



NEWSCASTER

A publication of
Spring Shadows Civic Association, Inc.

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SPRING SHADOWS AREA CLUBS *

Spring Shadows Moms Club meets the first Thursday of each month at 7:15 pm. Please contact our leadership team at ssmomsclub@gmail.com for more information.

Spring Shadows Book Club meets the second Monday of every month at 6:30 pm for dinner and discussion. For more information, contact: Sandy Lynch at San-lyn@hotmail.com.

* Clubs have no affiliation with the Association

THESE DIRECTOR POSITIONS ARE CURRENTLY OPEN:

5A - 9800 Emnora & Vogue, 9500 Moorberry
5B - 9800 Foxrun Court, 9600-9700 Moorberry
7B - 9900 Moorberry, 2100 Rosefield
10A - 2622, 2626 & 2630 Durban, 2700-2800 Durban
14A - 9600 - 9700 Philmont
17A - 3000 (East side) Durban, 2900-3000 Kenross
17D - 2900 Durban, Fontana & Shadowdale
18B - 2600 Manila & Shadowdale

If you live in any of the above sections and are interested in joining the board, please reach out to the SSCA office, 713.460.1718 or the Nominations Committee Chair, Greg Janek, director16B@springshadows.org

AUTHORIZED SPRING SHADOWS CIVIC ASSOCIATION ONLINE SITE

www.springshadows.org
on Facebook **LIKE**
Spring Shadows Civic Association
Check the website often for current updates

WORDS FROM THE PRESIDENT

Hello, Neighbors!

I hope you're enjoying the cooler weather and absolutely spectacular weekends we have been having (and I hope by the time you are reading this, the nice weather has continued).

In spite of the pandemic, many of you came together (in a safe, socially-distanced manner) for National Night Out (NNO) again this year. There were 26 gatherings with almost 700 people in attendance. National Night Out typically is held the first Tuesday of October and is intended to promote police-community relationships as well as build camaraderie among neighbors. The constables expressed to us how much they enjoy participating and how well-attended events in Spring Shadows are compared with many other neighborhoods in this area. Thank you for your participation!

I would like to thank all who attended the October General meeting via zoom this year. I also want to thank City Counsel Member Amy Peck for her presentation and for all her hard work representing us and advocating for city projects that directly benefit the resident of Spring Shadows. One such project involves an issue which affects every single one of us—stormwater retention and flooding in and around Spring Shadows. Due to its size and scope, the project costs are beyond what the City of Houston or Harris County Flood Control District can provide, and it needs financial support at the state and federal level. In order to make our state and federal representatives aware of the issue, CM Peck has drafted a form letter we can use to send to our representatives in congress. The letter is available on page 7 of this issue of the Newscaster. Also, be aware that congressional lines are changing soon and Congressman Crenshaw will no longer be our representative.

Fortunately, there are many infrastructure and flood mitigation projects that are already underway or have been funded. You can read about the status of these projects in the Community and Government Relations Committee report by Mr. Van Bergen.

I also want to thank our volunteer Board of Directors for all their hard work throughout the year. Spring Shadows is one of the largest self-managed HOAs in Texas and our directors and other volunteers work diligently to keep the association running. We currently have a number of open director positions that we are looking to fill. These positions and addresses served are listed on page 3. Our committees are always looking for new members and there is a wide variety of opportunities to participate, from beautification to patrol and safety to budget and finance, there is a place for every interest. If you are interested in participating either in a committee or joining the board as a director, please contact the office.

As we look forward to this holiday season and beyond, I encourage you to focus on the things you are most thankful for—I am thankful for my family, friends, and you as neighbors. I am also thankful for our office staff—Liz and Sharon—for all their hard work performing the day-to-day operations that keep us running. We couldn't do it without them.

Thank you for the opportunity to serve as your President, and I wish you all Happy Holidays!

Sincerely,

Matthew Bryant, President

ARCHITECTURAL CONTROL COMMITTEE - DANIEL J. KUCERA

Greetings neighbors,

I hope you all are getting outside and enjoying the crisp fall weather. Patio season in Houston is short-lived, so enjoy it while you can! This is also a great time to work on your lawns and landscapes. With the cooler weather, most of our turf grasses, plants, shrubs, and trees go into dormancy making it an ideal time to repair bare sections of the lawn, shape up your shrubs, and trim your trees. Contrary to what many people may think, sod can be planted during any time of year. Randy Lemmon, host of Gardenline, a local gardening radio show recommends a 4-step method known as kill-till-fill-sod, which involves the killing and removal of undesirable weeds/grasses and filling it in with nutrient-rich top-soil prior to placing down the new sod. Once the new sod has been installed, be sure to keep it well watered for 2-3 weeks after to give the roots a chance to establish in the ground. Another trick for achieving a fuller, greener lawn next spring is performing a core aeration followed by a compost top dressing. The aeration helps break up compaction in your soil and allows water and nutrients to reach deep down into the roots. The compost acts as an amendment to our hard clay soils by adding hundreds of beneficial microorganisms back into the ground.

Last month, the neighborhood experienced some unusually high winds. As a result, some of our residents had their fences blown over. While the natural reaction may be to try and replace the fence as quickly as possible, I want to urge everyone to review the deed restrictions prior to replacement to ensure that your new fence is in compliance with our deed restrictions. To quote from Article II, Section 4(c) of our amended deed restrictions, "All fences located along the outer perimeter of any lot must be six (6) feet in height, and constructed of cedar/redwood, unless otherwise approved by the Architectural Control Committee in writing." The committee has expanded upon these requirements, allowing the use of a treated pine rot board of up to 12", limiting the overall fence height to no more than seven (7) feet. I do want to point out that the term "perimeter" fence applies to all sections of your fence, the run along the outside edge of your lot, including your back fence. If the fence is shared with a neighbor, I would encourage you to work with them on a plan for replacement. Please make sure that you submit an application prior to beginning construction.

As we close out 2021, I wanted to recognize the office staff as well as our neighborhood volunteers who help on this committee. Liz at our office does a great job representing our committee by responding to phone calls and collecting applications. Our 10 volunteers donate a lot of time reviewing applications and helping to ensure our neighborhood remains a beautiful and desirable place to live. A big thank you to you all!

Happy and safe holidays everyone!

PATROL & SAFETY COMMITTEE — ROB COOMS

Hi Neighbors,

Walking Safely. It's that time of year when it gets dark pretty early and stays dark for a longer time. Please be extra careful and watch for our kids being out and about. Also, of course, we do have to watch out for adults as they walk around. This is especially important as we don't have sidewalks on a lot of our residential streets. If there are sidewalks where you are walking, please use them.

For those who do walk in the dark, please, please, please wear light or reflective clothing so that motorists can see you. Also, please walk facing oncoming traffic so that you can see motorists coming your way. Everyone has to be extra careful because our streets, without sidewalks, are not walking trails.

Road Rage. This has gotten to be a big thing in Houston recently with people being hurt, or worse, almost everyday. It is sometimes frustrating to not react to others' bad driving, but letting it go could save your life.

Observe Traffic Control Signs And Lights. They are here for your safety. It appears that some residents are not obeying speed limit signs and stop signs. The Constable deputies are enforcing them when they see a violation and will issue traffic citations at their discretion. We want to keep everyone as safe as possible.

Also, we still experience **Thefts From Motor Vehicles.** In most cases the vehicles were unlocked and/or valuables were left in plain sight. Please lock your vehicles when you are not in them and please keep any valuables you have inside out of sight. As always, if you plan on being gone on a vacation, our constables provide a **Vacation Watch Service.** There is a form that is on the SSCA website that can be filled out and sent or given to the constables.

Despite our deputies doing a great job keeping us safe, we are still our own best protection. We can keep the best eye out for suspicious activities around us than anyone else. As we always say, **"IF YOU SEE SOMETHING, SAY SOMETHING."** If you see something, please immediately call the Constables Pct. 5 Dispatch Number at: (281) 463-6666. It helps to immediately identify yourself as a Spring Shadows resident.

Finally, we hope you have a safe and **Happy Holiday Season.** Many of us receive packages, especially now with the pandemic. We experience instances of package theft from porches. If you are expecting a package, consider having a neighbor pick up your packages for you so that they are not out for a long time.

Sample Congressional Letter from Council Member Amy Peck

Thank you all for allowing Council Member Amy Peck join our BOD/General Meeting on October 12. Council Member Amy Peck has asked that we share a letter with our homeowners to help us find funding for our flooding mitigation projects with the congressional delegation. The template is attached here so you can email it to your congressional delegation. The contacts are:

<https://www.cornyn.senate.gov/contact>
Southeast_texas@cruz.senate.gov

Your Name

Address

Address

Date

Senator X

Address

Address

Dear Senator:

As a resident in the Spring Shadows neighborhood, I am extremely concerned with flooding. Our neighborhood has experienced continuous structural and street flooding for years. I am respectfully asking for your help in securing federal funding for the Spring Shadows South Drainage & Paving Project to mitigate flooding in our neighborhood.

The City of Houston identified this 5-phase project to alleviate the flooding in Spring Shadows and Campbell Woods as well as several other neighborhoods in the area. Commissioner Cagle and the City entered an interlocal agreement for the first phase (Neuens Road), and this project is currently in construction. The additional phases must be combined into one project to save money and time. Houston City Council Member Amy Peck has been fighting for this project, but this is going to require federal funds to move forward.

Flooding is directly impacting my house, finances, quality of life, and ability to get to safety during heavy rain events. It has reached the point where regular rain events are impacting our neighborhood and causing flooding. While I am extremely concerned about hurricanes and heavy rain, I am also concerned about the regular rain that is causing significant issues. Thank you for your consideration and your help allocating federal funds for this necessary project.

Sincerely,

Your Name

TELLERS REPORT

**Spring Shadows Civic Association
2022-23 Term Director Elections for subsections A, C, E
Virtual-General Meeting – October 12, 2021**

Teller's Report

<u>SECTION</u>	<u>CANDIDATE</u>		<u>SECTION</u>	<u>CANDIDATE</u>	
Section 1			Section 10		
Position A	Ali Andre Kasrai	24	Position A	OPEN	---
C	Chris Zoch	26	Section 11		
E	Debbie Dill	23	Position A	Felix Angel	11
Section 2			Section 12		
Position A (Write-In)	Alma Frith	1	Position A	Chris Hill	9
C	R.J. (Joe) Canales	18	Section 13		
Section 3			Position A	Robert Blum	24
Position A	Alexis Loving	13	Section 14		
Section 4			Position A	OPEN	---
Position A	Sheri Foreman	5	C	Michael Peel	10
C	Karen Snead	7	Section 15		
Section 5			Position A	Justin Kurtz	9
Position A	OPEN	---	Section 16		
Section 7			Position A	Susan Boone	12
Position A	Susan Aronstein	2	Section 17		
Section 8			Position A	OPEN	---
Position A	Robert Sproule	25	Position C	Ken Arnold	14
Position C	Elizabeth Emery	14	Section 18		
Section 9			Position A	Lori Blackwell	3
Position A	Susan Riemer	13	Section 19		
Position C	Sam Jones	12	Position A	Eric Holm	19

All candidates' positions won.

As prepared by Sharon Noake, verified by Liz Anderson October 13, 2021

Also verified by Greg Janak, Chair Nominations Committee-October 13, 2021

WELCOME OUR NEW NEIGHBORS

9710 Colleen	08/30/2021	2602 Palo Pinto	09/24/2021
2927 Kenross	08/31/2021	2019 Eaglerock	09/24/2021
9714 Colleen	08/31/2021	2822 Kismet	10/06/2021
3003 Kenross	09/03/2021	2122 Rosefield	10/08/2021
9707 Lawngate	09/03/2021	2751 Manila	10/11/2021
9630 Lawngate	09/08/2021	2527 Pomeran	10/12/2021
2610 Pine Village	09/10/2021	2318 Pomeran	10/12/2021
3007 Kenross	09/16/2021	2222 Greyburn	10/13/2021
2818 Quincannon	09/16/2021	2603 Shadowdale	10/14/2021
3019 Manila	09/17/2021	3031 Kenross	10/21/2021
2307 Moss Hill	09/17/2021	2439 Eaglerock	10/22/2021
2930 Kevin	09/20/2021	2507 Southwick	10/22/2021
9714 Colleen	09/20/2021	2910 Shadowdale	10/22/2021
2114 Elmgate	09/22/2021	2810 Kismet	10/25/2021
2610 Anniston	09/22/2021	2706 Quincannon	10/25/2021
2926 Manila	09/23/2021	3022 Triway	10/26/2021

HOLIDAY DECORATING

YOU CAN START YOUR HOLIDAY DECORATING THE FRIDAY AFTER THANKSGIVING. JUDGING WILL BE DECEMBER 16-18. THE WINNING HOME DECORATIONS WILL BE ON OUR WEBSITE WWW.SPRINGSHADOWS.ORG SO YOU CAN DRIVE AROUND AND SEE THEM. THEY WILL ALSO BE LISTED IN THE FEBRUARY ISSUE OF THE NEWS CASTER.

HOLIDAY DECORATION SHOULD BE REMOVED BY JANUARY 15.



COMMUNITY AND GOVERNMENT COMMITTEE - DAVID VAN BERGEN

The Neuens Road project between Blalock and Gessner currently under construction is progressing westerly from Blalock Rd. towards Gessner Rd. During construction a minimum of one-way traffic will be maintained except for occasional short term full closures with proper detours in place. New concrete curb and gutter pavement and drainage infrastructure is almost completed between Blalock and Witte. New pavement and infrastructure is currently under construction between Witte and Gessner on Neuens. Completion of the entire project is expected in January 2023 barring any unforeseen circumstances

Council Member Amy Peck's office is actively pursuing funding for the Spring Shadows South drainage and paving project which includes the Campbell Woods Subdivision to the east of Spring Shadows on every level from local to the federal level. CM Peck and CM Sally Alcorn have visited with our current Congressional Senators and Representatives and even with candidates for the next election about the necessity of obtaining some federal funding in order to move this project forward. SSCA sent an email to all SSCA members requesting they also contact our Senators and Representatives requesting they help obtain federal level funding. Our current senators are John Cornyn and Ted Cruz and our current Representative is Dan Crenshaw. If you haven't, please contact their offices and stress the need for federal funding for this project to help stop our frequent flooding issues in Spring Shadows. (See page 7)

The Spring Shadows North (Westray) project needs more detention. Harris County Flood Control and Houston Public Works staff are working to develop a Design Concept Report. They are looking into new detention needs and strategies and ways to work with both agency's needs. Houston Public Works is meeting with CenterPoint to determine what portions of their easement might be used for detention. They will keep us updated on progress. Once these are completed this project should be able to move forward to obtain funding.

SSCA continues to actively pursue the installation of additional stop signs at the newly opened Kemp Forest/Rosefield intersection. We are very concerned with getting the new Stop signs installed and bringing the intersection up to current ADA and city standards so there is no compromise on the safety of our neighborhood residents and students. The City of Houston Public Works Department is still working on developing a few concepts to improve the mobility in the area and bring the intersection to ADA compliant levels while making it pedestrian and bicycle friendly. Once designs are complete Council Member Peck's office will coordinate a virtual meeting with the impacted community, SSCA, and the city.

Unfortunately, the request for a traffic signal at Kempwood and Rosefield is still on hold. SSCA will make a new request when traffic patterns have returned to normal and could possibly support the need for this signal.

County Commissioners recently changed district boundaries. This has moved most of Spring Shadows into Precinct 3 which is Commissioner Tom Ramsey's district. Small portions of our subdivision are still in Precinct 4 currently led by Commissioner Jack Cagle. We look forward to continued support for Spring Shadows projects from Commissioner Ramsey.

As you probably have seen this year, despite the hard freeze of February, mosquitoes have been out in full force and unfortunately, according to Harris County's website, our area (77080) has tested positive for West Nile. This is a very serious disease and you should take precautions while outdoors for you and your family by using mosquito repellent. Also, please regularly check your property and eliminate any and all standing water and maintain your swimming pools, fountains and bird baths. Also, be sure to regularly clear the drains in front of your homes so that when it rains, the water may flow freely out of our streets and might also help with the mosquitos as well as possible street and home flooding.

In order to help combat the mosquitos, Spring Shadows has decided to extend our contract that fights mosquitos by targeting both the larval and adult stages. To eliminate the larval stage, our pest control company places dunks in the neighborhood's 206 storm drains and to eliminate the adult mosquitos, they spray a weekly truck-based chemical fogging at night. Please note, the chemicals used and manner of spraying are in compliance with the formulas approved and suggested by the Harris County and City of Houston Board of Health.

If you wish, there are ways you can help in your yard, please get info by talking to the experts in your local home improvement or hardware stores. Some of the following products have been recommended by our neighbors:

Dunks - Placed in standing water on your property to interrupt the mosquito life cycle;

Traps - Attracts and kills mosquitos and other flying insects without chemicals; and

Spartan Eradicators—Water solution designed to attract and kill mosquitos.

Or, you may choose to hire a pest control service.

The recent news regarding COVID-19 is still a great concern. Vaccines are now readily available. You should contact your doctor or pharmacy regarding your health needs. Please continue to follow updates by the CDC (<https://www.cdc.gov>) and/or by the Harris County Public Health website (<https://publichealth.harriscountytexas.gov>) or on local news stations regarding other ways to protect yourself and your family.

In closure, please take an active part in maintaining your family's health and please eliminate any and all standing water on your property. Thank you.

NEIGHBORS NIGHT OUT

This year there were a total of 26 block parties for Neighbors Night Out. Of the 665 total attendees, 489 were adults and 176 were children.

Thank you to all who organized you neighborhood gathering. And thank you to all who attended.

Spring Shadows

Market Information for October 2021

Active Listings on 11/1/2021 18

12 months ending October 31, **2021**:

Number of Homes Sold	148
Average days on the market	54
Highest Priced Home	\$665,000
Average Sales Price/SqFt	\$178.65
Average Sales Price	\$415,712

Prior year - 12 months ending October 31, **2020**:

Number of Homes Sold	117
Average days on the market	65
Highest Priced Home	\$510,000
Average Sales Price/SqFt	\$165.80
Average Sales Price	\$373,436

HOUSTON HOUSING REMAINS ON TRACK FOR A RECORD YEAR

HOUSTON — (October 13, 2021) — Despite persistently low inventory, buyers kept the Houston real estate market humming once again in September, positioning it for a record finish by the time the books close at midnight on December 31. According to the Houston Association of REALTORS (HAR) September 2021 Market Update, single-family homes sales rose 1.5 percent versus last September

HAR also breaks out sales figures for existing single-family homes. Existing home sales totaled 7,948 in September. That is up 8.7 percent from the same month last year. The average sales price rose 12.8 percent to \$368,253 while the median sales price climbed 15.7 percent to \$295,000.

The time it took to sell a home fell by about three weeks compared to September 2020. Days on Market (DOM) went from 51 to 29. Due to strong buyer demand and steady home sales, inventory registered a 1.8-months' supply compared to 2.4 months a year earlier. That level is the highest of 2021, but below the current national inventory of 2.6 months recently reported by NAR.

“The Houston housing market continues to show strength as we enter the fall season, which is traditionally the time of year the market slows,” said HAR Chairman Richard Miranda with Keller Williams Platinum. “We are on track for another record year of sales, however higher home prices and the potential of rising interest rates could impact buyer demand in the coming months.”

Broken out by housing segment, September sales performed as follows:

\$250,000 - \$499,999: increased 27.4 percent

\$500,000 - \$999,999: increased 28.3 percent

Prepared by:

ARLENE NOVICK, REALTOR® SRES®, Keller Williams Realty Metropolitan, a.novick@comcast.net, 713-898-0818, www.ArleneNovick.com

Information obtained from HAR MLS, is believed to be accurate but is not guaranteed. This should not be considered an opinion of value.

**NO WINNER LAST ISSUE
\$125.00 is the prize this issue!**

Your six digit account number is the top line of your address label. The number is included in one of the articles in this issue. When you find your number, contact the office by letter or email. Give us your name, your account number, the article in which you found it and a check will be in your mail box soon. Prizes must be claimed within 45 days and unclaimed prizes roll over into the next issue. The numbers are randomly picked by SSCA's CPA firm. Association dues are not used to fund the prize.

**PLEASE PICK UP
AND CARRY AWAY YOUR PET WASTE**

Owning a dog means you have taken on several responsibilities. One of these responsibilities is to cleanup after your pet if it they use the sidewalk or a lawn as their bathroom while on your walk. It is inconsiderate to leave a mess. It is unsanitary. And it is damaging to the lawns.

The association works to keep our property values up. Do your share and pick up after your pet so the lawns don't become brown-spotted. (000830)

HILLENDAHL LIBRARY

The Hillendahl Library building is open again.

Monday	Noon - 7 pm
Tuesday	Noon - 5 pm
Wednesday	9 am - 5 pm
Thursday	Noon - 5 pm
Friday	9 am - 5 pm
Saturday	9 am - 5 pm

832 393 1940

The library has a donation box for used glasses. Donate your old prescriptions to help others see.

NOTICE TO ALL MEMBERS

Please let the office know your email* address so you can be included on important Association news. The office needs only **ONE (1) good email address per family.**

Email your name and street address to the Association at **office@springshadows.org**

If you are currently receiving group emails from the Association, then you're already in the system and do not need to take further action.

Thank you.

*email address will be used for Association business only



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NOTICE TO ADVERTISERS

The next issue of the SSCA Civic Association Newscaster will be February 2022. Please advise the Association office if you plan to discontinue or change your ad for the new year no later than December 1, 2021. The price is \$50.00 per issue and there are six (6) issues per year. Your support by advertising in the Newscaster is greatly appreciated.

AVAILABLE SPACE

Advertising Policy for Spring Shadows Civic Association

Approved by the Board of Directors on May 15, 2017

It has been suggested that the Civic Association establish an advertising policy that will allow more community businesses to advertise in the Newscaster. A policy would establish a fixed number of advertising spaces and allow those businesses currently advertising, and those who would advertise if space was available, an equal opportunity to submit camera ready advertisements together with payment, by January 1, 2018, for the initial 2019 Newscaster, and following editions.

The Newscaster is a bi-monthly publication of the Spring Shadows Civic Association, Inc. presenting information about the subdivision and the neighborhood to the residents of the Spring Shadows Subdivision. Spring Shadows has 1,966 homes comprising the membership of the Association. The Newscaster is published in February, April, June, August, October, and December of each year.

Beginning January 1, 2018, the Newscaster will make available approximately 40 advertising spaces for local businesses to advertise their goods and services to residents and homeowners. Each advertising space will be the same size, 1/8th page (approximately business card size, each measuring 3.5" x 2" (including border or background).

An advertisement may be purchased and placed issue-by-issue, or six issues may be purchased in January, at a cost of \$50.00 per issue. All advertisements will be placed in the Newscaster on a space available basis, in the order received. Advertisements must be submitted to the Association's office in a camera-ready format and must be paid for in advance. Advertisements, together with payment, must be received in the Association's office by the following deadlines:

December 1st for the following year's February Newscaster

February 1st for the April Newscaster

April 1st the June Newscaster

June 1st for the August Newscaster

August 1st for the October Newscaster; and

October 1st for the December Newscaster.

Advertising rates for the next calendar year are determined by the Association each October.

The Association reserves the right to refuse advertising if, in its sole discretion, the Association finds that the advertisement is not in the best interest of the residents. Advertisers must comply with any applicable laws or regulations regarding their advertisements. The Association is not liable for the content of any advertisement and does not endorse nor assume any responsibility or liability for an advertiser's product or service.

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