



NEWSCASTER

A publication of
Spring Shadows Civic Association, Inc.

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www.springshadows.org

ISSUE 293
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JUNE 2021



ASSOCIATION INFORMATION

- Executive Committee Meetings Mondays, June 14, July 12, 6:45 pm
- BOD Meetings:..... Mondays, June 21, July 19, 6:45 pm
- ACC Meetings: Wednesdays, June 23, July 28, 6:45 pm
- Garbage pickup:..... Every Friday
- Recycling: Fridays, June 4, 18, July, 2, 26,30
- Large Trash, Junk Pickup:..... Friday, June 25
- Tree Waste Pickup..... Friday, July 23

June	
Sun. 6.....	D-Day WWII
Mon. 14	Flag Day
Sat. 19.....	Juneteenth Day
Sun. 20.....	Summer Solstice
Sun. 20.....	Father's Day

July	
Sun. July 4	Independence Day Federal Holiday
Mon. July 5.....	Independence Day Observed
Sun. July 25.....	Parent's 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
Amy Peck 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

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INFORMATION POSTED IN THE NEWSCASTER IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT ENDORSED BY SPRING SHADOWS CIVIC ASSOCIATION UNLESS SPECIFICALLY STATED OTHERWISE. SPRING SHADOWS CIVIC ASSOCIATION WILL NOT BE HELD RESPONSIBLE FOR DECISIONS MADE BASED ON INFORMATION PROVIDED IN THIS PUBLICATION.

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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**

THE FOLLOWING SECTIONS
NEED DIRECTORS:

4B, 5B, 7B, 10B, 13B, 17D, 18B

Contact Liz at 713-460-1718 for further information.

13th Annual Arts & Crafts Charity Bazaar
2525 N. Gessner Rd., Houston, TX 77080

Saturday, October 16, 2021

10:00 AM - 4:00 PM

sponsored by John Knox Presbyterian
Church

Vendors may sign up online at
www.johnknoxhouston.org

AUTHORIZED SPRING SHADOWS CIVIC ASSOCIATION

ONLINE SITES

www.springshadows.org

on Facebook **LIKE**

Spring Shadows Civic Association

Check the website often for current updates

WORDS FROM THE PRESIDENT

Hello, Neighbors!

Spring is one of my favorite times of the year in Houston; it's starting to warm up but it's still cool enough to actually spend time outside. The rains have brought the green back to the neighborhood and have effectively ended the drought in our area. Unfortunately, the transition from spring to summer also brings with it heat, humidity, and heralds the beginning of the Atlantic Hurricane season. This year is forecasted to be a very active season with an above-average number of named storms, hurricanes and major hurricanes predicted to form.

You'll want to begin gathering your emergency supplies, including food, medicine, power sources and flashlights, safety items and important documents. You also should develop an emergency plan for what you and your family will do in the event that a hurricane bears down on Houston. These preparations will also be beneficial if Houston experiences another large, flooding storm like ones we've seen in the past. You can visit readyharris.org for more information about disaster preparation, and visit the National Hurricane Center (nhc.noaa.gov) for information about specific storms as they occur.

You might have noticed all the signs throughout the area for the SBISD school board election in early May. The voter turnout this year was incredible, with more votes cast than in any previous school board election, more than doubling the next highest vote total from past years for the three precincts that encompass Spring Shadows. I wanted to thank everyone who voted and encourage all of you to be active in all of our local elections, especially issues and elections related to our schools. Local school performance affects all residents in an area and plays a huge role in whether our home values rise or fall.

I also wanted to highlight some of the great things happening at our local schools. The new principal at Spring Shadows Elementary, Raymond Stubblefield, was recently named one of five finalists statewide for the Texas National Distinguished Principal award. Laura Miller, kindergarten teacher at Terrace Elementary, was named a finalist for the district-wide Elementary Teacher of the year. We also have great former and current teachers living in Spring Shadows; Kayla Gibson, the winner of the Elementary Teacher of the Year award for all of Spring Branch ISD, recently moved to Spring Shadows. Please join me in welcoming her to the neighborhood, and congratulating these outstanding teachers and administrators on their achievements!

As community members, we have an obligation to support our schools, and one of the best ways to do that is through volunteering. Our neighborhood schools are always looking for volunteers and there are lots of opportunities to become involved, even if you do not have children attending the school. You can join PTAs, Campus Improvement Teams, you can volunteer to help tutor students, work as a resource aid, or participate in after-school programs. If you'd like more information on how you can connect with your zoned school, please contact the SSCA office.

Stay healthy and safe, and have a great summer.

Sincerely,
Matthew Bryant, President

ARCHITECTURAL CONTROL COMMITTEE

Greetings Neighbors!

Our temperatures are starting to climb and its beginning to look a lot like... summer! Lawns are getting greener, trees have begun to thicken with foliage, and plants we thought were lost during the freeze are beginning to push out new growth. I, for one, am amazed at nature's ability to bounce back after the extremely cold temperatures we saw in mid-February. The ACC is continuing to practice leniency in issuing yard violations, particularly if freeze damage is still apparent. Area landscapers are extremely busy which means booking one may be challenging. As such, we will likely seek to resume our normal enforcement practices pertaining to yards in mid-August.

The SSCA office has been receiving calls pertaining to dumpsters being placed in driveways. We realize that many of our residents may be performing interior renovations and doing extensive repairs that resulted from burst pipes. While we do not ban people from using these bins, we do ask that homeowners do their best to limit the time that they keep them on their properties as a courtesy to their neighbors and those visiting the neighborhood. They can begin to look unsightly, especially as they become full. We ask that these dumpsters be stored on a paved surface behind the front building line of your home to minimize their view from the street. Containers being stored in yards or in the street are prohibited. Please do not hesitate to call the SSCA office if you have any questions pertaining to dumpsters.

As a reminder to all of our residents, any exterior work being performed to your homes must be approved in writing by the ACC. Please note that this includes any and all work, even if you are just replacing an existing fence or repainting your home the same color. This ensures that only the highest quality materials are used and that our neighborhood remains a beautiful and harmonious place to live. When submitting your application, it is imperative to include as much detail as possible. This will speed up the approval process and will reduce frustration levels for all involved. The ACC tries to deliver a decision on each application within 7 business days, but we are often able to make a decision sooner if all applicable details are included. Applications can be found at www.springshadows.org.

Finally, I want to thank our great volunteers for the service they provide to our neighborhood as well as the support we get from our office staff. Everything we do is intended to keep up the appearance and beauty of our wonderful neighborhood. For any ACC related questions, please do not hesitate to reach out to the SSCA office at 713-460-1718 or office@springshadows.org.

Regards,
Daniel J. Kucera, ACC Chair

PATROL & SAFETY COMMITTEE

Well, here we are in another Houston summer. Stay safe and be sure you and your pets are hydrated (and not left in a non-running car).

Continuing our trend, crime within Spring Shadows is at a minimum. Between many of our residents staying at home due to Covid, retirement, and other reasons, we do a really good job looking out for one another. Many kudos also to our Deputy Constables for their near constant patrol in Spring Shadows and their response time.

As always, "IF YOU SEE SOMETHING SAY SOMETHING." Call the Pct. 5 Constable's Dispatch at: 281-463-3333. Should you call, it is best to first identify yourself as a Spring Shadows resident!

We are still experiencing burglaries from motor vehicles at night, even with our Constable patrol. Some residents are still leaving their vehicle's doors unlocked which is contributing to this problem. Again, if you leave your vehicle out at night, please be sure the doors are locked. Along the same line, please be sure to close (and lock) your garage doors if you are not outside within sight of the garage doors.

Even though things are pretty quiet here within Spring Shadows, there continues to be a lot of criminal activity in the apartments around us, and in other non-patrolled areas. So please be vigilant.

With many of us being vaccinated for Covid, we are more likely to see out-of-town family and/or go on vacations again. Remember that the Constables will provide a closer watch on your house while you are gone. On the SSCA website, there is a link to the Pct. 5 Constables Vacation Watch form that you can fill out and submit online. There is also some helpful information to consider, in the event that you leave to go away. If filling out an online form is something that you would rather not do, you can still call the Pct. 5 Constable's Dispatch at: 281-463-3333 and a deputy will come to your house and get the information. Again, if you call, remember to first identify yourself as a Spring Shadows resident.

Should you decide to engage in an outdoor activity when it is dark, please wear light, reflective clothes so that motorists can be sure to see you and avoid possibly hitting you. We like having you live here!

Also, with school out, also please be sure to go slow on our residential streets and keep an eye out for kids playing in the streets.

We hope you have a great summer!

Rob Cooms

WHEN YOU SHOULD CALL 311

It's convenient to be able to call the SSCA office to get your problems resolved. However there are some things the staff cannot help you with, as much as they would like to. Most of the problems the staff cannot resolve are city, not association problems.

Here are some things you should be dialing 311 for:

Questions about garbage, recycling, tree waste or large garbage that has not been picked up on the noted date. Most often the problem is resolved within 24 hours, **so wait a day**, if not resolved in the next 24 hours, call 311 and tell them where you reside. Most often the delay is because of larger than normal pickups or a break down with the truck.

Street light outages - get the pole number (a plaque up near the top) and report it at 311.

Graffiti – there is a group to deal with that.

Household hazardous waste, they will tell you where and how to dispose of it.

Complaints about cable companies are dealt with at 311.

Lost pets – there is a hotline that you can be referred to.

311 has many other options that can help you with complaints, or service requests about the following: complaints regarding a driver or vehicle assigned to a specific service such as utilities, water, sewer, electric, traffic, streets, drainage, parking, signs and signals. They can also deal with other problems you may have with any of these services.

From traffic fines and sewer concerns to pothole problems and neighborhood complaints, Houstonians can call 311. The 311 helpline resolves 85% of calls without transfer, service request, or follow-up.

In addition to handling requests for information, the 311 agents also process requests for specific city services like pothole repair or a traffic signal malfunction.

It is worth your time to investigate www.Houston311.org to see everything they offer.

Spring Shadows Market Information for April 2021

Active Listings on 05/2/2021	5	(37 Active listings in June 2020)
12 months ending April 30, 2021 :		
Number of Homes Sold	137	(445 increase over last year)
Average days on the market	65	
Highest Priced Home	\$585,000	(17.5% increase over last year)
Average Sales Price/SqFt	\$168.52	(16% increase over last year)
Average Sales Price	\$387,748	(9.5% increase over last year)
Prior year - 12 months ending April 30, 2020 :		
Number of Homes Sold	95	
Average days on the market	69	
Highest Priced Home	\$498,000	
Average Sales Price/SqFt	\$159.00	
Average Sales Price	\$354,129	

HOUSTON REAL ESTATE KICKS OFF 2021 WITH GUSTO

Homebuyers continued to take advantage of historically low interest rates in January, snapping up homes still on the market

HOUSTON — (April 14, 2021) — A shortage of available homes priced at \$250,000 and below combined with frenzied shopping among high-end homes produced a surge in pricing when compared to a Houston housing market in the grips of a pandemic-related lockdown a year earlier, in March 2020. Record low interest rates continued to fuel the buying bonanza.

The price/sqft change from 2016-2020 was 21.1%

Single-family home sales rose 24.4 percent in March with 9,347 units sold across the greater Houston area compared to 7,511 a year earlier. Strong sales volume among homes at the high end of the market pushed pricing to record highs. The single-family home average price climbed 19.9 percent to \$370,847 while the median price rose 16.0 percent to \$290,000.

Selling a home took significantly less time than it did a year ago. Days on Market (DOM) fell from 65 to 45. With fewer new listings entering the market, inventory registered a record low 1.4-months' supply compared to 3.4 months a year earlier. That figure is slightly below the current national inventory level of 2.0 months recently reported by NAR.

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

\$250,000 - \$499,999: increased 50.7 percent

\$500,000 - \$749,999: increased 96.8 percent

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

WELCOME OUR NEW NEIGHBORS

2635 Southwick	01/29/2021	3030 Kevin	03/25/2021
9810 Moorberry	02/26/2021	2527 Hollow Hook	03/30/2021
2830 Fontana	03/03/2021	9707 Truscon	03/31/2021
2310 Elmgate	03/04/2021	2718 Shadowdale	03/31/2021
2531 Southwick	03/05/2021	9614 Lawngate	04/08/2021
2731 Durban	03/05/2021	3015 Kevin	04/08/2021
2318 Elmgate	03/05/2021	2810 Fontana	04/14/2021
2814 Kismet	03/05/2021	3027 Kevin	04/14/2021
2826 Fontana	03/08/2021	2611 Southwick	04/14/2021
2114 Lexford	03/08/2021	2731 Triway	04/16/2021
2410 Elmgate	03/09/2021	2522 Southwick	04/16/2021
9830 Vogue	03/10/2021	9926 Emnora	04/16/2021
2926 Fontana	03/10/2021	9519 Moorberry	04/21/2021
9703 Truscon	03/11/2021	9855 Canoga	04/22/2021
2835 Quincannon	03/23/2021	2211 Rosefield	04/23/2021
2703 Shadowdale	03/24/2021	2906 Kismet	04/30/2021



COMMUNITY AND GOVERNMENT COMMITTEE

City and county services continue to be slow to respond due to Covid19 issues. SSCA is continuing to work with Council Member Amy Peck's office and Harris County Precinct 4 on moving various projects forward.

The Neuens Road project between Blalock and Gessner is currently under construction progressing westerly from Blalock Rd. towards Witte Rd. and 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. Currently both drainage infrastructure and paving are under construction and have progressed west to near the intersection of Witte Road and Neuens. New concrete curb and gutter pavement and drainage infrastructure is almost completed between Blalock and Parana. Completion of the entire project is expected in January 2023 barring any unforeseen circumstances.

The Spring Shadows South drainage and paving project which includes the Campbell Woods Subdivision hopefully will begin shortly after completion of the Neuens Road project. Procuring funding from the City of Houston is the next step in this process.

The Spring Shadows North (Westray) project needs more detention. Harris County Flood Control and Houston Public Works staff are working together to combine their collected data and will develop a Design Concept Report starting in March. They are looking into new detention needs and strategies and ways to work with both agency's needs. Houston Public Works will keep us updated on progress. Once that is completed this project should be able to move forward and obtain funding. Hopefully we will have more good news to share soon. SSCA continues to actively pursue the installation of additional stop signs at the newly opened Kemp Forest and Rosefield intersection. We have been successful in getting a new school zone sign installed north of the intersection. We are very concerned with getting the new stop signs installed and bringing the intersection up to current ADA and city standards prior to meeting the guidelines 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. When these designs are completed Council Member Amy Peck's office will coordinate a virtual meeting with the impacted community and 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 sometime during the summer or fall of 2021 when traffic patterns have returned to normal. We have asked CM Peck to find out if there are other avenues available to push for this project forward before then. The previously promised repair and panel replacement project on Gessner from Neuens to Emnora is still expected to begin either in late spring or early summer this year. Spring Shadows sections south of Hammerly will be having some new speed cushions installed hopefully by years end to help slow traffic on our through streets.

David Van Bergen

MOSQUITO & HEALTH COMMITTEE REPORT

On behalf of the Mosquito & Health Committee, welcome to all new Spring Shadows Residents!

We hope that the hard freeze of February may help control various outdoor pests and the diseases they carry but we are going to continue with the two-part control program that targets mosquitos in both their larval and adult stages. We have contracted with a pest control service that began in April and will continue through November. The first part is a larvicide control program that places dunks in the neighborhood's 206 storm drains and the second part targets the adult mosquitos with a weekly truck-based chemical fogging at night. If weather does not permit service, the service will occur the next time the provider has available. 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.

We ask that you please do your part by eliminating standing water on your property. You are responsible for your backyard protection and there are consumer products that may help which can be found on the shelves of your local home improvement or hardware stores. Some that have been recommended by our neighbors are:

Dunks—May be placed in standing water on your property to interrupt the mosquito life cycle. **Traps**—Attracts and kills mosquitos and other flying insects without chemicals. **Spartan Eradicators**—Water solution designed to attract and kill mosquitos. You may also choose to hire a pest control service to combat mosquitos in your backyard. (011520)

Please continue to stay informed about the global pandemic caused by the novel COVID-19 virus. Vaccination programs are underway and you should consult with your doctor regarding your personal health and if and when you should sign up for a vaccine. 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.

Please do your part to stay healthy by following the COVID-19 recommendations and also help with mosquito control by eliminating any and all standing water on your property.

Thank you.
Debbie Dill

Guide to Utility Marking Flags

At one time or another, you've probably noticed small flags of various colors placed in the grass around town or in your neighborhood. Sometimes the grass is also marked with paint. What does this mean?

It means someone in the vicinity is planning to do some digging and they called 811 and/or a private utility locating company to mark the areas where utilities such as gas, phone and electricity have been buried. If these lines are not marked and someone digs up a line, it could be detrimental.

But what do all the different colors mean? The American Public Works Association has color-coded all utilities so it's easy for those in the industry to immediately identify what utility is running where. Here's a key to the flags' colors:

Red: Electric power lines, cables, conduit and lighting cables

Orange: Telecommunication, alarm or signal lines, cables or conduit

Yellow: Natural gas, oil, steam, petroleum or other gaseous or flammable material

Green: Sewers and drain lines

Blue: Drinking water

Violet: Reclaimed water, irrigation and slurry lines

Pink: Temporary survey markings, unknown/unidentified facilities

White: Proposed excavation limits or route

If flags are in your yard, please do not remove them. If they're marked with a logo and the name of the utility, feel free to give them a call to inquire about their placement, but for safety purposes, remember to leave them where they are.

It's the LAW

April 28, 2021 (Current) Code of Ordinances City of Houston Sec. 26-93. - Parking in excess of 24 hours (Ord. No. 07-464, § 7(Exh. B), 4-11-07)

It shall be unlawful for any person to knowingly leave parked or standing in any public street, alley or other public place any vehicle for a longer continuous period of time than **24 hours**.

**WE HAD A WINNER so
\$25.00 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.

HILLENDAHL LIBRARY

The **Hillendahl Library** building may be closed to the public, but they have instituted HPL TO GO curbside.

Place your holds on library materials through the online catalogue at houstonlibrary.org

You will be notified by email when your items are available. Call to schedule an appointment for pick-up.

Arrive at your appointed time, stay in your car and call the library, giving them your name and where you are parked. Someone will bring your items to you.

Hillendahl Library — 832-393-1940

Yard Of the Month

YOM will resume in June rather than April this year. Our lawns look pretty brown and scraggly right now. The extra two months should give everyone time to help recover their freeze and snow damaged yards.

Last issue, Daniel Kucera reminded us that due to the cold/freezing weather we had, it may take longer for things to look spring like again and to give the lawns and plants a chance.

NOTICE TO ALL MEMBERS

Please let the office know your email* address so you can be included on important Association news. The office needs at least **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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Stchrishouston.org #heartofspringbranch



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 A Spring Shadows Resident

HOUSTONIAN PROPERTIES



Therese Landa, Broker/Owner, GRI, CLHMS

Office 713-934-9599/ Cell-Text 281-236-6348

Therese@HoustonianProperties.com



*Spring Shadows Resident, 25 Years of Experience, Five Star
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 713.446.7730 jennifer@hunterwalzlaw.com

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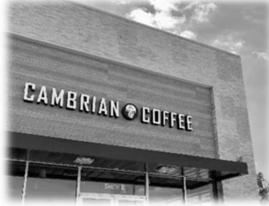
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NOTE TO ADVERTISERS

The next issue of the SSCA Civic Association Newscaster will be August 2021. Please advise the Association office if you plan to discontinue or change your ad for the new year no later than July 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.

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.

ENJOY YOUR SUMMER !