Your Southwyck CAI also has a resolution regarding trees/plants on the perimeter fence, [2018\\_Resolution\\_Southwyck\\_Perimeter\\_Fencing](http://www.southwycktexas.com/records-minutes-publications.html). The resolution can be reviewed at our website, <http://www.southwycktexas.com/records-minutes-publications.html>.