

# Southwyck

OFFICIAL COMMUNITY NEWSLETTER

WWW.SOUTHWYCKTEXAS.COM

## \*\*\* YOUR JULY ASSESSMENTS ARE DUE \*\*\*

Assessments should be made out to Southwyck Community Association and mailed to our management company, CMSI, 2615 Bay Area Blvd., Houston, TX 77058. If you have any questions regarding your assessments, please contact our community manager, Kathy Dooley at 281-482-2563 or by email at [kathy@CMSIsolutions.com](mailto:kathy@CMSIsolutions.com).

## HOW TO BE A GOOD NEIGHBOR

Whether you own or rent your home, maintain the exterior of the house and lawn at least at the same level as the rest of the neighborhood. Bear in mind that unkempt houses can bring down the value of homes in your neighborhood so it is in everyone's best interest to keep their properties looking tidy and cared for. Your HOA would appreciate it too.

At a minimum, meet the basic standards of yard maintenance by mowing, weed-whacking and doing your best to keep your yard looking decent. Do not blow leaves or lawn clippings into your neighbor's yard or down the sewer drains either.

Remove mold from the exterior walls and paint and repair when necessary. Little repair projects are easier to take on than those neglected for years.

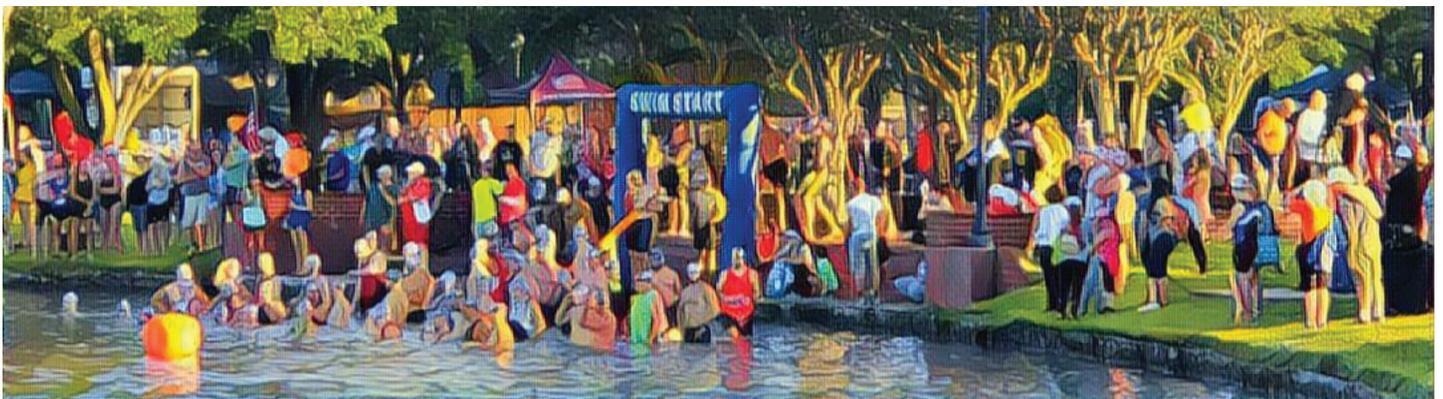
Make sure your trees and shrubs and other elements do not creep into your neighbor's yard, get close to roofs or

block the entrance to your front door.

Remove bicycles, toys, recycle bins, mowers, cans, newspapers, ice chests, grills and tools from the front yard at the end of the day.

Not everyone is a dog or cat lover, so show responsibility for your pets. That includes keeping them on a leash, off the neighbor's property, picking up after them and if you have a dog that is left outside, not letting them bark endlessly especially in the middle of the night. The City of Pearland DOES have a nuisance ordinance regarding any animal or fowl (Sec. 6-5 – Nuisance abatement - [https://library.municode.com/tx/pearland/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH6ANFO](https://library.municode.com/tx/pearland/codes/code_of_ordinances?nodeId=COOR_CH6ANFO)).

Parking can be a touchy issue in our neighborhoods. The street is public and you do not own the street in front of your house. If you do park in the street, you are supposed to park with the nose of your car pointed in the same direction as traffic and if you park in a cul-de-sac, you must park your car parallel, not perpendicular to the curb. Being a good neighbor means not blocking



*May, 2018 – Silverlake Triathlon (Sprint and Olympic) – swimming portion at Southwyck Lake Park*

another homeowner's driveway and giving them enough room to get out of their driveway. If you have multiple cars parked in your driveway, your vehicle is NOT supposed to block the sidewalk either. We realize that our driveways are very short and some vehicles are very long even to the point of not fitting in your garage, but it is a violation to block a sidewalk and you can be given a ticket by the city.

Obey noise ordinances. If a neighbor calls or comes over to ask you to tone it down, be friendly and apologize and reduce the noise otherwise you might have a police officer will be knocking at your door.

Make sure you position outside lights with care. Your security lights should not shine into your neighbor's windows.

Be a considerate driver and make sure that rest of the drivers in your family are as well, especially the younger, less experienced ones. Drivers need to be mindful of kids, dogs, walkers and bikers on the street. Slow down and give them plenty of space when passing. When driving through our neighborhoods, especially at night, turn the volume down on the radio. The thumping of bass and rattling of windows from the volume of your car radio.

A friendly smile, a wave or a 'hello' to a neighbor when you see them creates a pleasant atmosphere, takes seconds to do and costs you nothing. Who does not enjoy a little nod, wave or a friendly hello? That friendly gesture might make you a friend and at the very least brighten everyone's day.

If you have an issue with a neighbor, go directly to that person and discuss it in a pleasant and adult manner. Posting about your grievances on social media is not an effective or productive way to communicate with your neighbor.

## LIGHTS OUT!

In our last newsletter, we told you about our new collection policy of sending any assessments to our attorney after two late and unpaid assessment periods. This does not mean we will not be contacting you before you get to #2. We will be contacting you and giving you a chance to cover the late assessments and get on a payment plan. In our last newsletter, we also showed you how not paying your assessments over a period of time will **COST YOU GREATLY!** We are reminding our homeowners again .....

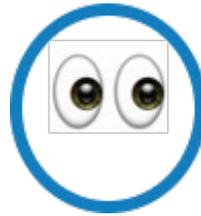
**IF YOU FIND YOURSELF GETTING BEHIND** on your assessment because of a layoff, illness, divorce, death, ... **CALL FOR A PAYMENT PLAN. DO NOT DO NOTHING!** Contact Kathy Dooley (281-480-2563 or [kathy@CMSIsolutions.com](mailto:kathy@CMSIsolutions.com)) immediately and let her know your situation and we will try to work with you on a solution. We understand that sometimes unfortunate things happen and you may become overwhelmed, but ask for help immediately instead of later down the road when we have had to pay for our lawyer to get your attention on the matter.

### PLEASE REMEMBER:

- When you bought your home, you knew you had an HOA and that assessments are collected twice a year. Those assessments are due the same two times every year – JULY & JANUARY. Every homeowner needs to pay their share and we have a collective responsibility and interest to do so. No one wants assessments to go up because homeowners default on their payments.
- If you do not pay your electricity, the lights go off.
- If you do not pay your gas bill, the gas goes off.
- If you do not pay your car payment, your car gets repossessed.
- If you do not pay your cell phone bill, your phone gets shut off.
- If you do not pay your HOA assessment fees ..... we will collect them.
- If you enjoy your home and neighborhood, pay your assessments.
- Pay your late assessments before your house is taken away from you. You may need to adjust your lifestyle to get back on track but the sooner you do, the easier it will be to manage your debt. Make a list of your current bills. See which services you can reduce and which you can really do without. Make those adjustments, quickly. You may need to get a part-time job for a period.
- There is no nice way to deal with late assessments and especially extremely late assessments.
- When you are on a payment plan, it is for assessments you did not pay in the past. It **DOES NOT** include any new assessments. You will need to pay those and pay them on time otherwise you will find yourself back at square one.
- Our assessments are roughly \$50 a month. That's

approximately \$1.66 a day. Figure out how you can put that away someplace where you can get to it by the time your assessments are due.

- If you wait until 1-3 days before your assessments are due to pay them, you may not get your assessments in on time and your assessments will be late EVEN if you use electronic bill pay with your bank. Allow your payment 5-7 days to get from your house or bank to our management company's office if your mailing address is local.
- When you contact our management company about any outstanding assessments, please stay calm. Getting angry and abusive is never going to help anyone, least of all yourself. While the failure to pay assessments is of your own doing, we want to help and work with you to come up with a workable repayment schedule. Please remember this.
- Time and again we watch as a homeowner does a great job of keeping up with their payment plan and then for some reason, when they feet away from the finish line, they stop making those final payments. They ignore our communications and before you know it, their assessment payments spiral out of control AGAIN. Your situation is NOT GOING TO GET BETTER by not communicating with us. It is about to get seriously costly for you, because of your action or lack of. If our lawyer's office has contacted you for payment and if your account is at our lawyer's office, contact our lawyer. To view a copy of our collection policy, visit our website, www.SouthwyckTexas.com and our home page. You will see 'Revised Southwyck CAI collection policy' and a link. The policy was revised October, 2017.



www.SouthwyckTexas.com – City of Pearland page: Health Inspection/ Restaurant Report and much more.

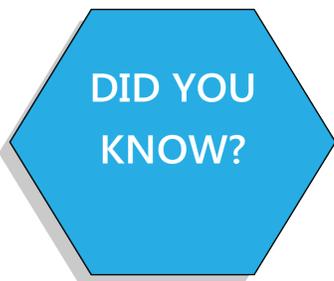
## NATIONAL DO NOT CALL REGISTRY

<https://www.donotcall.gov/> - You can report unwanted calls, verify your registration or register your phone. Registrations NEVER EXPIRE. Once you add a number to the Do Not Call Registry, you do not need to register it again. You can register your home or mobile phone for free.

Charities, political groups, debt collectors and surveys MAY call you. Should you receive unwanted calls from groups other than those and your number was on the National Registry for 31 days, report it to the FTC - <https://complaints.donotcall.gov/complaint/complaint-check.aspx>. When reporting unwanted calls, you will need to tell them the phone number that received the call, when the call was received (date, hour, minutes), whether or not it was a recorded message or robocall, whether it was a phone call or a text message and what the call was about. There is a list of categories to choose from that best describes what the call was about.

<p>Reducing your debt (credit cards, mortgage, student loans)          Calls pretending to be government, businesses, or family and friends          Medical &amp; prescriptions          Home security &amp; alarms          Computer &amp; technical support          Debt collection          Energy, solar, &amp; utilities          Home improvement &amp; cleaning          Work from home &amp; other ways to make money          Warranties &amp; protection plans          Lotteries, prizes &amp; sweepstakes          Vacation &amp; timeshares          Surveys &amp; political calls          Charities          Dropped call or no message          Unknown          Other</p>
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Debt collectors may continue to call you whether your number is on the Registry or not. Know your rights regarding debt collection. Debt collectors should respect your rights as well and if they do not, report it, <https://www.consumerfinance.gov/complaint/>.



Southwyck CAI does not allow fireworks in any of our parks. Those who do use our parks to shoot off fireworks do so without the approval of our board and usually end up costing our association money as all too often, someone has to clean up the trash left behind and the fireworks debris damages the shade sails. Replacing or repairing the shade sails is expensive.

If you see anyone shooting off fireworks at any of our parks, please call the Brazoria County Sherriff's office at 281-331-9000.

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## WHAT IS GOING ON AROUND PEARLAND THIS SUMMER

**Jul 1 and 8** – Pearl Theater presents ‘To Kill a Mockingbird’ – Time: 3-5 PM, 14803 Park Alameda Dr., Phone: 713-340-2574. Website: [www.pearl-theater.com](http://www.pearl-theater.com).

**Jul 1** – Kings Biergarten Features Live Music – Time: Every Friday – Sunday nights, 1329 Broadway St., Website: [kingsbiergarten.com/live-music](http://kingsbiergarten.com/live-music). \*\* Family friendly – Friday nights 6 to 10 pm, Saturday nights 5 to 10 pm and Sunday nights 4 to 8 pm.

**Jul 1** – Live Music at Sam’s Boat Pearland – Time: Every Friday – Sunday nights 6-10 PM, 3239 Silverlake Village Dr., Phone: 713-436-0201. Website: <https://www.facebook.com/samsboatpearland>.

**Jul 4** – Celebration of Freedom - Time: 6-10 p.m. All ages welcome. Location: Pearland High School Football Stadium, 3775 S. Main. Parking: Park at Turner Career and College High School, 4719 Bailey Road and jump on a FREE shuttle to the event. Event parking is free. Activities: VFW Military Salute, Live music from The Slags, strolling entertainment, craft and novelty vendors, inflatables. Vendors: They will have a variety of food vendors and food trucks selling tasty treats and beverages. Event Information: For health and safety reasons, pets are not allowed at this event, except for service animals. Smoking and alcohol are prohibited. Outside food and drinks are allowed.

**Jul 5–7** – Live Music at Central Texas Style BBQ – Time: Every Thursday, Friday and Saturday nights 6 - 9 pm, Location: 4110 Broadway Street, Website: <http://www.facebook.com/centraltexasbbq>.

**Jul 7** – Live Music at Big Horn BBQ – Time: Every Friday and Saturday nights 6 – 9 pm, Location: 2300 Smith Ranch Rd. Website: [www.bighorn-bbq.com](http://www.bighorn-bbq.com).

**Jul 14, Aug 11, Sep 8, Oct 13, Nov 10** – Pearland Farmer’s Market – Time: 9 am – 1 pm, Location: Pearland Town Center 11200 Broadway St.

**Jul 26** – Wacky Wednesday Movie with KPBB – Sponsoring the children’s summer movie program at Pearland Premiere Cinema 6. The free movies are showing at 10 AM every Wednesday until August 9. Website: <http://keeppearlandbeautiful.org/event/wacky-wednesday-movie-with-kpbb>.

**Jul 27-29** – Kids Backporch Production Presents Madagascar – Where: San Jacinto College South Fine Arts Building, 13735 Beamer Rd. Website: <http://kidsbackporchproductions.org/2017-2018-season.html>.

### Pearland Library System

The Pearland libraries also have activities that you may want to check out this summer,

Pearland Main: 3522 Liberty Drive

Pearland, TX 77581

Phone (281) 652-1677

[pearland@bcls.lib.tx.us](mailto:pearland@bcls.lib.tx.us)

July Calendar: [http://bcls.lib.tx.us/branches/pea/PEA\\_1807SRC.pdf](http://bcls.lib.tx.us/branches/pea/PEA_1807SRC.pdf)

Pearland West Side: 2803 Business Center Drive, Ste 101

Pearland, TX 77584

Phone (713) 436-0995

[pearlandwest@bcls.lib.tx.us](mailto:pearlandwest@bcls.lib.tx.us)

July Calendar: [http://bcls.lib.tx.us/branches/pws/PWS\\_1807.pdf](http://bcls.lib.tx.us/branches/pws/PWS_1807.pdf)

## A FEW SMALL BUGS IN OUR AREA TO KNOW ABOUT



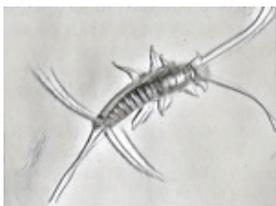
### JUNE BUG

June bugs are generally nocturnal that do not bite people and they have no real interest in us. However, since they are attracted to light, they can become extremely unpleasant as you attempt to enjoy a spring night outside with a porch light on. June bugs are not very skilled aviators as you may have discovered. The larvae of many species of June bugs are considered lawn pests. The grubs, which are white and comma-shaped, often target the root systems of grass and other delicate plants.



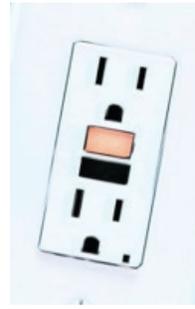
### LOVE BUG

Lovebugs (*Plecia nearctica*) is a species of march fly. They are also called the honeymoon fly or double-headed bug. In the US, they seem to be common around Texas, Florida, Alabama, Mississippi, Louisiana, Georgia and South Carolina. They do not bite or sting. The female plants her eggs in moist soil and when hatched, the larvae consume the detritus that surrounded them. Ditches and swampy areas are their homes. They are just a nuisance and help keep business brisk at the car washes. They have two flight seasons. The first is around April and May and the second around August and September.



### SILVERFISH

Silverfish are nocturnal insects. They do not transmit disease. They do like to consume book bindings, carpet, clothing, coffee, dandruff, glue, hair, some paints, paper, photos, plaster and sugar. They can live for a year or more without eating if water is available. The predecessors of silverfish are considered the earliest, most primitive insects. They inhabit moist areas and are found in attics, sinks, kitchens, garages, sheds, old books and showers.



## GFCI – WHAT IS IT

You may have experienced an outlet in your house not working, yet the lights in the same room are on. A GFCI (ground fault circuit interrupter) works by measuring the electrical current flowing in and out of the receptacle and when it detects an imbalance, it 'trips' or shuts off the electrical flow to protect the circuit from overheating and causing damage, even an electrical fire. One GFCI outlet can protect multiple outlets in your home. A GFCI outlet has 2 buttons on the outlet where a normal outlet would not have these two buttons. Most GFCI outlets are located in the kitchen, bathroom or garage – basically, any places where there would be water. Some causes for a GFCI trip:

- GFCI outlet is bad and needs to be repaired or replaced – they do go bad after several years
- Moisture got into the receptacle box – this can be caused by moisture in an outside outlet after a rain
- There is a ground fault somewhere in the circuit which can occur from damaged wiring, faulty appliances or old appliances

If you are unsure why yours has tripped, it is suggested that you unplug everything on that circuit and then try to reset (red button) the GFCI outlet again. If the GFCI resets, one of the items plugged in along the circuit may be bad or the moisture in an outside outlet has sufficiently dried out. You may need to wait several hours for the moisture inside the receptacle to dry. If the GFCI does not reset, you may have also tripped a circuit breaker. A GFCI outlet will not reset if it is incorrectly wired or does not have power running to it. You should check your circuit breaker panel if you believe outside outlets has had time to dry out and you are still unable to get power to the outlet. Any outlet that you see sparks come out of, shows any sign of blackening around the outlet plugs or smell something burning from should not be used and should be looked at by a professional electrician.

*We keep the Southwyck CAI website up-to-date and relevant. [www.SouthwyckTexas.com](http://www.SouthwyckTexas.com)*

## HOW TO HANDLE A POWER OUTAGE

- During a power outage, it is best to only use flashlights for emergency lighting since candles can cause fires, but should you only have a candle, make sure you have a stable holder for them and be especially careful if there are children or pets around. Have at least one place where anyone in the house will know where they can find a flashlight. Hunting around for a flashlight in an emergency or power outage is frustrating.
- Keep the refrigerator or freezer doors closed. Most food requiring refrigeration can be kept safely in a closed refrigerator for several hours. An unopened refrigerator will keep food cold for about 4 hours. A full freezer will keep the temperature for about 48 hours.
- Turn off or disconnect appliances and other equipment in case of a momentary power 'surge' that can damage computers and other expensive electrical devices. Use surge protectors on those expensive electrical devices as well.
- NEVER run a generator inside a home or garage or connect it to your home's electrical system.
- Check on your neighbors. Older adults, young children or those with health issues are especially vulnerable to extreme temperatures.
- A battery radio lets you keep up with the news from the outside world. Make sure you have extra batteries. You could also use your car radio in an emergency. Just remember the dangers of running a vehicle in an enclosed garage if your car is parked in the garage.
- If you need to get your vehicle in or out of the garage and you have an electric garage door opener, you will need to pull the rope with a handle on the end (usually red) preferably with the garage door in the down position. The manual release handle disengages the trolley from the attachment point to the rail. Now you can simply lift the garage door up.

*Quote – 'They say a person needs just three things to be truly happy in this world: someone to love, something to do and something to hope for.' - Tom Bodett*



## NEW DPS MEGA CENTER AND OTHER HELPFUL INFO FOR DRIVERS LICENSE

A new DPS Mega Center opened April 27 that serves Clear Lake, Pasadena and southeast Houston. It is located at 10810 Galveston Road near Beltway 8 north of Ellington Airport. It is a 21,000 square foot Mega Center and can hold up to 42 customer stations. You have the option to use the 'Get in line online' service before you arrive via a cell phone, landline or computer. This new mega center location covers several older DPS offices that have permanently closed - the Webster office at 111 Tristar Drive, the Pasadena office at 2783 Red Bluff and a Houston location at 9206 Winkler.

### SOUTHEAST MEGA CENTER HOURS

Monday 8:00 AM to 5:00 PM

Tuesday 8:00 AM to 6:00 PM (open 1 hour longer)

Wednesday through Friday 8:00 AM to 5:00 PM

NO SATURDAY HOURS

For general information, call 281-929-5300.

To schedule a Drive Test - <https://txdpsscheduler.com/>

Get in line online - <https://getinline.dps.texas.gov/wa-services/txdps-wa-web/default.aspx?siteid=TX-DPS232> – When using the 'Get in Line Online' option, you must be physically present in the office ten minutes prior to your estimated time to be served. This is not an exact appointment time. It is your arrival time that will insure your fastest possible service time. Actual service times will vary based on current waiting times.

Check the website BEFORE you head out to you make sure you have all the relevant documents needed to get a license or renew your license. <http://www.dps.texas.gov/driverlicense/getinline.aspx?location=8266>

For Driver License Renewal and Change of Address, see if you can do that online and save yourself from the long wait - <https://txapps.texas.gov/tolapp/txdl/welcome.dl>.

You can also renew by phone:

1-866-DL-RENEW (1-866-357-3639).

### FEES:

- Renewal of driver license (with or without changing address): \$25

- Renewal of ID (with or without changing address): \$16
- Renewal of driver license with motorcycle (with or without changing address): \$33
- Change of address only for driver license or ID: \$11

#### TIPS FOR MINIMIZING YOUR WAIT AT DPS -

<https://tx-dps.com/products/texas-driver-license/how-to-minimize-wait-at-dps/>:

- Get in line before you go – mentioned above
- Renew your license online – mentioned above
- Visit in the middle of the week, before noon, near the middle of the month
- Steer clear of the lunch hour line
- Check the calendar for holidays
- Bring the right identification

## TO CLARIFY

Get the correct information about Southwyck Community Association directly from the source. Do not rely on hearsay or social media posts without investigating a little further. Make sure you inform yourself properly; attend any one of the monthly meetings to have your queries addressed and questions answered directly by the board. Failing that, check out our website for current and factual information - <http://SouthwyckTexas.com> Southwyck CAI (also known as SCA) will NEVER use the name Southwyck HOA in reference to Southwyck CAI. All correspondence to homeowners is reviewed by the board and agreed upon before being sent. Official correspondence from Southwyck CAI will be on letter-headed paper and from our management company – Community Management Solutions, Inc. (CMSI). Our management company is the only one authorized and able to use it. Please be wary of any correspondence that is not on headed paper and is not from the Southwyck CAI board. If you are confused or unsure about anything you receive from or about Southwyck CAI, please contact us so we can clarify.

Homeowners are encouraged to attend our monthly board meetings where they have time at the beginning of the meeting to ask questions and have any concerns or comments they raise addressed by the board. If you need to leave afterwards, please feel comfortable to do so but you are also welcome to stay and listen to the board go through our association's business. Once that is done, the Board goes into the executive session (where we go over legal and delinquent homeowner information) at

which point homeowners must leave. We try never to change our board meetings dates or location, so that you will always know when and where we meet.

We do not allow our board members to use our homeowner email addresses for personal use and we do not sell our list to others.

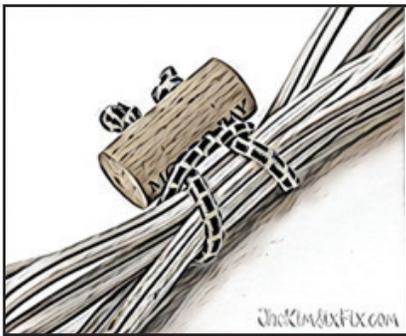
## PREPARING YOUR HOME FOR HURRICANE SEASON

- Being prepared ahead of time might save you a lot of headaches later.
- Trim or remove damaged or dead trees and limbs to keep you and your property safe. This includes limbs and branches near fences and rooflines AND making sure limbs and branches are not near your neighbor's property and roof.
- Secure loose rain gutters and downspouts and clear any clogged areas of debris to prevent water damage to your property.
- Remove the clutter from your front and backyard. The clutter could become an airborne projectile. Before a hurricane comes, remove lawn furniture, toys, pots, tools, grills, garden hose etc. by securing them in your garage or shed.
- Check the seal around your windows and the weather stripping on your outside doors. A properly sealed outer door can help your home to be more energy efficient as well.
- Check your roof for cracked or missing shingles and your chimney for any loose boards.
- Survey your home and possessions each year, so you know exactly what you need to replace and how much it's worth. Take photos or videos of the contents of the rooms of your house. This will help with insurance issues in the event of a disaster.
- Purchase plywood to cover windows. It would be a good idea to know how you are going to secure the plywood and to have each board for each window precut to fit and labeled as to which window it goes to. Trying to find plywood when a hurricane is approaching can be extremely difficult and expensive to do. You are going to have enough to do before a hurricane, so anything that can be done well ahead of time can be a blessing.
- Determine where you will be storing your car during a hurricane. Can you get it into your garage? Do

you have more cars than you have garage space? If you park your car in the street, you will need to keep an eye on the level of water in the street. Every street can flood for a time if there is a large amount of water coming down.

- Make sure the sewer drains are cleaned of pine needles, leaves and any other debris. If you are expecting the city to do this, you will have a long wait. These sewer drains need to be monitored during a storm too. When the rain has died down, take a peek and see if it needs to be cleaned of any blockage. Keeping these drains cleared can save your property from flooding. Use a pole to help clear and do not stand near the sewer drain. Remember to think safety first.
- When our community is at risk of an approaching hurricane, Southwyck CAI will add a page to our website with additional helpful information, so use it as a resource.

## Bungee and Wine Cork Cord Ties



I came across this clever use for corks and bungee cords that you might find useful and easy to make from TheKimSixFix.com website. She shares easy and inexpensive DIY and

craft projects for your home.

<http://www.thekimsixfix.com/2015/02/bungee-and-wine-cork-cord-ties.html>.

## FIRE EXTINGUISHER

Fire extinguishers are an essential safety item that every house should have. We like to give these as a gift item at our annual meeting's raffle (hint, hint). A combination fire extinguisher, A:B:C is perfect for home use.



Make sure to have one for each floor in your house. Having a fire extinguisher in your home and knowing how

to use it can be the difference between a catastrophe and a close call. Use the P-A-S-S technique for fire extinguisher use:

**P** – Pull the pin.

**A** - Aim low at the base of the fire.

**S** – Squeeze the lever above the handle and release to stop the flow

**S** – Sweep from side to side, moving towards the fire, and aiming low at its base. Sweep until all flames are extinguished and watch for re-igniting. Repeat as necessary. Make sure you have the site of the fire inspected by the fire department to make sure the fire is indeed out and to make sure there are no other issues you may not have spotted.

What size should you select? 5-10 lb. extinguishers are best for your garage or home workshop, especially if you have flammables and electrical equipment. A 2.5 lb. should be good enough for your kitchen or laundry room, but it is not going to last long, so make sure you understand the PASS technique and of course CALL 911 first. An A:B:C combination fire extinguisher really does not cost that much if you think of how it can save your life. A single-use A:B:C fire extinguisher can cost approximately \$20. A First Alert heavy duty rechargeable fire extinguisher costs roughly \$60.

## HOME MAINTENANCE CALENDAR

Consider creating a home maintenance calendar for yourself. Take some time to enter the following into your phone's calendar or print the list off and put on the refrigerator or someplace where you will be able to review and keep up with. If you do not think you need to do an item, remove it from your list. If you think you need to add some items, there is space to add a task. By keeping up with these home maintenance tasks, you can keep funky smells away, improve the longevity of your appliances, notice a potential problem before it gets out of hand or keep from receiving notices from your HOA.

# WINTER

## Annually

- Tighten any handles, knobs, racks, etc.
- Check all locks and deadbolts on your doors and windows
- Check caulking around showers and bathtubs; repair as needed
- Check your fence line for popped boards, missing or rotting boards and check the fence's gate to make sure hinges are in good shape and latch can be secured closed

## Biannually

- Give your house a deep clean
- Vacuum your refrigerator coils – especially if you have pets – located at the back behind a rear access panel or at the bottom behind a toe space panel
- Check the outside light fixture to make sure bulbs are working and glass is clean and free of bugs and spider webs
- Clean your front door, frame and porch and porch lights of any dust, dead bugs, spider webs
- Clean out the refrigerator and toss out any expired food items; clean all surfaced inside and out
- \_\_\_\_\_
- \_\_\_\_\_

## Quarterly

- Test smoke/carbon monoxide detectors
- Test garage door auto-reverse feature
- Run water and flush toilets in unused spaces
- Check water softener, add salt if needed
- \_\_\_\_\_
- \_\_\_\_\_

## December

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_

## January

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_

## February

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_

# SPRING

## Annually

- Check the exterior drainage
- Clean out gutters
- Inspect the exterior of your home especially roof line
- Repair/replace damaged window screens
- Clear dead plants/shrubs from the house
- Check trees for interference with electric lines, roof and fence
- Inspect roofing for damage, leaks, etc.
- \_\_\_\_\_
- \_\_\_\_\_

## Biannually

- Test your water heater's pressure relief valve
- Replace batteries in smoke/carbon monoxide detectors
- \_\_\_\_\_
- \_\_\_\_\_

## Quarterly

- Test smoke/carbon monoxide detectors
- Test garage door auto-reverse feature
- Run water and flush toilets in unused spaces
- Check water softener, add salt if needed
- \_\_\_\_\_
- \_\_\_\_\_

## March

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## April

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## May

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

# SUMMER

## Annually

- Check grout in bathrooms, kitchen, etc.; repair as needed
- Inspect plumbing for leaks, clean aerators on faucets
- Take care of any insect problems you may have
- Clean and repair deck/patio as needed
- Clean out window wells of debris
- Check and clean dryer vent, other exhaust vents to exterior of home
- Clean and reorganize the garage
- \_\_\_\_\_
- \_\_\_\_\_

## Biannually

- Give your house a deep clean
- Vacuum your refrigerator coils – especially if you have pets – located at the back behind a rear access panel or at the bottom behind a toe space panel
- Check the outside light fixture to make sure bulbs are working and glass is clean and free of bugs and spider webs
- Clean your front door, frame and porch and porch lights of any dust, dead bugs, spider webs
- Clean out the refrigerator and toss out any expired food items; clean all surfaced inside and out
- \_\_\_\_\_

## Quarterly

- Test smoke/carbon monoxide detectors
- Test garage door auto-reverse feature
- Run water and flush toilets in unused spaces
- Check water softener, add salt if needed
- \_\_\_\_\_
- \_\_\_\_\_

## June

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_

## July

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_

## August

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_

# FALL

## Annually

- Flush hot water heater and remove sediment
- Get heating system inspected for winter
- Turn off and flush outdoor water faucets
- Get chimney cleaned
- Clean out window wells of debris
- Check driveway/pavement for cracks
- \_\_\_\_\_
- \_\_\_\_\_

## Biannually

- Test your water heater's pressure relief valve
- Replace batteries in smoke/carbon monoxide detectors
- \_\_\_\_\_
- \_\_\_\_\_

## Quarterly

- Test smoke/carbon monoxide detectors
- Test garage door auto-reverse feature
- Run water and flush toilets in unused spaces
- Check water softener, add salt if needed
- \_\_\_\_\_
- \_\_\_\_\_

## September

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_

## October

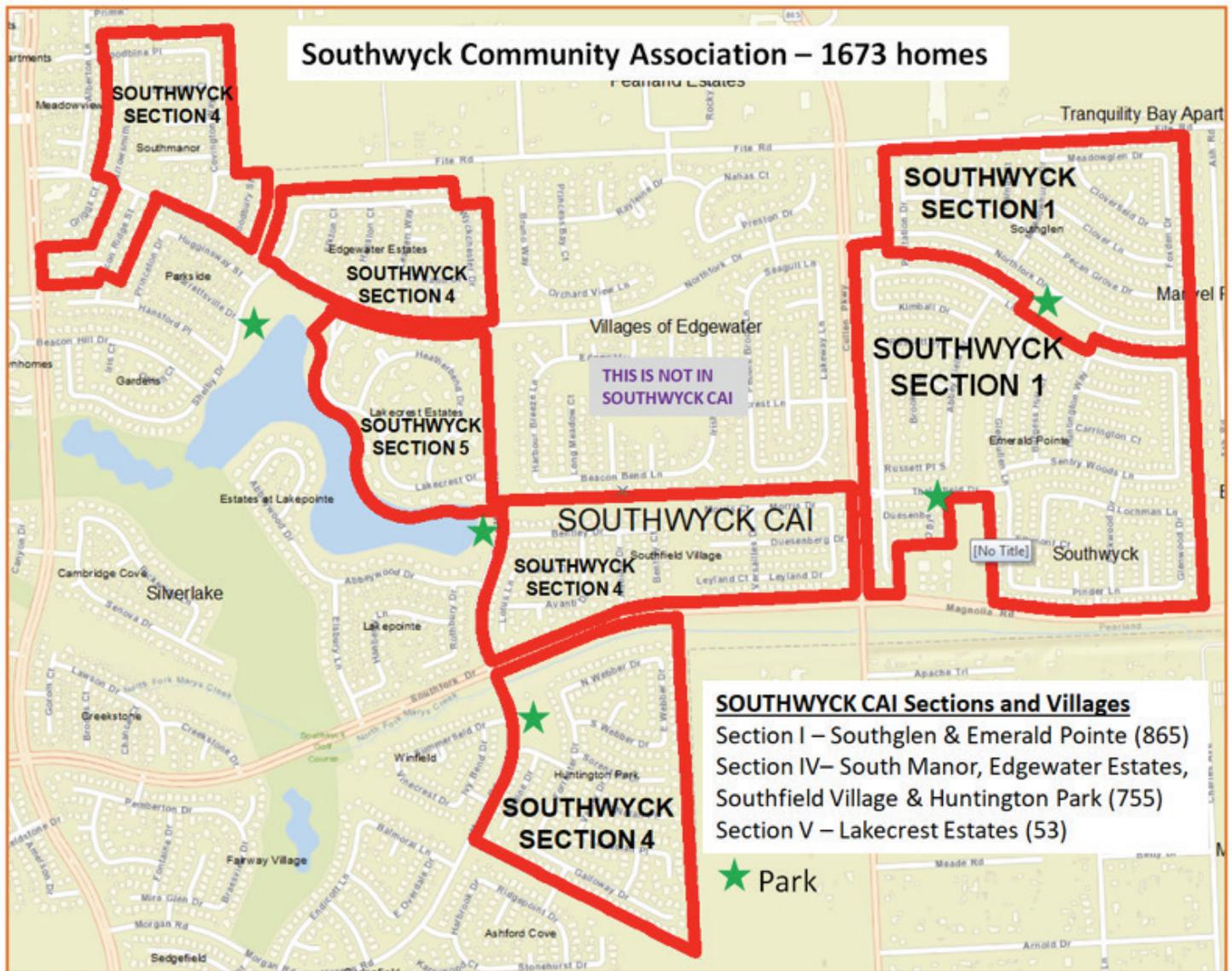
- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_

## November

- Inspect, and possibly change out HVAC filters
- Clean kitchen sink disposal
- Clean range hood filters
- Inspect your fire extinguisher(s)
- \_\_\_\_\_
- \_\_\_\_\_

# SOUTHWYCK CAI COMMUNITY MAP

We frequently hear from our Southwyck CAI residents saying they live in Silverlake. This is not true. Silverlake and Southwyck are entirely separate associations. Southwyck CAI has three governing section HOAs (1, 4 & 5) shown on the map below. You will notice that the Village of Edgewater is not a part of Southwyck CAI. It is not a part of Silverlake HOA either. They too are a separate association.



*Quote – ‘Isn’t it kind of silly to think that tearing someone else down builds you up?’ – Sean Covey*



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OFFICIAL COMMUNITY NEWSLETTER

WWW.SOUTHWYCKTEXAS.COM

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

## **YOUR 2018 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 .... Vacant

### **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 editing from the SCA board and Kathy Dooley.*