



NEWSCASTER

A publication of
Spring Shadows Civic Association, Inc.

10355 CENTREPARK DRIVE, SUITE 220
HOUSTON, TEXAS 77043

TEL. 713-460-1718

FAX 713-460-2399

PCT. 5 CONSTABLE 281-463-6666

www.springshadows.org

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FEBRUARY 2018



ASSOCIATION INFORMATION

CALENDAR

- Executive Committee Meetings: Monday Feb.5, Mar.5, 6:45 pm
- Board of Directors Meetings: Monday Feb.19, Mar.19, 6:45 pm
- ACC Meetings: Tuesday Feb.6, Mar.6, 6:45 pm
- General Meeting: Tuesday April 10, The Pavillion on Gessner, 7:00 pm
- Garbage pickup: Friday
- Recycling: Friday: Feb. 2, Feb.16, Mar.2, Mar.16, Mar.30
- SSCA Spring Festival: Sat. Apr.21

February

Fri. Feb. 2, Groundhog Day
Wed. Feb. 14, Valentine's Day
Mon. Feb. 19, President's Day

March

Sun. Mar. 11, Daylight Saving
Time Begins
Sat. Mar. 17, St Patrick's Day
Tue. Mar. 20, First Day of Spring

Important Phone Numbers

Pct. 5 Constable 281-463-6666
Graffiti Removal 311 (713-837-0311)
Emergency 911
Houston Police (Non Emer) 713-884-3131
Houston Fire (Admin) 832-394-6700
SBISD Police 713-984-9805
Brenda Stardig Council Member District A
832-393-3010
BARC (Roaming Dogs) 713-229-7342

Contact information correct at time of printing.

Online Newscaster

The Newscaster is delivered to members' homes by the 1st of February, April, June, August, October and December. It can be viewed online at www.springshadows.org by the 15th of the month prior to delivery.

Office Information

10355 Centrepark Drive, Suite 220
Houston, Texas 77043
Tel. 713 460 1718
Fax 713 460 2399

www.springshadows.org

email: sscaoffice@yahoo.com

Office hours Mon. – Fri. 8:30 AM – 3:00 PM

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SPRING SHADOWS CLUBS

Spring Shadows Moms Club meets the first Thursday of each month at 7:45 pm. Contact Caroline Clay or Heather Morse 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.



SPRING SHADOWS WOMEN'S CLUB

invites you to join us for our social and speaker gatherings on the third Thursday of every month at 6:30 pm.

For more information, please contact:
PRESIDENT | Cindy Portis: cindy.portis@gmail.com

AUTHORIZED SPRING SHADOWS CIVIC ASSOCIATION ONLINE SITES.
www.springshadows.org
On Facebook **LIKE** Spring Shadows Civic Association

**As of January 2, 2018
RECYCLING and YARD DEBRIS collections have RESUMED**

For information regarding junk waste and large tree waste collection, call 311, or check the City of Houston Solid Waste Management Department or the SSCA Website.

WORDS FROM THE PRESIDENT

Welcome to 2018 neighbors!

2017 was quite a year for many of us in Spring Shadows. Probably most memorable other than family milestones are Hurricane Harvey and his aftermath. Although Spring Shadows was "spared" compared to other parts of the metro area, some in the subdivision were not so lucky. We hope everyone's recovery is moving along well or is completed. Spring Shadows especially and the west side of Spring Branch stepped up when asked to by the COH when our sanitary sewer plants were disabled. Thanks to everyone's cooperation we didn't suffer any major problems. Although it was an inconvenience we all showed how our neighborhood can come together.

Now we are moving on to 2018 with new hopes and new goals. Spring Shadows Civic Association's Board of Directors has several new directors. The rest of the board and I look forward to working with them as we all continue to make Spring Shadows a great place to live. If you have concerns about our subdivision, please feel free to contact us so we can do our best to address them.

I know that one concern on the minds of many Spring Shadows residents is what is going on with the former Pinecrest Golf Course. Elsewhere in the Newscaster is an article that I think will address the concerns of many. Please take the time to read the article and if you have any further questions I/we will do our best to answer them or direct you to someone who can address them. Rest assured that I personally, and your BOD, have been monitoring what is going on with Spring Brook Village (formerly Pinecrest) and keeping on top of it to make sure nothing that happens with this new subdivision or any others, such as Avalon Place, will adversely affect Spring Shadows and the surrounding neighborhoods.

Both Buttermilk Creek and the ditch between Kempwood and Kemp Forest have had major cleaning, desilting, and repairs done over the last several months which will hopefully make for better flow in them during rains and less likelihood of any flooding being caused by these creeks. In addition to these both the "Spring Shadows North" and "Spring Shadows South" CIP projects are in design and expected to go into the construction phase within the next year. We will keep you apprised of the progress of both infrastructure improvement projects as they progress.

Also, don't forget our annual Spring general meeting is scheduled for 7pm on April 10th at the Pavillion on Gessner. We hope to see each one of you there. Please add this to your calendar.

The social committee is busy continuing to plan the SSCA Spring Festival. This year it will be at a new venue -Terrace Elementary School. The date is April 21st and the new time is from 4pm - 7pm. Make sure to put this fun time on your calendars.

Happy 2018!!

David Van Bergen, President

ARCHITECTURAL CONTROL COMMITTEE

Here it is the beginning of February and we're looking forward to spring, which is just around the corner, with its promise of green lawns, trees leafing out, and blooming flowers. But, while it is still cold, now is the time to take the first preventative measures to ensure that you will have a green and weed free lawn all summer long.

February and early March is the time to apply a pre-emergent shortly before annual weeds, such as Crabgrass, Goosegrass, and Dallisgrass appear. There are several brands of products to choose from and they are available at the 'big box stores', at local hardware stores, and at garden centers. Be sure to read the labels to determine: which is right for your lawn, on how to apply it, how much to apply, and if it's necessary to water it in after you apply it.

Some people claim that putting corn gluten meal (CGM) on their lawns kills weeds and is a great pre-emergent control for weeds. But there are studies from universities in California, Washington, and Oregon which found CGM doesn't kill existing weeds and has only minimal success for preventing weed seeds from germinating. However, they did confirm CGM is a good source of nitrogen.

Late March and early April is the time to apply fertilizer to your lawn. Some folks use a weed-and-feed, and some just apply a feed product; it's up to you.

Any time between now and mid-April would be an appropriate time to apply a fungicide to your house as a preventative measure against mold/mildew from blooming on your siding and brick once the weather warms up. See the ACC article in the October 2017 Newscaster (or the SSCA website) for more information about using a fungicide.

This is also the time of year many people start to think about springtime and summertime projects for their house: adding a patio, putting in a pool, replacing the windows, and similar changes to the exterior of their house. Remember that the AC Committee must approve **all** exterior changes before the work begins. This is a straightforward process and takes only 5-10 business days to get approval once the SSCA office has all the necessary information. The AC Application is available from the website or come by the office and pick one up. The office staff will be more than happy to walk you thru the process to ensure a quick review of your proposed project by the Committee.

So, submit your AC Applications, get the approval several weeks before you plan on starting your project, and you will have the peace of mind knowing that it is within the Deed Restrictions and Guidelines of the Association and that the work will be able to proceed without interruption.

PATROL & SAFETY COMMITTEE

John Arnold, Joe Canales, David Durham, Jerry Gilcrease,
Ben Gillis, Tom Pizzo, and Sgt. R. Gonzales

We extend our thanks for the services of our Harris County Pct. 5 Constables for a job well done in our subdivision. Their presence in Spring Shadows Civic Association is the reason we have considerably less crime activity compared to the other residential areas around us. It is not the intent of the Constables to replace calling 9-1-1, but by calling **Pct. 5 Dispatch at (281) 463-6666** you will get a much faster response since the constables are already in our neighborhood.

This committee would also like to congratulate both the Constables and Spring Shadows Civic Association homeowners on a safe year. Crime statistics were down in 2017 thanks to all your efforts.

2017 Spring Shadows Civic Association Serious Crime Statistics

DESCRIPTION	J	F	M	A	M	J	J	A	S	O	N	D	HP D	Y-T-D
MURDER	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RAPE	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ROBBERY	1	0	0	0	0	0	1	1	0	0	0	0	0	3
ASSAULT	0	1	0	0	0	0	0	0	0	0	0	0	0	1
VEHICLE THEFT	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NARCOTICS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BURGLARY-STRUCT	2	2	2	0	1	1	0	0	0	2	0	0	1	11
BURGLARY-VEH	0	3	2	3	6	0	1	0	0	2	2	0	1	20
TOTAL/CRIME	3	6	4	3	7	1	2	1	0	4	2	0	2	35

Walking & Jogging in the Subdivision

We've had a few reports of homeowners almost hitting people walking, jogging, biking, and skateboarding in the subdivision. If you are doing any of these sports in the early morning hours or after sunset, in the dark, be sure to be wearing light colored clothing and a reflective vest, shoes, arm band or bike light so that you can be seen. Keep yourself safe when doing sports activities in the dark. You need to be seen to be safe and protected.

Update on gas pump and ATM "skimmers"

Consumer Reports has an update on skimmers advising that thieves are becoming more sophisticated at hiding the devices and getting around some of the fixes merchants have put in their way. *Check their online article at <https://www.consumerreports.org/money/watch-out-for-skimmers-at-atm/> and learn how you can protect yourself and your personal information by knowing more about how these devices have been enhanced.* Their most important suggestion is that debit card holders should not use remote ATMs or point-of-sale terminals like those in convenience stores or remote gas stations. They suggest that before using an ATM or point-of-sale terminal, try wiggling the keypad or card slot. If anything seems loose, don't use the device. Also, place your hands over the keypad when entering your personal identification number (PIN) in case thieves have installed a pinhole camera to record it, the Better Business Bureau recommends. Lastly, chip cards offer better protection than a magnetic strip.

**Spring Shadows Civic Association
2018 Budget – Approved by the Board of Directors 11/13/2017**

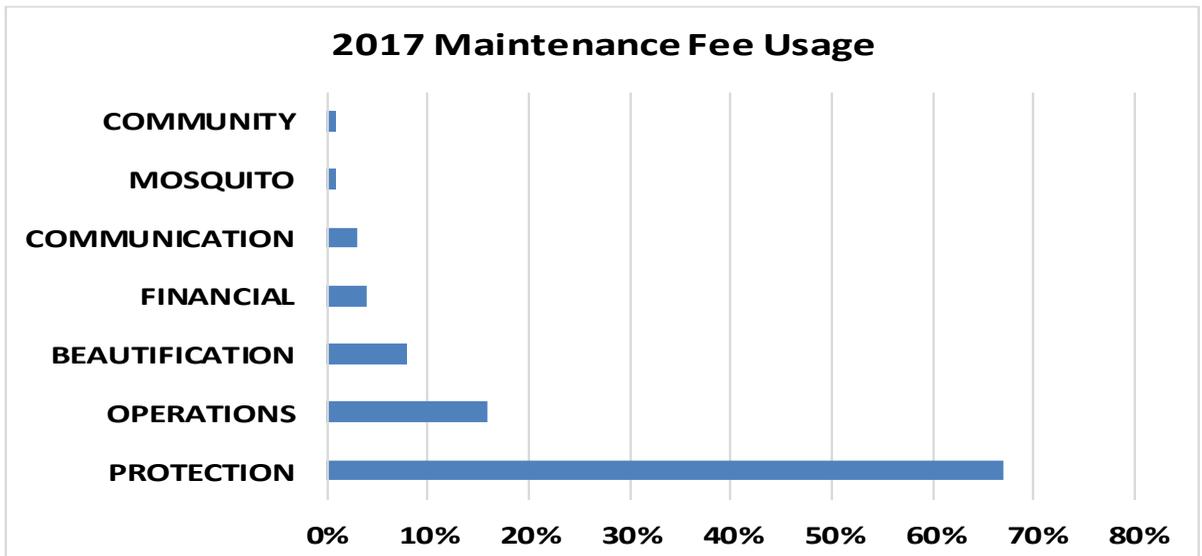
INCOME

Advertising Income	\$ 13,200.00
Admission	\$ 280.00
Interest Income	\$ 1,000.00
Late Fee Income	\$ 4,300.00
Legal Reimbursement	\$ 15,000.00
Maintenance Fee Income	\$ 647,364.00
Other Income	\$ 3,000.00
Refinance Income	\$ 725.00
Transfer Income	\$ 16,000.00
Total Income	<u>\$ 700,869.00</u>

EXPENSES

Income Tax	\$ 1,500.00
ACC	\$ 68.00
Audit	\$ 10,000.00
Bad Debt	\$ 3,000.00
Beautification	\$ 55,187.00
Community/Government	\$ 1,900.00
Depreciation	\$ 3,000.00
Insurance	\$ 13,449.00
Judiciary	\$ 100.00
Newsletter	\$ 12,687.00
Office Related	\$ 93,433.00
Patrol	\$ 409,477.00
Payroll & Tax	\$ 76,570.00
Postage	\$ 5,134.00
Social	\$ 4,000.00
Office Supplies	\$ 11,204.00
Nominations	\$ 10.00
Welcome	\$ 150.00
Total Expenses	<u>\$ 700,869.00</u>

Note: The Board of Directors made the decision to discontinue mosquito spraying. The Health and Mosquito Committee presented information to the BOD that suggested the spraying was ineffective for the biting mosquitoes and that the spraying needed to be done at dusk and dawn which was unacceptable to most homeowners. (014240)



Spring Shadows Market Information for November 2017

Current Active Listings	10
12 months ending November 30, 2017 :	
Number of Homes Sold	108
Average days on the market	73
Average Sales Price/SqFt	\$141.89
Highest Priced Home	\$439,000
Average Sales Price	\$328,270

Prior year - 12 months ending November 30, **2016**:

Number of Homes Sold	91
Average days on the market	69
Average Sales Price/SqFt	\$137.29
Highest Priced Home	\$485,000
Average Sales Price	\$310,524

MLS Report for November 2017

HOUSTON HOME SALES BRING GOOD TIDINGS IN NOVEMBER

The post-Harvey rebound continues despite constrained inventory

HOUSTON — (December 13, 2017) — Home buyers and renters propelled Houston's post-Hurricane Harvey real estate market into positive territory for a third straight month in November, even as the supply of homes remained constrained.

Single-family home sales rose 7.4 percent year-over-year, according to the latest monthly report from the Houston Association of Realtors (HAR). All segments of the housing market registered gains except for homes priced between \$100,000 and \$150,000 and those priced at \$750,000 and above. On a year-to-date basis, home sales are 3.3 percent ahead of 2016's volume, even as some storm-damaged properties continue to undergo reconstruction and renovation for their eventual return to the market.

The single-family home median price (the figure at which half of the homes sold for more and half sold for less) rose a fractional 0.3 percent to \$225,725. The average price increased 0.9 percent to \$284,250. Both figures represent record highs for a November.

November sales of all property types in Houston totaled 7,270, an increase of 4.9 percent versus the same month last year. Total dollar volume climbed 8.4 percent to \$2.0 billion.

Prepared by:

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

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

2018 SECTION/BLOCK LISTING AND DIRECTOR LIST

Section	Director Name & Address
1A 2500-2600 Hollow Hook, 2500 Southwick	Cassie Poulos – 2619 Bandelier
1B 2600 Southwick, 2500-2600 Talina	Janet Marton – 2602 Teague
1C 2500-2600 Teague	Chris Zoch – 2531 Teague
1D 2500-2600 Bandelier	Doc Lee – 2626 Bandelier
1E 2500-2600 Anniston	Matt Bormann – 2514 Hollow Hook
2A 2500-2600 Moss Hill	Joshua Jones – 2614 Moss Hill
2B 2500-2600 Pomeran	David Jantzen – 2635 Pomeran
2C 2500-2600 Rosefield	Joe Canales – 2511 Rosefield
3A 9842, 9843, 9900 Emnora, 2400 Moss Hill & Rose field, 9842, 9842 & 9900 Vogue	Scott Harbison – 9918 Vogue
3B 9900 Hornpipe, 2300 Moss Hill, Pomeran, Rosefield	David Van Bergen, President – 2403 Moss Hill
4A 2500-2600 Pine Village	Arlene Novick – 2522 Pine Village
4B 2500-2600 Palo Pinto	Jalaine Shirley – 2531 Palo Pinto
4C 2500-2600 Parana	Ron Mink – 2631 Parana
5A 9800 Emnora & Vogue, 9500 Moorberry	Don Toellner – 9814 Vogue
5B 9800 Foxrun Court, 9600-9700 Moorberry	Bene Pena – 9711 Moorberry
7A 9800 Moorberry, 2200 Pomeran & Rosefield	Kelly Tarleton Mills – 9826 Moorberry
7B 9900 Moorberry, 2100 Rosefield	Susan Aronstein – 9807 Moorberry
8A 2000 Eaglerock, 1900 Knoboak Cir, 9800-9900 Knoboak	Chris Boyles – 9835 Knoboak
8B 9800 Canoga, 2100 Lexford, 2000-2100 Elmgate	David Durham – 9815 Canoga
8C 2100-2200 Eaglerock	Lee Calloway – 2230 Eaglerock
8D 2300-2400 Eaglerock, 9710 & 9714 Weatherwood	Elizabeth Emery, Treasurer – 2405 Eaglerock
9A 2700-2800 Kenross	Susan Riemer – 2803 Kenross
9B 2700 Bernadette, Stetson, Triway	Unavailable until October 2018 election
9C 2800 Bernadette, Stetson, Triway	Sam Jones – 2803 Stetson
10A 2622, 2626 & 2630 Durban, 2700-2800 Durban	Ron Knight – 2815 Durban
10B 2700-2800 Fontana	Matt Morse – 2810 Fontana
11A 2200-2300-2400 Lexford, 9702 & 9706 Vogue	James Weiss – 2422 Lexford
11B 2200-2300-2400 Elmgate	Ken Racine – 2403 Elmgate
12A 2700-2800 Shadowdale	Jerry Gilcrease – 2835 Shadowdale
12B 2700-2800 Manila	Linda Hosford – 2819 Manila
13A 2200-2300 Greyburn	Robert Blum – 2330 Greyburn
13B 2200-2300 Parana, 9700 Truscon	Teresa Worley – 2218 Greyburn
14A 9600-9700 Philmont	Rob Cooms – 9734 Philmont
14B 9500-9600-9700 Colleen	Gaye Kendall – 9730 Philmont
14C 9600-9700 Lawngate, 3410-341 Springrock	John Lovell – 9626 Lawngate
15A 2631 Durban, 2630, 2631 Fontana, 2630, 2631 Kismet, 2700 Kismet, 2630, 2631 Manila, 2630, 2631 Quincannon, 2700 Quincannon, 2630, 2631 Shadowdale	Barbara Nytes-Baron, Secretary – 2743 Quincannon
15B 2800 Kismet & Quincannon	Kevin Hollister – 3003 Triway
16A 2900 Kevin, Riata & Stetson	Susan Boone – 2919 Kevin
16B 3000 Kevin, Riata & Stetson	Greg Janak, Exec Vice Pres – 3014 Kevin
17A 3000 (East side) Durban, 2900-3000 Kenross	Clay Warwick – 2907 Kenross
17B 2900-3000 Bernadette & Triway	David Jurgens, Vice Pres – 3003 Bernadette
17C 3000 (West side) Durban, 3000 Fontana & Shadowdale	Peggy Ricks – 3026 Fontana
17D 2900 Durban, Fontana & Shadowdale	Carolyn Geis – 2918 Fontana
18A 2600 Durban & Fontana	Bart Portis – 2607 Durban
18B 2600 Manila & Shadowdale	Joan Flynn – 2751 Durban
19A 2900 Kismet & Quincannon, 2900-3000 (West side) Manila	Kris Von Hohn – 3007 Manila
19B 3000 Kismet & Quincannon, 2900-3000 (East side) Manila	Rebecca Drennan – 2911 Manila
At Large	John Arnold – 3003 Kevin

PINECREST UPDATE

*The following letter was sent to the Houston Mayor and City Council after a meeting between MetroNational, Meritage Homes, and the HOA presidents of adjoining neighborhoods. The project engineers also attended this meeting. This letter presents the **FACTS** as we know them after the meeting.*

Recent newspaper articles and a letter by the Super Neighborhood Alliance has spurred some controversy regarding the development of the former Pine Crest golf course. The Spring Branch Super Neighborhood North reached out to MetroNational for information about the proposed development so we could provide **FACTS** to the members of our community.

MetroNational and Meritage invited the Co-Chairs of the Spring Branch Super Neighborhood North and the presidents of Spring Shadows Civic Association, Spring Shadows Townhomes and Willow Walk Townhomes to a meeting to discuss the proposed development and to answer any questions we might have about the project. We were encouraged to ask questions based upon what we had heard from our community residents, the information that had been published online and in news articles, and the information presented during the meeting. Again, our goal was to seek **FACTS**. Shown below are the **FACTS** we learned from that meeting.

The proposed project consists of approximately 30 acres of commercial development along Gessner and approximately 900 single family homes that would be built on approximately 120 acres which would be in 5 gated residential groupings. The residential portion of the development is to be called Spring Brook Village. The attached general plan was approved by the City for construction and shows the public streets within the project. The public streets were designed so that there was not a straight line connection between Clay and Kemp Forest. This design slows down traffic and reduces cut through traffic in the adjacent neighborhoods and the proposed development.

A major component of the development is the construction of a drainage and detention system. That drainage/detention system has been designed and approved by all applicable governmental authorities (FEMA, Harris County Flood Control District and the City of Houston). As you are aware, the construction of the drainage/detention system has commenced. Even though it was only partially built, it was a big part of the reason Brickhouse Gully did not flood surrounding and downstream neighborhoods during Hurricane Harvey. The Spring Brook Village drainage/detention system gathers storm water into the ponds that outfall into Brickhouse Gully which is located at the northeast corner of the development and eventually this outfall flows into White Oak Bayou to the east. The system is designed by regulation to allow storm water outfall into Brickhouse Gully at the same or lesser rate which occurred when the property was a golf course. The detention of storm water on the development, through the series of detention ponds, greatly exceeds governmental requirements and is discussed in further detail below.

FEMA, the federal agency that administers Floodplain Maps, has reviewed the drainage plans and provided a LOMR for the existing state and a Conditional Letter of Map Revision (CLOMR) for the future state drainage system. Once the drainage system is built, according to the CLOMR, FEMA will amend the floodplain maps to show the floodway and 100-yr floodplain are contained inside the drainage system within a one (1) foot freeboard to the top of bank.

The following is a summary of how the project exceeds City of Houston and Harris County standards.

Home Elevation – The City requires that the homes be constructed above the 100-year flood plain. Not only will all of the homes be constructed above the required 100-year flood plain, but once the entire drainage/detention system is completed, the homes will also be above the 500-year flood plain. Dirt from the excavation of the drainage/detention system is being used as fill to raise the lots.

Density – Chapter 42 of the City’s Subdivision Code allows 27 dwelling units per acre. Spring Brook Village is planning 8 dwelling unit per acre and is comparable to Willow Walk Townhomes or Spring Shadows Townhomes.

Home Plans – Chapter 42 allows homes to be 3-4 stories and attached (shared wall). The homes in this project are detached and 1-2 story which is consistent with the character of the community.

Detention – The minimum City required detention volume is 71.6 acre-feet of detention. The proposed drainage/detention system provides for 87.7 acre-feet of detention (22% more than required). Additionally, detention is designed so that the 87.7 acre-feet is contained one foot below the channel banks, resulting in an additional factor of protection from flooding. That additional factor of protection allows for an excess of 20+ acre-feet of detention before water levels can overtop the banks of the drainage channel.

Runoff - All of the rain water will drain to the center of the site into the drainage/detention system. The only water that will leave the site will be through the drainage/detention system into Brickhouse Gully. A series of detention ponds are part of the drainage/detention system. Existing water that enters the site at the corner of Clay and Gessner and rainwater falling on the development will be captured and funneled through the detention ponds. As stated above, water will drain into Brickhouse Gully at the same rate or less than when the property was a golf course.

Harvey Analysis - The project’s civil engineer, Jones and Carter, was requested by Mayor Turner’s office to superimpose the rainfall from Harvey over the completed build out of Spring Brook Village. The resulting hydraulic model showed that flood waters would not reach any houses, nor would the adjacent community receive any additional runoff because all the rainfall would be detained onsite.

Drainage maintenance – Harris County and the City generally do not accept the responsibility of maintenance of detention ponds and require homeowner associations or MUD’s to maintain such infrastructure. In this case, the drainage/detention system will be maintained by the MUD resulting in a higher quality of maintenance than that usually provided by homeowner associations.

Parks – The City requires a park fee. In addition to the park fee, this project provides for public and private park amenities. The MUD will also maintain the public park amenities.

Parking spaces – Chapter 42 requires 1 guest space for every 6 units. There will be 2 guest parking spaces for every 6 units in this project.

We understand that people have wondered why construction has not stopped since the City has not yet voted to allow a MUD over the property. Construction started in May 2017 after receiving all necessary approvals from the City and Harris County for this development. Having the MUD (i) makes it feasible to have the lower residential density, excess detention capacity and linear park trails (pedestrian and bike) that are open to the public; and (ii) maintenance of the facilities so that such facilities function as they are designed.

The MUD provides a financing mechanism that allows for bonds to be issued for the payment of the public infrastructure, the drainage/detention system, the streets and the trail system.

The MUD is supported by taxes paid by property owners in the district only. MetroNational will be responsible for the MUD taxes for the commercial portion of the development, and Meritage and the homeowners for the MUD taxes for the residential portion of the development. The inability to use MUD financing would require a re-examination of the development by the developers regarding the feasibility of creating a community that exceeds requirements on so many levels.

cc: Mayor and City Council
Super Neighborhood Alliance

Standard	Allowable	Spring Brook Village
Home Elevation	Above 100-yr	Above 500-yr
Density	27 units/acre	8 units/acre
Home Plans	Attached, multistory	Detached, 1-2 story
Detention	71.6 acre-feet	87.7 acre-feet
Parks	Park Impact Fee	Public and Private Amenities
Drainage Maintenance	HCFC / City	MUD
Guest Parking Spaces	1 space per 6 lots	2 spaces per 6 lots



Spring Shadows Civic Association
Spring Fest 2018
(for Spring Shadows Civic Association members only)

CALLING ALL SUPERHEROES!



When: Saturday, April 21, 2018
Time: 4pm to 7pm
Where: Terrace Elementary
10400 Rothbury Street
Houston, TX 77043

*****Note the new place and time*****

Be a vendor and set up a booth for only \$35.00 – Sponsors Accepted

Questions or inquiries: email sscaoffice@yahoo.com, call the office at (713) 460-1718, or contact Cindy Portis, Chairwoman, at (713) 240-5228. Check the Spring Shadows Civic Association Facebook page for further updates.

**WELCOME YOUR
NEW NEIGHBORS!**

If you are a new homeowner, please return your welcome packet questionnaire. We look forward to including your new address in the next issue of the Newscaster!

ATTENTION MEMBERS

If the Association office does not have an email contact for you, please call Michelle at 713-460-1718 or email sscaoffice@yahoo.com with your information.

**New Year New Start !
Hidden Number Prize is \$25.00**

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 SCCA's CPA firm. Association dues are not used to fund the prize.

Calling all teenagers....

Are you looking for extra money from babysitting, pet sitting, plant care or mowing lawns? Call the Association office at (713) 460 -1718 to have your name placed in the Newscaster for jobs you are wanting to do and be added to the Teenage Job Seekers list below.

Spring Shadows Teenage Job Seekers

L - Lawn care P - Pet Care Only B - Babysitting P/P- Pet/Plant Care

Name	Address	Phone
Blake, P/P	Kempwood	832-443-8868
Bethany-B,P/P & Piano Lessons		832-577-4174
Alexander-P/P	Kempforest	713-252-2423
Leslie- B,P/P	Shadowdale	713-722-8689
Charlotte—B,P/P	Palo Pinto	832-581-6958
Courtney-B/P	Parana	956-998-1130
Matthew-P/P	Emnora	713-542-0494
Abigail-B/P	Talina Way	832-640-0127
Josiah-P,P/P,L	Shadowdale	713-384-8986
Gabriela-B	Shadowdale	713-384-8986

Note: Spring Shadows Civic Association does not endorse any of the teenagers listed, and is not responsible for any of their actions.

ATTENTION ADVERTISERS

New ads or changes to existing ads
for the April 2018 issue
are due into the
Spring Shadows Civic Association
office by **February 28, 2018!**

Hammerly Mini Storage

100% Climate Controlled

9438 Hammerly

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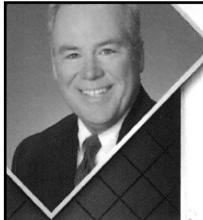
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Advertising Policy for Spring Shadows Civic Association

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 2018 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 for 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.

Spring Shadows Teens ages 13 years to 18 years, who offer a service to Spring Shadows residents, may be listed in an Association advertisement at no cost. Teens interested in offering a service should contact the Association's office.

April General Meeting Tuesday April 10

**Spring Festival information on page 13
NEW LOCATION and NEW TIME!**