

Southwyck

OFFICIAL COMMUNITY NEWSLETTER

WWW.SOUTHWYCKTEXAS.COM

SOUTHWYCK CAI - ANNUAL MEETING - RESULTS OF ELECTION



We publish any new board members for Southwyck CAI under our website, www.SouthwyckTexas.com as soon as we can. The board members and the year their term expires will be available there. At the February 2, 2017 board meeting, board members will vote on board positions. After the board has selected board positions we will update our page to include the positions as well.

WERE YOU UNABLE TO ATTEND THE SOUTHWYCK CAI ANNUAL MEETING?

The presentation is available at our website, www.SouthwyckTexas.com under 'Records/Minutes/Publications' page. Look for the header 'Annual Meeting Presentations:'. You will find our last 3 years of presentations on that same page and header.

A WORD FROM THE 2016 PRESIDENT

Hello Fellow Homeowners,
I would like to thank all that attended our Annual Meeting. We had great comments, concerns and discussions from the members, the board and our legal advisors. I personally looked this morning at the brickwork and iron fencing for Lakes of Edgewater Estates and I am pleased to report that there is nothing sinking and all items are at their installed height. I would also like to thank all the 400+ homeowners and residents that I personally met while on the December re-election campaign and gave me their support for another 3 year term. I can't say enough good things about being able to talk about issues, concerns, and compliments on community improvements. Everyone liked the Christmas decorations in the Southwyck Lake Park and the Southglen light displays, thanks to the Section 1 board. It was unfortunate that the unfounded comments appeared on Facebook, but most people laughed at how stupid the whole thing was and compared it to the recent national election.

Now that we have the nonsense behind us, we can focus on 2017 and the improvements scheduled for our community. We currently have the Southmanor and Lakecrest Estate monuments being rebuilt on stronger foundations in the next week or so. A new monument sign will go up at the Sunset Park that will hopefully stop any cars from being driven in the park. We hope to have repairs to Southglen and Emerald Pointe monuments this year as well. The Southwyck CAI board looks forward to having more homeowner participation in our community and seeing you at some of our monthly board meetings.

I hope everyone had a Merry Christmas and a Happy New Years and beyond.
"Stronger Together"

John J Fisher
President, 2016
Southwyck Community Association



WE'VE BEEN LISTENING TO OUR HOMEOWNERS AND QUESTIONS THEY HAVE

While we are out and about and talking to members of our association, we sometimes find that some folks are a bit confused about our association. The DID YOU KNOW areas in this newsletter are generated from things we have heard or read about that we thought needed to be addressed and correct information passed down to you. We hope you get something out of these little snippets of information.

DID YOU KNOW?

that the master, Southwyck Community Association Inc., does not own a pool and cannot help you with pool related issues? Section 1 and Section 4 have pools and they oversee ALL of their pool management issues.

Now, if you have a question or concern about Southwyck Lake Park or Southwyck Sunset Park, the master can help you. We have our own website, www.SouthwyckTexas.com, where you can find lots of helpful information and answers for many questions you may have and if you cannot find it there, please email the Southwyck CAI board at directors@southwycktexas.com.

SOUTHWYCK LAKE PARK SEES A FOUNTAIN AGAIN



September 14, 2016 we were able to install a 15 HP Aqua Control Titan Series fountain into the lake. We have heard from MANY of you that you were excited to see a fountain return to the lake. Now you can visit our beautiful lake and relax to the sound of the new addition as you swing on one of the bench swings or as you jog or stroll through the park. We look forward to seeing many years of the Southwyck Lake Park fountain in the background for senior pictures and family gatherings.

STARTING THIS YEAR, 2017, WE ARE GOING TO A QUARTERLY NEWSLETTER

Southwyck CAI has decided to go to a quarterly newsletter, so that we can make sure you get more timely material from us. Do you have something you are interested in hearing about? We will be trying to publish in January, April, July and October. Go to our website, www.SouthwyckTexas.com and go to the 'About Us' page. There is a Contact form on the far right. Fill it out with your information and enter your question under 'Comments' and we will consider adding your question and an answer to our newsletter, especially if we feel it is something relevant that other homeowners would be interested in hearing the answer to or that other homeowners are confused about. If you would like to help with the quarterly newsletter, especially writing timely articles about community issues; please use the form to contact us and let us know you would be interested and we will consider adding you to the Newsletter committee. We would love to work with any homeowners who enjoy working with the board and who's only agenda is promoting our community and adding information to our newsletter that promotes and helps our community and homeowners. FYI, you do not have to be a formal writer.

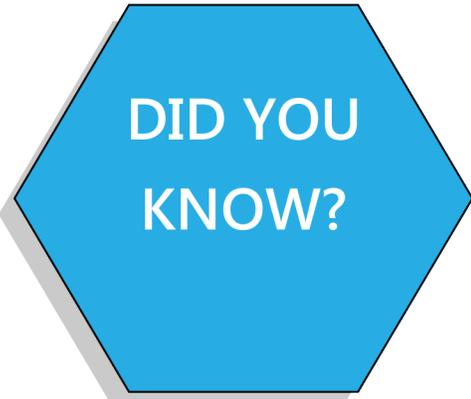
ARE YOU CONFUSED ABOUT YOUR ASSOCIATION?

Our community, Southwyck, is organized by 2 entities. The first entity is Southwyck CAI (sometimes known as the master) AND then there is the Section head entity. Your village is managed by section heads of Section 1, 4 and 5.

Section 1 covers Southglen & Emerald Pointe which is sections 1, 2 & 3. They control a pool, open field, 2 play grounds and all ARC related issues including sending letters regarding ARC issues. Section 4 covers Southmanor, Edgewater Estates, Southfield Village and Huntington Park and those are Sections 4, 7, 8 & 9. They control a pool, a baseball field, 1 playground and all ARC related issues including sending letters regarding ARC issues. Section 5 covers Lakecrest Estates and is Section 5 only. They do not have a pool but they do have a landing pad at the lake and all ARC related issues including sending letters regarding ARC issues. The image below was created to help you figure out which specific village you should be contacting for village

inquiries and which association handles what. Village names are given next to each section that heads those villages and section numbers are displayed within the blue circles in case you do not know what your village name is. Do you want to know who to call about a deed violation letter you got? Go to your section head or find your village name next to one of the section head circles and that is who you contact. Want to know what the pool schedule is for the Morgan road pool? Find Morgan Rd in the Section 4 circle and that is who you contact. Want to reserve the Southwyck Lake Park pavilion? That is under the Southwyck Community Assoc. header so Southwyck CAI takes care of those reservations. Should you be contacting Southwyck CAI about any pool issues? No..... We do not have a pool and do not handle any pool issues. Sections 1 & 4 have pools. If you go to www.SouthwyckTexas.com you can find the contact information for all associations there as well.





DID YOU KNOW?

that if you want to know what went on at our monthly board meeting you were unable to attend, you need to visit the ONLY site that your HOA controls and directs their full attention to, www.SouthwyckTexas.com. Take a look at the 'News & Events' page, where you will find we update this page and our website regularly. The Southwyck CAI board, just like many other neighboring associations, has an official website where information can be found about our association. The Southwyck CAI board does not monitor on a regular basis, social media sites. If you want information about our association, visit our website and see if the information is addressed there and if it is not; fill out the 'Contact Us' form on the 'About Us' page on the right-hand side. This form and the information you enter on it goes directly to the Southwyck CAI board members only. We usually can address your concerns within less than 24 hours. Sometimes it is just minutes. You will find lots of good information at our official site, so take some time to check out the pages and links. We also keep our latest newsletter under 'Records/Minutes/Newsletter/Presentations' page. Of course, you are always welcome to come to a monthly meeting to also find out what is going on in our association. We try to always reserve the first 30 minutes of each meeting to hearing what homeowners have to say. You are welcome to come, ask a question, hear what we are working on and stay up until the executive session. You can leave at any time in-between too.

We enjoy meeting the homeowners in our community and having them join us at our meetings.

GET READY FOR THE NEW YEAR

Spring will be here before you know it. With the beginning of the New Year, we strive to break bad habits and start good ones, so plan the next couple of months for home repairs, upkeep or locating contractors to help do the work for you. You DO NOT want to get one of those pesky letters from your Section head, so find a contractor for lawn care, tree trimmers and power washers for your driveway and/or house if you do not want to do them yourselves. You could get letters from your HOA if you leave out your recycle bin, park a boat, disabled vehicle, trailer or pod on your street, in your yard or on your driveway if they are left for any significant period of time. Not to mention that some of these left on the street make for hazards for drivers when they cannot see around them. Is it time to repaint your house or refurbish your front door? Find out who does good, reputable work from neighbors or some of the social media sites for our area. Is the basketball stand looking shabby and is anyone actually using it anymore? Maybe it's time to see if anyone else wants it. Check out the Freecycle organization, <https://groups.freecycle.org/group/PearlandTX/posts/all> or on Facebook, (BUY, SELL, TRADE SALE) Pearland, Alvin, Manvel, Friendswood, South Houston (this is a Closed Group, so you have to request invite) to see if someone else needs something you need to free from your house. There is always Craigslist as well. Remember, you can use the Pearland Police Department's parking lot on Cullen to make the exchange safely. FREE YOUR HOME of unneeded 'stuff' and get those home repairs done before it gets too hot. Summer is just around the corner and do you really want to be tackling these jobs then?!

DID YOU KNOW?

that the master part of our association DOES NOT handle any ARC issues? Your village section

head does and they send out the deed violation letters. If you live in SOUTHGLEN or EMERALD POINTE your section head is Section 1. They take care of Sections 1, 2 & 3.

Section 4 covers the villages of SOUTHFIELD VILLAGE, SOUTHMANOR, EDGEWATER ESTATES AND HUNTING PARK and this includes Sections 4, 7, 8 & 9.

Section 5 covers the village of Lakecrest Estates and is only Section 5.

By learning where you live and who your section head is, you can speed up making contact with the correct entity.

DID YOU KNOW?

that if you have any question about your association, that you can always ask the master and we will try to find an answer for you or point you in the correct direction. We can't say it enough ... ASK your question and we will answer.

The board always tries to help find an answer and get back to you as quickly as possible. The fastest way of contacting the master board is through our alias, directors@southwycktexas.com, which you can also see at our website, www.SouthwyckTexas.com should you forget. ALL board members will receive your email. If the answer needs to come from a section village head, we will send your email on to them to answer and hopefully they will answer you back just as quickly as we do.

TOP 3 ISSUES CMSI MANAGEMENT COMPANY GETS CALLS ABOUT

1. Deed violation issues – which we have mentioned, need to be addressed by the section that represents you.
2. Requests for waiver of late costs/I never got any bills.
3. Pool issues or access cards – again, the section head that represents you needs to be contacted.



SHOULD YOU GO TO AN EMERGENCY ROOM OR AN URGENT CARE CENTER

It seems like there is an emergency or urgent care center at every other corner in Pearland. It makes you wonder if our community is that ill or what. It is important to know the difference between emergency rooms and urgent care centers given that there is one at nearly every other block. Emergency centers provide medical care at any time, day or night. They are equipped with staff for even the most complex or critical needs, including life and limb threatening situations ranging for heart attack, stroke, traumatic injuries from a car accident and severe burns. They can provide x-rays and surgical procedures. The ER costs an average of three times more than a visit to the urgent care. The wait time can be several hours. Urgent care centers are not an emergency care centers, but are a valid bridge between your primary care physician

and emergency room services. Urgent cares are equipped to handle non-life threatening situations that you can typically find at your doctor's office. This can include fever, flu symptoms, ear infections, allergic reactions, minor cuts, bronchitis, urinary tract infections, animal bites and sprains and broken bones. Most are open late and on weekends and holidays. They are a great resource when you need immediate care but cannot get in to see your doctor or do not have time to wait to get in to see your doctor. Urgent care centers are far better for time and cost. You are generally seen on a first-come, first-serve basis and usually average less than 30 minutes from the time you arrive to the time you depart. The problem is that some ailments and symptoms straddle the line and only a trained medical staffer could make the call. If it is too close to call, common sense should dictate going to an emergency room. From <https://www.debt.org/medical/emergency-room-urgent-care-costs/>

Cost Estimates for Emergency Rooms vs. Urgent Care Centers

The following estimated costs were prepared by Medical Choice Network for nine of the most common reasons people visit the ER. They were determined by calculating the average number of claims submitted in 2010 to the Medica Choice Network, a system of more than 4,000 medical offices, clinics and hospitals across four Midwestern states.

Condition	Emergency Room Cost	Urgent Care Cost
Allergies	\$345	\$97
Acute Bronchitis	\$595	\$127
Earache	\$400	\$110
Sore Throat	\$525	\$94
Pink Eye	\$370	\$102
Sinusitis	\$617	\$112
Strep Throat	\$531	\$111
Upper Respiratory Infection	\$486	\$111
Urinary Tract Infection	\$665	\$112

**DID YOU
KNOW?**

**DID YOU
KNOW?**

your assessments are due twice a year:
ASSESSMENTS DUE

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 BEING DUE!

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. You do not want the embarrassment of having us foreclose on your house or having to pay other costs associated with us trying to collect past due assessments. It is much easier to ask for a payment plan than incur additional charges associated with us having to collect.

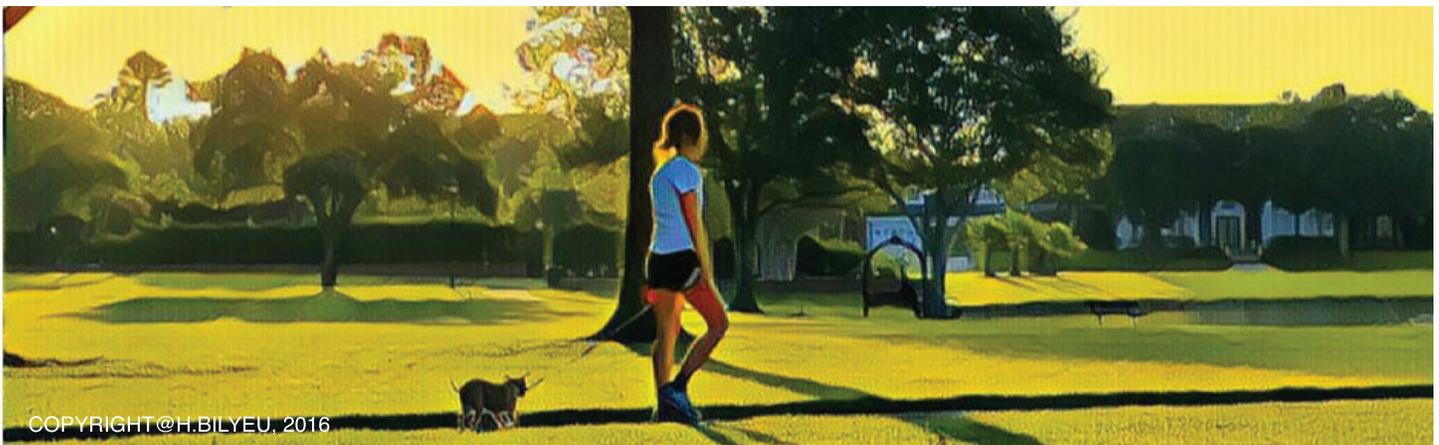
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that the Silverlake Clubhouse is the Silverlake HOA property and not Southwyck property. Silverlake allows our homeowners to use their clubhouse for a fee, but Southwyck does not manage or schedule use of this property. The Silverlake HOA does. You can contact Amanda May with Crest Management Company (new management company as of 2016) by emailing Amanda.May@Crest-Management.com or by phone, 281-945-4667.

We also do not have the same management company as Silverlake HOA. We are legally, separate corporations.

HOME REPAIRS – THERE'S A VIDEO FOR JUST ABOUT EVERYTHING

To those who think they cannot tackle some simple home repair tasks, you may be wrong! When it comes to home repairs, get the kids involved too. They need to know they can handle simple home

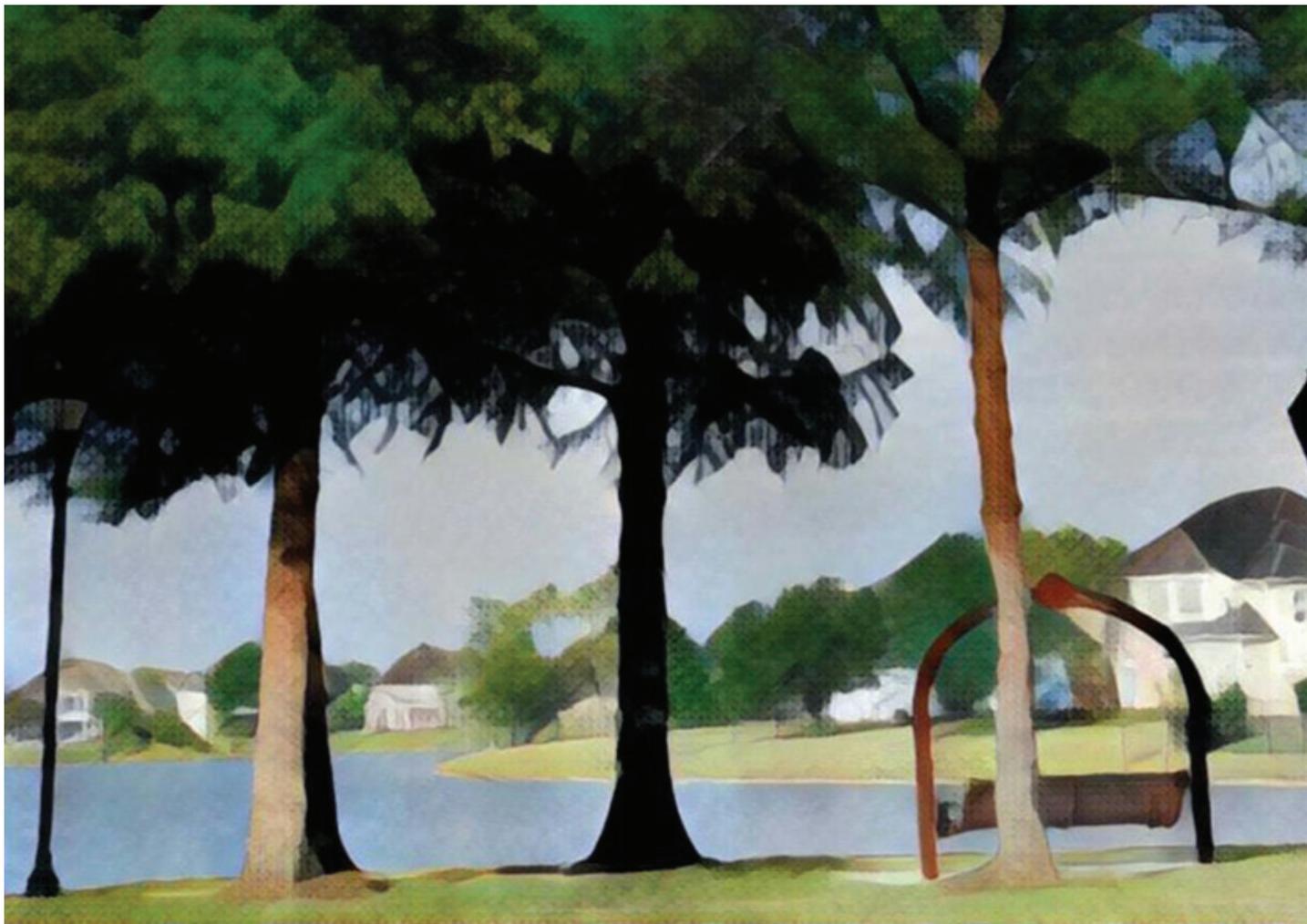


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repair jobs too. I never worried about failing at one of these home repair jobs when I did them with my kids. We all learned something if what NOT to do the next time. My daughter knows how to install a ceiling fan and knows what some of the pitfalls are and is prepared for them all because I included her in on installations. We have had some 'interesting' laughable moments working together on some of these household repairs and it sure helps to have a sense of humor instead of cussing and throwing tools around. You can find all kinds of videos on how to do some of the simplest home repairs. I usually start on YouTube.com and enter a phrase on what I'm trying to do in the search box. I have also found some good Facebook pages like 'The Family Handyman' or 'Home Show Radio' with local, Tom Tynan (also, homeshowradio.com) and they are now on my Facebook feeds.

The nice thing about any online videos is that you can review them over and over again and stop

in the middle of one to do a part of the task and then continue on viewing until you need to catch up again. Take a look at different videos for the same task to see if someone else explains it better or has a trick that helps. You can sometimes save yourself lots of money if you just tackle some of these extremely simple home repairs yourself and how rewarding is it to know you were able to do it yourself or with the kids or spouse's help. I would not expect to have the 5 year old to be of much help, but for sure, your teenagers should be able to assist. Just remember, redoing your work over again is OK. Hold your tongue and laugh off not getting it perfect the first time. Even if you do not think you can do it yourself or want to do it yourself, you are at least educating yourself on what it could take to do the job and may learn something that makes you more knowledgeable when discussing the job with a contractor.



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 emailing her at Kathy@cmsisolutions.com.

DID YOU KNOW?

the Southwyck master board meetings are held once a month? We meet the first Thursday of each month at 6:30 p.m. at Calvary Baptist Church, 3302 County Road 89. Look for email reminders from CMSI...if you have given them your email contact. If we do not have your email contact, please provide it to our community manager, Kathy Dooley by emailing to Kathy@cmsisolutions.com and give her your name, address and email contact so that you can receive important email blasts from the association when we have something important that we need to communicate to our homeowners. We try to limit our emails to you, so do not be worried about us spamming you.



Return survey to:

CMSI at 2615 Bay Area Blvd., Houston, TX 77058

via fax at 281-480-2608 or

via email at CBricker@CMSIsolutions.com

2016 SOUTHWYCK COMMUNITY ASSOCIATION QUESTIONNAIRE						
Observations:	FABULOUS!	Adequate	I didn't notice/don't care	TERRIBLE!		Comments
Overall appearance of Southwyck CAI property.						
ENTRANCES						
All Entrances - Landscaping						
All Entrance - Lighting						
SOUTHWYCK LAKE PARK						
Overall appearance and equipment						
Playground equipment appearance and variety						
Open space						
Landscape						
Sand volley ball area						
Covered pavilion						
Bricked landing or patio with no cover						
Is there something you think we are missing for our park? Please respond under comments.						
SUNSET PARK						
Overall appearance and equipment						
Pergola						
Swings benches/picnic tables/benches						
Landscaping						
DECORATIONS						
Southwyck Lake Park & Sunset Park - flags & banner						
Southwyck Lake Park - Christmas decorations						
COMMUNICATIONS						
Postal mailings & email blasts received from CMSI						
Newsletter						
Southwyck CAI website (http://SouthwyckTexas.com)						
Community sponsored Events - Breakfast with Santa						
MANAGEMENT COMPANY						
Have you given CMSI your email contact?		Yes	No			
CMSI (management company)						
MISC						
Surveys ----- circle one ---->	Can be helpful to the association	A waste of my time				
What best describes your participation with our Community Association? --- circle one---->	I choose not to participate	I'm too busy	Can't because of the week day it is held	I already volunteer too much	Contact me:	
If you do not attend monthly board meetings, even occasionally, why? ----- circle one---->	I don't see the point	I'm too busy	I probably should once in a while	Too far to go	I don't like meetings at churches	
If you have participated in the Breakfast with Santa with Silverlake. circle any number---->	Our family attended	Our family did not attend	Love it!	Not a good experience	It was OK	

** Please feel free to add anything else not covered above that you are concerned about. Feel free to use the back as well.

Would you consider being a part of a focus group if the board needed to have one? Yes or No (circle)

Please give us your name and contact information, so we can contact you should we need your assistance.

Would you like to help provide content for our quarterly newsletter? Yes or No (circle)

Would you ever consider volunteering to help Southwyck CAI if we needed it? Yes - No - depends on what you need help with (circle)

YOUR 2016 BOARD OF DIRECTORS MANAGEMENT COMPANY – CONTACT INFO

SOUTHWYCK CAI – BOARD OF DIRECTORS:

John J. Fisher President*

Helen Bilyeu Vice President*

Steve Bounds Treasurer*

Tony Bowlin Secretary*

Vacant ... Director

** - 2017 board of directors. Positions to be voted on at the February, 2017 board meeting.*

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.