

# Southwyck

OFFICIAL COMMUNITY NEWSLETTER

WWW.SOUTHWYCKTEXAS.COM

## SUMMER FUN WITH SURFSUP AT SOUTHWYCK LAKE PARK



This summer Southwyck CAI was approached by Matt Patterson with SurfSUP Texas to offer stand up paddleboarding lessons at our lake. A number of board members have seen local homeowners using paddleboards at the lake already, so we thought it would be a great way for additional folks to enjoy having an opportunity to share in this fun activity as well. Matt and his company offered several Thursday evening classes for beginners and the SurfSUP instructor had CPR/First Aid and lifeguard training. The board has already approached SurfSUP to come back next summer since there was a lot of interest in the class.





# NEW POLICY FOR SOUTHWYCK COMMUNITY ASSOCIATION, INC. – SIGNED SEPTEMBER 6, 2018

## SOUTHWYCK COMMUNITY ASSOCIATION, INC. (Master Association) RESOLUTION REGARDING PERIMETER FENCING

WHEREAS, Article 1396-2.02(15) of the Texas Non-Profit Corporation Act authorizes non-profit corporations to have and exercise all powers necessary or appropriate to effect any or all of the purposes for which the corporation is organized; and

WHEREAS, Article VI, Section 1 of the Declaration of Covenants, Conditions and Restrictions for *Southwyck (all sections)*, states, in pertinent part as follows:

The purposes of the Master Association are to provide maintenance and control of all General Common Areas of the property which include, without limitations, the perimeter fences around major streets, main esplanades and to provide for the maintenance, preservation and architectural control of the residential Lots concurrently with the Village Association and exclusively in regard to the General Common Areas. In the event of a conflict between the Village Association and the Master Association as to whether an amenity in the properties is a General Common Area, the decision of the Master shall prevail. General Common Areas include, without limitation, amenities that are intended to serve more than one subdivision....

### Policy Regarding Perimeter Fencing

Individual lot owners whose property adjoins a perimeter fence (as defined in that certain Resolution Regarding Maintenance of Common Areas recorded under Brazoria County Clerk’s File No. 2010010142, incorporated herein by reference and as may be amended from time to time), must ensure that the perimeter fence is not exposed to damage by adjacent plantings or other land use by the resident, as the lot owner will be held responsible for any and all damage to the perimeter fence occurring on or caused by their property. Plants that attach themselves to the perimeter fence are prohibited. Bushes and trees must be trimmed to prevent contact with the perimeter fence. Flower boxes, planters, composting boxes, raised beds or structures of any kind must not be placed in contact with the perimeter fence. Costs to repair any damage caused to perimeter fencing by the lot owner or resident will be the sole responsibility of the lot owner and not the Master Association. Trees, shrubbery, beds and other items on the residential side of the fence must be maintained by the lot owner or resident in a manner that will protect the perimeter fence from potential damage. All lot owners whose properties adjoin a perimeter fence must first execute an access easement for maintenance so that the Master Association may access their lot for repair and maintenance of the perimeter fence. Said access easement is to be recorded in the Brazoria County real property records.

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by at least a majority of the Board of Directors of the Master Association.

**SOUTHWYCK COMMUNITY ASSOCIATION, INC.**

\_\_\_\_\_  
**Secretary**

**Print Name:** \_\_\_\_\_



## CONNECT2PEARLAND – REPORT CITY ISSUES



*Connect2Pearland is a free app for Apple iOS and Android devices. It includes photo sharing and GPS services to attach a picture (worth a thousand words) and coordinate when the issue is submitted. You can report potholes, broke curbs, dead animals and more – a list is available for you to select the issue from. You can report it whenever you see it or have time to report it. Help keep your neighborhood looking good by reporting issues using the City of Pearland’s Connect2Pearland.*

## SAVE YOUR ROOF!

While trees are beautiful, add shade to your house and yard and are essential to a property’s visual appeal and enhance a property’s value, they do need to be maintained if you do not want to incur added expenses. Tree leaves and other debris from trees can clog gutters which can lead to drainage problems, leaks and more repairs for you to handle. Allowing limbs to hang over your home can be risky and harmful to your tree and your roof as well as your entire home. Trees overhanging a house that block out too much sun and can cause moss to grow on roof shingles, shortening the roof’s life. Overgrown tree limbs and branches touching the roof can become a ‘bridge’ for termites, carpenter ants and other pests besides scraping against the shingles of your roof on windy days. With weak or diseased limbs, wind or storms can cause limbs to come crashing down onto your roof, car or basically anything under it. By the way, you have the right to trim tree limbs that extend onto your property, regardless of where the tree is planted. Take a stroll around your property and have a look up at the tree limbs around your house, detached garage or shed if you have one and fence line.

If you read the story above about a new resolution that the Southwyck Community Association board approved, you will also see that tree limbs, vines and dirt piled up against parameter fences maintained by the association need to be addressed by you as well, before we have to handle it through legal means. Do take the time to evaluate your trees and plantings on your property.

## FEDERAL TRADE COMMISSION



The Federal Trade Commission has a very informative Facebook page filled with articles that help promote consumer protection and help you learn about unfair methods of competition in commerce. The articles are generally short and to the point. Recent

articles covered coaching programs that promise that you can make a ton of money quickly, relief charity fraud and scams, cyber bullying, bitcoin blackmail scams, data breach, skimmer scams and more. You may learn something new that could possibly help protect you and your family.

## ASSESSMENTS – GETTING YOUR PAYMENT IN

Please remember that your assessments should ALWAYS be made out to Southwyck Community Association or Southwyck CAI only. Your payment should be mailed to our management company, Community Management Solutions, Inc. or CMSI at 2615 Bay Area Blvd, Houston, Texas 77058 if your account has not been sent to legal. We have been with CMSI since May 2016. We have sent out numerous notices of this change over the last 2 years. Not knowing to whom you should send your payments or mailing them to the old management company is not a reasonable excuse for failing to pay your assessments on time. We do all that we can to make sure homeowners know how to send in their payments. Once we receive your payment and have reconciled the payments, each section is sent their portion of the assessment. Southwyck CAI, also known by some as the Master, is the entity that collects the assessments and our management company sends the sections their portion. The section boards decide yearly if they will raise their assessments or not. Southwyck CAI also decides yearly if they will raise their assessments or not.

## BARK LICE



The first time you see a web covering your tree or several limbs you may become frantic and immediately run for the bug spray. Bark lice are small, soft-bodied insects with wings when in the adult stage. You may even see a cluster of the bark lice on your tree before you see the web on the tree and I do have to say, they are creepy looking in mass. They live together in groups and come as a team to clean out your tree. These are a beneficial bug...I know, it is hard to believe a bug can be beneficial, but these little guys are. Bark lice feed on fungi, algae, dead plant tissues and other debris in the bark of your tree. They are harmless helpers doing a service for FREE. If you leave the webbing alone, apparently these little bugs will eat and remove the silk webbing too! Bark lice are NOT true head lice just so you know. Again, do not panic and be happy something is taking care of your trees free of charge and it cannot harm you.

Now, if you see webbing on leaves that is not a good thing and you have webworms.



## SOLICITORS PERMIT

Pearland City Code of Ordinances Chapter 22 states that a Peddler's Permit is required for all persons, including their agents and employees, who engage in the temporary or transient business in the city of selling, offering for sale, soliciting for sale, leasing, renting, bartering or exchanging, directly or indirectly, any goods, merchandise, or services, or exhibiting the same for such a purpose, or for the purpose of taking orders for such a transaction. The Peddler's Permit requires you to submit to finger printing at the Pearland Police Department located at 2555 Cullen Blvd., Pearland, Texas. Permits will not be issued to any person with any prior felony conviction or misdemeanor (other than traffic violations). The Primary Permit Holder will need to purchase the permit for \$75 per month for a term not to exceed

three months. Each assistant listed on a Peddler's Permit is \$5 per month, not to exceed three months. Peddlers must abide by any 'No Solicitations Allowed' signage or words to that effect. Peddlers are NOT allowed to conduct business within the city between the hours of one-half hour before sunset and 9 AM the following morning, or any time on Sundays, except by specific appointment with or invitation from the prospective customer. For more information about the exact wording of the Peddler's Permit, please go to <https://www.pearlandtx.gov/departments/city-hall/city-secretary/solicitors-permits>.

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## THE 'VISIT PEARLAND' WEBSITE HAS LOTS OF GREAT INFORMATION

If you are new to Pearland or wanting to share information with family or friends coming in, the Visit Pearland website has lots of great resources to help you.

- **VISITOR GUIDE**

So you have family or friends coming into town and you want to show them some of the local attractions or culture OR perhaps you need to find a place for your out-of-town family or friends to stay. The Visitor Guide is a great resource and available at

[https://www.mydigitalpublication.com/publication/?i=440497#{%22issue\\_id%22:440497,%22page%22:6}](https://www.mydigitalpublication.com/publication/?i=440497#{%22issue_id%22:440497,%22page%22:6}).

- **VENUES IN PEARLAND**

The City of Pearland has created a guide of venues in Pearland which include restaurants, halls, event centers, clubs, Hotels, Parks and School facilities which are ideal for reunions, socials, meetings and weddings. Check out <http://visitpearland.com/where-to-meet-in-pearland/venues-facilities/> if you are looking for a local Pearland venue. An online copy of The Event Venue Guide is available at

[https://www.mydigitalpublication.com/publication/?i=438555#{%22issue\\_id%22:438555,%22page%22:0}](https://www.mydigitalpublication.com/publication/?i=438555#{%22issue_id%22:438555,%22page%22:0}).

- **PREPARE TO LOVE IT - BIRDING IN PEARLAND**

Have you been wondering what that bird is you see flying over your house or neighborhood? Check out the bird guide at

[http://visitpearland.com/wp-content/uploads/2018/05/pearland\\_bird\\_web.pdf](http://visitpearland.com/wp-content/uploads/2018/05/pearland_bird_web.pdf) to learn our local species.

- **ANTIQUES & BOUTIQUES**

Do you love to go antique hunting? The Visit Pearland website also has a guide to antiques, consignment, resale shops and boutiques. The digital guide is available at

[http://visitpearland.com/wpcontent/uploads/2017/07/antique\\_2017-bro\\_forweb2.pdf](http://visitpearland.com/wpcontent/uploads/2017/07/antique_2017-bro_forweb2.pdf).

There is a wealth of information available at the Visit Pearland website, including a list of local restaurants grouped by type and with maps available. You will also find a list of upcoming events. The Visit Pearland is a great way to discover what is in and around Pearland.

## DRYER VENT CLEANING REMINDER



I am reminded by a coworker's recent event that it is a good idea to have your dryer vent cleaned out professionally. One of my coworker's son noticed that there was a burning smell coming from the kitchen area. After much sniffing, they discovered the smell was coming from the dryer that was on and drying

a quilt in the utility room off the kitchen. Immediately they shut off the gas dryer and pulled out the quilt. The coworker called the dryer repair folks and once he came out and took the front panel off the dryer he discovered the bottom had inches of burned lint in it. He said the lint was backed up in the vent tub and she really needed to get that cleaned out before she ever attempted to use the dryer again. Her vent tub runs up to the roof. My coworker mentioned that she ALWAYS cleans the dryer vent out before every use. Her house was around 20 years old and she has been drying clothes for the 20 years.

As it turns out, thousands of home fires each year are started due to the dryer vent getting clogged. When lint builds up in your dryer vent, it blocks the flow of air from the dryer to the outdoor vent, creating tremendous levels of heat that could lead to a fire. This heat can cause highly flammable particles like lint and clothing to catch fire. If you have a gas dryer, a clogged dryer vent could cause the release of carbon monoxide.

Clogged dryer vents can lead to short-circuiting and major electrical problems, overheating in the home and increased energy bills as the dryer has to work harder and harder with each spin cycle in order to dry clothes. Lack of maintenance is the biggest cause of a clogged dryer vent. Homeowners need to be vigilant about checking the length of the exhaust vent on a regular basis or approximately once each year even when no problems are apparent.

It is important to clean dryer vents before they get to the point where they could be a fire hazard. Some of

the signs that a dryer vent needs to be cleaned include the following:

- Clothing comes out of the dryer much hotter than normal
- The drying cycle takes longer, or clothes are damp after a normal cycle
- The laundry room feels much hotter than normal
- The lint filter fills up quickly or appears unusual
- Utility bills rise without an explanation
- Clothes from the dryer take on a musty smell
- Dryer sheets smell odd or break down more than usual during the cycle

If you are experiencing some of these signs listed above, your dryer vent absolutely needs to be cleaned. Many homeowners opt to clean their dryer vents themselves, which can be done by unplugging the dryer from the wall outlet, removing the vent exhaust pipe from the dryer, vacuuming or pulling out debris from both the dryer and vent pipe, visually inspecting the interior of the vent pipe and checking the exterior of the home for any blockages where the exhaust vents outside. However, this can be a time consuming process, and it is not always effective. A better idea may be to call a professional. Rather than just calling a handyman, it is worth looking for a dryer exhaust technician that is certified by the Chimney Safety Institute of America. These professionals are familiar with the biggest fire risks and can help you prevent clogs as well as eliminate any existing ones. On average, a professional dryer vent cleaning will cost anywhere from \$90 to \$160, depending on the severity of the clog. You can sometimes find a coupon for the cleaning, so check different vendor's websites.

## SOUTHWYCK CAI IS LOOKING FOR AN ADDITIONAL BOARD MEMBER

The Southwyck CAI board is STILL looking to fill a recently vacated board position. This position's term expires in 2020. The board wishes to fill the position with a homeowner that has time and interest in working with others on the board and helping run the association's business. No past HOA experience is needed, but enthusiasm, a willingness to serve our community is a plus. You will get to meet new folks and participate in all board decisions if chosen. Our meetings are usually al-

ways the first Thursday of each month between 6:30 – 8:30 PM. You must have an email account that you can check regularly. If you are interested in being considered, please contact us at [directors@southwycktexas.com](mailto:directors@southwycktexas.com) and tell us a bit about yourself. The board will review all potential candidates and decide collectively who will fill this position's term. Without a quorum of board members, our association business gets stalled until a quorum is met, hopefully at the next board meeting a month away. A full board ensures we have a better representation of our community and the decisions we make on its behalf.

## SOUTHWYCK SECTION 1 NEWS – Southglen & Emerald Pointe

### Architectural Review Process

In an effort to provide and protect each individual Homeowner's rights and values, it is required that any Homeowner considering improvements and/or changes to the exterior of their home or property must apply for approval through the Architectural Review Committee before beginning any project.

Types of projects that require approval include (but not limited to):

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|--|-----------------------------|
| • roof extension or replacing your roof  | • Painting                  |
| • building a shed  | • replacing garage door     |
| • adding a screen/storm door   | • replacing front door      |
| • adding a patio or pagoda   | • replacing windows         |
| • adding play equipment  | • replacing bushes or trees |
| • adding a pool or hot tub   | • removing bushes           |
| • adding a basketball goal (only moveable ones are allowed)  | • cutting down a tree       |
|  | • repairing driveway        |
| • adding solar screens or irrigation systems, or any other improvement to the exterior of your home. |                             |

is needed. If your request is denied, reasons will be stated and you may make adjustments and reapply. Once your project is approved, you will have 6 months to complete your project.

If any change is made that has not been approved, the Association has the right to ask the Homeowner to remove the improvement(s) and/or changes from the property. The completed form should be sent to First-Service Residential. Should you have ANY question of whether you need to get approval for a removal, addition or replacement job on your property, contact our community manager, Hannah:

Hannah.Coffelt@fsresidential.com or calling Hannah at 713.332.4688.

Begin your approval process by first completing the "Request for Home Improvement Approval" form, which can be found on our website ([Southwycksection1ca.org](http://Southwycksection1ca.org)), by emailing our community manager Hannah, [Hannah.Coffelt@fsresidential.com](mailto:Hannah.Coffelt@fsresidential.com) or calling Hannah at 713.332.4688.

Once you receive the form, follow all directions, completing all areas on the form and including any additional data required. If your form is incomplete, the approval process will take longer. The Architectural Review Committee is made up of members of the Southwyck Section 1 Board of Directors. Upon reviewing your completed form, you will be notified that your request has been approved, denied or more information

**Movie Night**  
*in the Park*

Presented by  
Southwyck Community Association

**SAT., DECEMBER 1**  
**Southwyck Lake Park**  
Food trucks available for food purchases before the movie. More details will be available as we get closer to the event date.

We will be collecting food & other items for Pearland Neighborhood Center as a way of giving.



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*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. Cathie Tydelski provided Section 1 article.*