



NEWSCASTER

A publication of
Spring Shadows Civic Association, Inc.

10355 CENTRE PARK DRIVE, SUITE 220
HOUSTON, TEXAS 77043

TEL. 713-460-1718

FAX 713-460-2399

PCT. 5 CONSTABLE 281-463-6666

www.springshadows.org

ISSUE 267
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APRIL 2017



SPRING FESTIVAL

This invitation is extended to Spring Shadows Civic Association members only

Saturday, April 22nd, 2017

Noon to 3:00pm

SPRING WOODS BAPTIST CHURCH
10131 EMNORA LN

ASSOCIATION INFORMATION

CALENDAR

- Executive Committee Meetings: Monday April 3, Monday May 1, 6:45 pm
- Board of Directors Meetings: Monday May 15, 6:45 pm
- ACDR Meetings: Tuesday, April 4, Tuesday May 2, 6:45 pm
- General Meeting: Tuesday April 11, The Pavillion on Gessner, 7:00 pm
- Garbage, Yard Debris Pick Up: Fridays
- Recycle Pick Up: Fridays April 14, April 28, May 12, May 26, June 9, June 23
- Junk Waste Pick Up: Fridays April 28, June 23, August 25
- Tree Waste Pick Up: Fridays May 26, July 28, September 22

April

Saturday April 1, April Fools' Day
Tuesday April 18, Tax Day
Saturday April 22, SSCA Spring Festival
Saturday April 22, Earth Day

May

Friday May 5, Cinco de Mayo
Sunday May 14, Mother's Day
Saturday May 20, Armed Forces Day
Monday May 29, Memorial Day

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.

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

Online Newscaster

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

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WELCOME YOUR NEW NEIGHBORS!

2311 Greyburn Ln

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!

SPRING SHADOWS CLUBS



Spring Shadows Moms Club

meets the first Thursday of each month at 7:45 pm. Contact Jacquie Von Hohn at 832-646-4274 or jvonhohn@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 Sandylyn@hotmail.com.



Spring Shadows Women's Club

meets on the third Thursday of the month at 7:00 pm. Contact Katie at 832-265-6789 or KatieSprings@gmail.com for more information.

Disclaimer: SSCA does not endorse these clubs and will not be held responsible for any of their actions.

WORDS FROM THE PRESIDENT

Hello neighbors,

We have two upcoming events for Spring Shadows residents. Our Spring general meeting is on April 11th at 7pm at The Pavillion on Gessner. Stephen Costello, City of Houston Chief Resilience Officer, also known as the “Flooding Czar”, and Marlene Gaf-
rick, Director of Planning from MetroNational will be our speakers.

Next on the list is our Annual Spring Festival on April 22nd from noon till 3pm at Spring Woods Baptist Church on Emnora. We are always in need of volunteers to help with set up of the festival and to work during the festival. If you can help please contact the SSCA office and give us your contact information so Cindy Portis, festival director, can contact you. Look for more detailed information in this Newscaster.

On February 15th quite a few of your neighbors joined me and other board members at the Annual District A CIP meeting at Spring Woods High School. Mayor Turner, Council Member Brenda Stardig and others from the COH Public Works Department were in attendance. The Spring Shadows North infrastructure improvement project is scheduled for construction in 2018. SSCA is still working with the city on the sidewalk variance which is part of this project. We have been told that the city legal department is requiring the sidewalks to be built due to American Disabilities Act requirements. The Spring Shadows South project has been entered into the next cycle of the CIP which ends in 2022. We continue to push the city to move this project forward to be constructed with SS North.

Of note are two other projects to help with our area flooding problems. The ditch between Spring Shadows and Campbell Woods is scheduled to begin construction of a new outfall at Hammerly with a cleaning in late March. Harris County Flood Control District is currently surveying Buttermilk Creek from its beginning West of Gessner to its confluence with Spring Branch Creek to design and desilt/reconstruct it to at least the original condition which also should help with flooding issues.

The SSCA Board of Directors is currently looking for a new director for Section 2B as the current director has been forced to resign due to time conflicts. We do appreciate the service of Alan Fritsche during his time on the board. If you are in this section of Spring Shadows and are interested in helping or know someone who you think should be a director please contact the SSCA office.

The Executive Committee and Board of Directors are looking at some possible changes to the Newscaster. If you have any suggestions or desires for changes to this publication, please contact your area director or the SSCA office.

Hope to see you at the festival!

David Van Bergen

ARCHITECTURAL CONTROL/DEED RESTRICTION COMMITTEE

Now that we are approaching Spring and dealing with the aftermath that the freeze left on our yards, it is time to start thinking about feeding and weeding our lawns. The first step is to prepare your lawn by removing any remaining fall and winter debris. Clearing away any loose leaves and limbs will make mowing easier and make any fertilizing and watering more effective. Once you start rejuvenating your lawn, it is time to start maintaining.

Along with rejuvenating your lawn, many people will begin thinking about starting those home improvement projects they have been putting off. The scope of these projects can range from something as minor as adding a few new plants to your beds or securing a wobbly gutter, to major renovations including putting on a new roof, a fresh coat of paint on the siding, installing energy efficient replacement windows, or designing and constructing an entirely new façade. One of the charges of the AC/DR committee is the monitoring and approval of any projects that constitute a permanent change to the look of the property.

The key components in determining whether or not a project will be approved are outlined in Article II of the Spring Shadows Civic Association deed restrictions which can be found on the SSCA website at www.springshadows.org. Obviously not every scenario can be spelled out in black and white. However, this is where another term from the deed restrictions comes into play, harmony. In certain situations a request for approval requires the AC/DR committee to make a decision as a group whether a proposed improvement is "in harmony" with the subdivision as a whole. Just because a project is done professionally and correctly does not mean that it will necessarily fit in with the architectural style or feel of the other homes in the neighborhood. It is for this reason that we require an application (in addition to the permits required by the city) for any changes to the appearance of your property in advance of the start of the work. The application is also available on the SSCA website as well as in the back of each edition of the News-caster. If you have any questions as to whether or not your project will require an application, feel free to contact the office and either the staff or an AC/DR committee member will be happy to answer any questions.

With all that being said, the AC/DR committee and SSCA staff is a small group of people, mainly consisting of volunteers, who are attempting to monitor nearly 2,000 homes. For that reason, we frequently rely on the help of other homeowners and residents in the subdivision to alert us to any projects that have begun that they may have questions about. We ask that anyone who sees a project in progress where they have questions about its "harmony" with the neighborhood to please contact the SSCA office so that we can make sure a) that the project has approval from the AC/DR committee to be done, and b) that the project being done is the same as what was submitted to the committee for approval.

Continued on page 8

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 Subdivision 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 911, 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.

There have been several inquiries from homeowners via Facebook, calls to the office and/or emails regarding the discharging of a firearm (gunshots) in the subdivision. Sgt. Gonzales is aware of these inquiries and said that each time a homeowner calls dispatch about hearing what they believe to be gunshots that he or a Deputy respond to the calls. In most cases the homeowner reporting the sound of a gunshot have not actually seen a person using a firearm but instead have only heard what they believe to be a gunshot. In some cases Sgt. Gonzales said the "gun shots" were some type of fireworks and in other cases the responding Constable is unable to locate where the gun shot came from or a person with a firearm.

Texas Penal Code, Section 42.12 – Discharge of Firearm in Certain Municipalities

CHAPTER 42. DISORDERLY CONDUCT AND RELATED OFFENSES

§ 42.12. DISCHARGE OF FIREARM IN CERTAIN MUNICIPALITIES.

- (a) A person commits an offense if the person recklessly discharges a firearm inside the corporate limits of a municipality having a population of 100,000 or more.
- (b) An offense under this section is a Class A misdemeanor.
- (c) If conduct constituting an offense under this section also constitutes an offense under another section of this code, the person may be prosecuted under either section
- (d) Subsection (a) does not affect the authority of a municipality to enact an ordinance which prohibits the discharge of a firearm.

The Committee wants to remind those of you who walk in the subdivision, specifically at night, to make sure that you can be seen. Consider wearing white clothing or clothes with reflective material so that when a vehicle's headlights shine on the clothing it is illuminated. There are arm bands available with LED lights on them that work too. Don't forget your pets. There are reflective collars and leashes for them. THINK SAFETY for yourself, your children and your pets when walking.



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Noon to 3:00pm

**SPRING WOODS BAPTIST CHURCH
10131 EMNORA LANE**

It's festival time again, which means it's time to enjoy good food, browse vendor booths, win a baked good at the cakewalk or even win a GRAND PRIZE. Adults can give the prize wheel a spin and test their skills at "balloon and dart" to win great prizes. There will be a lot of games and prizes for the kids to enjoy too including a variety of bouncy houses!

Plans are still coming together and there will be a lots of fun for the entire family.

WHY WOULD YOU WANT TO MISS IT?

VOLUNTEERS ARE ALWAYS NEEDED – Call the office (713) 460-1718

There is still room for vendors. If you'd like to show and sell your products consider renting a booth for \$35 at the festival. We'll provide you with a table, chairs and lunch. You decide if you'd like to be inside the gym or outside on the lawn (we do request that if you're planning to be outside to be sure to bring a tent for shade).



Continued from page 5

We appreciate the help of everyone in ensuring that our neighborhood remains a harmonious and beautiful place to call home and encourage everyone to get involved. With that, I will wish everyone a happy Spring and Spring break, and safe travels to all of our neighbors. (004450)

I also want to remind everyone of our fun upcoming event. The Spring Festival is April 22nd at Spring Woods Baptist Church, 10131 Emnora Lane, Houston, TX. 77080.

In closing, let's all continue to work together to keep Spring Shadows one of the best communities in Houston.

How To Report a Street Light Outage

CenterPoint Energy maintains street lights throughout our electric service area in and around Houston. If you need to report a power outage please call 713-207-2222 or 800-332-7143.

You will need to have:

- Pole number for the non-functioning lights you want to report
- Contact information (in case more information is needed to locate a street light)
- An email address (if you want feedback regarding your repair request)

Speakers at the General Meeting

Steve Costello, City of Houston Chief Resilience Officer, the “Flooding Czar”, and Marlene Gafrick, Director of Planning for MetroNational will be speaking at the April 11th, Tuesday, General Meeting at The Pavillion on Gessner at 7:00 pm. Please have your questions ready for our speakers. James G. Bryant, Jr., Captain of Police for the Northwest Division, will also be attending.

Holiday Lights

If you have not done so, please make sure to take down your holiday lights. We're past the holiday season and the lights should not be a permanent part of the exterior of your home. Thank you.

SPRING SHADOWS REAL ESTATE MARKET INFORMATION
February 20, 2017

Currently active Listings: 15

Pending Listings : 12

12 months ending January 31, 2017:

Number of Homes Sold: 98

Average Sales Price/SqFt : \$136.57 (decrease of 2.5% over prior year)

Highest Priced Home: \$485,000

Average Sales Price: \$310,287

Prior year - 12 months ending January 31, 2016:

Number of Homes Sold: 96

Average Sales Price/SqFt : \$139.93

Highest Priced Home: \$600,000

Average Sales Price: \$324,783

HAR released January 2017 MLS statistics. Here are some highlights of the MLS report in case you missed it:

- The Houston housing market carried its positive momentum from 2016 into the new year, with single-family home sales and pricing both on the rise in January.
- Sales volume increased 1.7 percent with 4,080 homes sold.
- The single-family home median price rose 4.0 percent to a January high of \$210,000, while the average price increased 5.3 percent to \$275,696 – also a January high.
- Months of inventory grew to a 3.5 months supply compared to 3.3 months in January 2016. Housing inventory nationally stands at a 3.6 months supply.

Prepared by Spring Shadows resident:

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 appraisal or opinion of value

DEFINITIONS OF JUNK AND TREE WASTE

From the Solid Waste Management Web Site

Junk Waste

“Junk Waste” is defined as items such as furniture, appliances, and other bulky material.

Tree Waste is accepted during Junk Waste Months; however, to ensure your Tree Waste is recycled, you may hold your tree waste materials until the next Tree Waste designated month or take it to a Neighborhood Depository/Recycling Center.

Junk Waste months are **February, April, June, August, October, and December** on the 4th Friday of the month.

Tree Waste

“Tree Waste” is defined as “clean” wood waste such as tree limbs, branches, and stumps. Lumber, furniture, and treated wood will NOT be accepted.

Junk Waste may NOT be placed for collection during a Tree Waste month.

Tree Waste months are **January, March, May, July, September, and November** on the 4th Friday of the month.

Set Out Requirements

- Items must be placed at curb between 6:00 p.m. the Friday before and 7:00 a.m. on the scheduled collection day.
- Items must be placed near the front curb in a location easily accessible to the collection vehicle.
- Materials must not be stacked under low overhead wires, trees, signs, or mail-boxes, next to fences or posts, or on top of water meters, gas meters, hydrants, or other exposed utility components.
- Materials must not be placed in the street, on the sidewalk, or other right-of-way, or in any manner that would interfere with pedestrian or vehicular traffic.
- Collection is limited to occupied residential units and vacant residential lots only if the waste generated is in connection with the maintenance of the property completed by the resident. No contractor generated material will be collected.

Call 311

If your garbage, recycling, junk waste or tree waste is not picked up on the day it is scheduled to be picked up PLEASE call 311 or the City of Houston Solid Waste Management Department at 713-956-6589, NOT the SSCA Office.

The office staff will only refer you to this number, 311.

MOSQUITO TIME IN TEXAS

We have had very few Zika cases in Texas, however there currently is no vaccine or treatment for the Zika virus so your best protection to avoid infection is to prevent mosquito breeding and protect yourself from mosquito bites.

Prevent mosquito breeding by getting rid of cans, buckets, old tires, pots, plant saucers and other containers that hold water. Keep gutters clear of debris and standing water. Remove standing water around structures and from flat roofs. Change water in pet dishes daily. Rinse and scrub vases and other indoor water containers weekly. Change water in wading pools and bird baths several times a week. Maintain backyard pools or hot tubs. Water lawns and gardens carefully so water does not stand for several days. Screen rain barrels and openings to water tanks or cisterns.

Treat front and back door areas of homes with residual insecticides if mosquitoes are abundant nearby. If mosquito problems persist, consider pesticide applications for vegetation around the home. Cover trash containers.

Wear Environmental Protection Agency (EPA) registered insect repellents. When used as directed, these insect repellents, including those that contain DEET, are proven safe and effective even for pregnant and breastfeeding women.

Cover up with long-sleeved shirts and long pants.

Keep mosquitoes out with air conditioning or intact window screens.

Limit outdoor activities during peak mosquito times.

CURIOS NOTE

The life span of a male mosquito is 10 days. The life span of a female mosquito is 42-56 days. So, if mosquitos are indoors, unless you swat them, you're in for between 10-56 days of irritating buzzing and potential bites.

REP. DWAYNE BOHAC FILES LEGISLATION TO END ALL PROPERTY TAXES FOR ELDERLY HOMEOWNERS

State Representative Dwayne Bohac (Houston-District 138) has filed House Bill 1473 that will exempt anyone eighty years old or over from all property taxes if they've owned their home for at least ten years.

"Owning your own home is the American dream," said Bohac. "But sadly in Texas that dream is impossible to truly achieve because under our current property tax system, homeowners are forced to endlessly pay rising property taxes years after they've paid off their own home."

Under HB 1473, the proposed exemption would also automatically extend to a surviving spouse. In addition, the legislation ensures that local public school funding will be protected and preserved. School taxing jurisdictions will remain 100% whole by an appropriation of state revenue to fund this commitment to our senior citizens.

"It's time we stand up for our most seasoned taxpayers who have done their part to fund our public schools, counties and cities over the course of a lifetime," added Bohac. "They deserve the peace of mind of knowing their home is truly their home. Their taxpayer duties are done. They've earned it."

Representative Bohac was first elected to serve in the Texas House in November 2002. Since his first day in office, he has vigorously fought for property tax relief for homeowners and business owners alike. He represents the West Houston communities of Spring Branch, Bear Creek, Katy and Cy-Fair.

Yard of the Month

Yard of the Month judging resumes in April. Start working on your lawns, flower beds, shrubbery and other enhancements to create a wonderful setting for your home. You may have a Yard of the Month sign on your lawn.

Area 1 - Westray
Area 2 - Kempwood
Area 3 - Kempforest
Area 4 - Spring Valley
Area 5 - Hammerly

Hidden Number The Prize is \$50.00

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.

STREET DRAINS and OUTFALL / OUT FLOW PIPES

The subject of yard crews or home owners blowing grass clippings, leaves, and tree trimmings down the drains and leaving yard debris in the street after mowing comes up often at board meetings and has been mentioned often in the Newscaster. Please inform your yard crew not to blow grass and leaves into the sewer system or leave them out in the street.

Below is a picture showing what happens when you or your yard workers insist on blowing yard debris into drains or leaving it in the street. This particular plug of leaves/grass in the outfall (out flow) pipe kept the 2500 block of Moss Hill flooded for more than a week until the city replaced it.

(Photo courtesy David Van Bergen)



PLEASE BAG YOUR LEAVES AND LAWN TRIMMINGS AND DISPOSE OF THEM CORRECTLY.

Honey-Do Helpers Light Home Maintenance

The following people would be happy to lend a helping hand (for a fee, of course) with projects around your home, including, but not limited to, minor painting, minor carpentry, computer set up, repair/replace fences, power wash driveways, clean out garages.

Jim Hunt - 713-829-9772/713-460-1651

Richard Evans - 281-989-9331

Steve Maher - 713-269-8982/713-460-2538

Frank Peters - 713-505-7750 - Remodeling/
Repair

Sam Lash - 281-409-9546 - General

Tony Wheat - 713-376-5306-home repairs; Redos

Cairo Garcia - 832-656-5308 - Tree Cutter

James Susana - 832-899-1554 - Painter

Umberto Ricciardo - 832-518-0203- A/C Certified

Derrick Davies - 713-705-8113 -Home Repairs/
Roof

**Spring Shadows Civic Association does not endorse
any of the workers listed, and is not responsible for
any of their actions.**

The SSCA office has
decals for your car that
identify you as a Spring
Shadows resident. Be sure
to pick one up for each of
your vehicles.

Calling all teenagers....

Are you looking for extra money from
babysitting, pet sitting, plant care or
mowing lawns? Complete the application
on this page and return it to the
office. You will be added to the list of
Teenage Job Seekers below.

Spring Shadows Teenage Job Seekers

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

Name	Address	Phone
Emily-B,P/P	Westray	713-690-5977
Grant-P/P	Westray	713-690-5977
Mason-B,P/P	Kempwood	713-690-1108
Laura-B,P/P	Kempwood	713-462-4026
Julia-B,P/P	Hammerly	713-465-5062
Chilin-B,P/P	Hammerly	832-594-9352
Kelley-B,P/P	Kempwood	832-443-8868
Bethany-B,P/P &	Piano Lessons	832-577-4174
Joshua	Minor Pool Care	713-725-2289
Alexander-P/P	Kempforest	713-252-2423
Rachel-B, P/P	Kempforest	832-744-6477
Landon-P/P	Westray	713-443-8303
Leslie— B,P/P	Shadowdale	713-722-8689
Charlotte—B,P/P	Palo Pinto	832-581-6958
Courtney-B/P	Parana	956-998-1130

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

TEENAGE JOB SEEKERS Please place my name on the Teen- age Job Seekers List

Check appropriate jobs:

Babysitter Pet/Plant Care

Pet Care Lawn Care

Name _____

Address _____

Age _____ Birthday-Mo/Yr_____

Phone _____

Return to:

**Spring Shadows Civic Association
10355 Centrepark Drive, Suite 220
Houston, Texas 77043**

I can help you make sure your coverage is up-to-date.
Call me today.



Warren Sloan
713-464-4442
1400 W. Sam Houston Pkwy., N. #130
Houston, TX 77043
warrensloan@allstate.com



Spring Shadows Resident.

Insurance subject to availability and qualifications. Allstate Fire and Casualty Insurance Co.
Northbrook, Illinois © 2012 Allstate Insurance Co.

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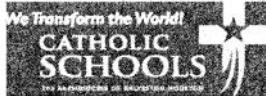


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ST. CHRISTOPHER'S
EPISCOPAL CHURCH

Church | School | Resale

Join us!

April 8 | Family Movie Night | 5 PM
April 16 | Easter Sunday | 8 and 10:30 AM
April 29 | Health Fair | 10 AM-2 PM

Check out our website for more fun activities throughout the month!

ST. CHRISTOPHER'S EPISCOPAL CHURCH
An Inviting Community of Worship, Service, and Fellowship
Sunday Worship 8 AM and 10:30 AM | Sunday School for all ages 9:15 AM



1656 Blalock Road | Houston, TX 77080
713-465-6015 | www.stchristishouston.org

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A/C SPECIALIST
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Service available when you need it.

Never a Service Call charged to Spring Shadows residents.

WINTER SPECIALS

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A Spring Shadows Resident

Luper's Pool Service Tom Luper, 713-894-0425

Pool Renovations, Equipment Repair/
Replacement, Underground Leak Repairs,
Skimmer Repair/Replacement,
Deck Repair or Replacement,
Weekly Maintenance, Drain and Clean
References, Insured

PL&G

Tree and Landscaping Services.

Patios and walkways installations
Drain and French drain installation
Wood fence installation and repairs
832-656-5308 832-563-4493
Call for a free estimate! Jairo Garcia

Spring Branch Pet Patrol

Pet Sitting Service Lois Wingo 713-461-2857

www.sbpetspatrol.com

20 years experience, specializing in daily
noon visits/walking, overnight stays
and med administering.

Accredited by BBB and Angie's List Member
Received Angie's Super Service Award in
2013 and 2014



Joan Kehlhof Attorney at Law 713-686-5444

General practitioner includ-
ing litigation, contracts, leases, wills and
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debtor-creditor and bankruptcy law

jkehlhof@whklp.com
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**2600 Gessner, Suite 226
(Spring Shadows Plaza)**

* Bring in this Ad for Free Teeth Whitening Trays

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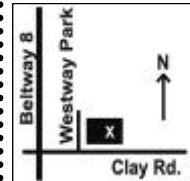
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