



# NEWSCASTER

A publication of  
Spring Shadows Civic Association, Inc.

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HOUSTON, TEXAS 77043

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[www.springshadows.org](http://www.springshadows.org)

**ISSUE 294**  
**PUBLISHED BI-MONTHLY**

**AUGUST 2021**



## **ASSOCIATION INFORMATION**

- Executive Committee Meetings ..... Mondays, Aug.2, Sept.13, 6:45 pm
- BOD Meetings:..... Mondays, Aug. 16, Sept. 20, 6:45 pm
- ACC Meetings: ..... Wednesdays, Aug. 25, Sept. 29, 6:45 pm
- Garbage pickup:..... Every Friday
- Recycling: ..... Fridays, Aug. 6, 20, Sept. 3,17
- Large Trash, Junk Pickup:..... Friday, Aug. 27
- Tree Waste Pickup..... Friday, Sept. 24
- General Meeting:..... Tuesday, Oct. 12, 2021  
via Zoom, contact office for details about how to connect to Zoom

August	
Sun. 1 .....	Friendship Day
Sat. 21 .....	Senior Citizens Day
Thurs. 26 .....	Women’s Equality Day

September	
Mon. 6 .....	Labor Day
Sat. 11 .....	Patriot Day
Sun. 12 .....	Grandparents Day
Wed. 22 .....	Autumnal Equinox
Start of the fall season	

Important Phone Numbers	
<b>Pct. 5 Constable</b>	281-463-6666
<b>Graffiti Removal</b>	311 (713-837-0311)
<b>Emergency</b>	911
<b>Houston Police (Non Emer)</b>	713-884-3131
<b>Houston Fire (Admin)</b>	832-394-6700
<b>SBISD Police</b>	713-984-9805
<b>Amy Peck Council Member District A</b>	832-393-3010
<b>BARC (Roaming Dogs)</b>	713-229-7342
Contact information correct at time of printing.	

### **Online Newscaster**

The Newscaster is delivered to members’ homes by the 1<sup>st</sup> of February, April, June, August, October and December. It can be viewed online at [www.springshadows.org](http://www.springshadows.org) by the 15<sup>th</sup> of the month prior to delivery.

### **Office Information**

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email: [office@springshadows.org](mailto:office@springshadows.org)  
Office hours Mon. – Fri. 8:30 AM – 3:00 PM

**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.**

## TABLE OF CONTENTS

ASSOCIATION INFORMATION.....	2
CALENDAR, IMPORTANT PHONE NUMBERS, ONLINE NEWSCASTER, OFFICE INFORMATION, DISCLAIMER	
TABLE OF CONTENTS, SPRING SHADOWS CLUBS, AUTHORIZED SSCA SITES, OPEN SECTIONS.....	3
WORDS FROM THE PRESIDENT....	4
ACC REPORT.....	5
PATROL & SAFETY REPORT.....	6
CITY OF HOUSTON 311.....	7
SPRING SHADOWS MARKET INFORMATION.....	8
NEW NEIGHBORS.....	9
COMMUNITY & GOVERNMENT REPORT.....	10
HEALTH & MOSQUITO REPORT...	11
NEIGHBORS NIGHT OUT, CARRY AWAY YOUR PET WASTE.....	12
HIDDEN NUMBER, EMAIL ADDRESSES, HILLENDAHL LIBRARY, YARD OF THE MONTH.....	13
ADVERTISEMENTS.....	14-18
ADVERTISING POLICY.....	19

## 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](mailto: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](mailto:San-lyn@hotmail.com).

**\* Clubs have no affiliation with the Association**

THE FOLLOWING SECTIONS  
NEED DIRECTORS

**5B, 7B, 11A, 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,  
10:00 AM—4:00 PM  
John Knox Presbyterian Church  
Vendors may sign up online at  
[www.johnknoxhouston.org](http://www.johnknoxhouston.org)

**AUTHORIZED SPRING SHADOWS  
CIVIC ASSOCIATION  
ONLINE SITES**

[www.springshadows.org](http://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 all enjoying the not-as-hot-as-usual July, and your yards are enjoying all this rain. Unfortunately, as we all have experienced, summer thunderstorms can be absolutely torrential and can bring a lot of water in a very short period of time. You may have noticed that there are a number of streets and intersections within Spring Shadows that seem to fill up quite quickly during a heavy rainstorm. While Houston streets are designed to hold water as a temporary measure until the rains subside and the water can drain, sometimes the power of these storms is so great that it exceeds even the additional holding capacity of the streets. You should never attempt to drive through this high water for many reasons — it could flood your engine and total your car, you cannot see the street where there may be objects submerged that could damage your tires or suspension, and it could push water up the yards and flood homes that had remained dry.

Hopefully the multiple drainage and public works projects that are currently ongoing can help ease the burden on Houston's expansive drainage network. The SSCA is always advocating for additional studies and drainage projects to further prevent flooding, and working closely with the City of Houston and Harris County Flood Control to identify problem areas. One such problem area is north and south of Kempwood, on Manila, Durban, Quincannon, Kismet, Shadowdale and Fontana. Through working with CM Amy Peck's office, the City of Houston has funded a hydraulic study for this section of Spring Shadows to determine the cause of this flooding and provide some solutions.

If you have photos or video of flooding in this section of Spring Shadows please contact the SSCA office ([office@springshadows.org](mailto:office@springshadows.org)) and that information will be passed on to the City of Houston's Storm Water Action Team, via CM Peck's office.

Even though it's the summer, there continue to be lots of exciting things happening in our public schools. Spring Branch ISD recently announced that SBISD students outperformed the state averages on the STAAR test. There are also some new principals at some of our local, zoned schools. Keep an eye out for profiles on these new educators as we welcome them to SBISD.

Lastly, as more and more people get vaccinated against COVID-19, City, County, State and Federal officials are relaxing guidelines for in-person gatherings. While the SSCA board of directors continues to meet virtually, we are working towards holding our fall General Meeting as a hybrid, with options for both in-person attendance as well as online participation. More information about attendance options will be sent out as we approach the meeting date. HPD and Precinct 5 Constables office have announced that they will be participating in the National Night Out community building event that is typically held in October. More information on that event is available further in this document.

Stay healthy and safe, and have a great summer.

Sincerely,  
Matthew Bryant, President

## ARCHITECTURAL CONTROL COMMITTEE

Greetings Neighbors,

I am hoping that everyone is having a good summer and that everyone did not have too much damage from the freeze that occurred on February 14, 2021. The AC committee would like to thank everyone that has submitted Architectural Control applications (ACA) for new roofs and we hope that our expedited procedures for these applications have made it easy on everyone. If you intend to replace your roof after the storm, please remember that SSCA does have single guidelines and an ACA is required.

Many homeowners are also going ahead and making other repairs and updates to the outsides of their homes. Please remember that an ACA is required for any exterior changes and paint colors must be approved by the AC committee. One major trend the committee is seeing is the increase in the number of homeowners painting the brick. If you plan to paint your brick, please remember that it is not just as simple as shooting a coat of paint over the brick and calling it done. Most of the houses here in Spring Shadows have a very porous brick that needs to be properly prepared. If this preparation is not done, you will most likely be repainting in a couple of years as the paint starts to flake and peel. We have seen this on a number of homes already. Please be sure your contractor does at least the following steps before painting: power wash, apply a fungicide, and apply a primer designed for brick.

As you know, hurricane season is now upon us and this is a reminder that we should all check our supplies and review your family emergency preparedness plans. There are many resources available online and at the local library to help with this. I hope that everyone has a great summer and stays safe when traveling to and from friends and family.

Regards,  
Daniel Kucera  
ACC Chair

## **PATROL & SAFETY COMMITTEE**

Hi everyone. When you read this, we'll be in the Dog Days of Summer. We all know that Houston's Hot (really bad name for a Houston slogan)! Speaking of which, please don't leave kids or fur-babies, or anyone else in your vehicle in summer, even for a few minutes. It doesn't take long for a vehicle's interior to heat up to a temperature that can kill occupants. Unfortunately, this happens every year. Please do not make the news!

We want to welcome our "new" Deputy Constable, Joccelyn Ramirez to Spring Shadows. If you see her, please say hi!

You may have noticed increased traffic law enforcement on Kempwood and Hammerly. The Constables have a traffic enforcement group which has been deployed to Spring Shadows to cut down on the speeding on Kempwood and on Hammerly. Please do not speed. Please follow the speed limit signs. Remember that both streets go through residential areas where there are kids. The Constable traffic enforcement group is in addition to our Patrol Deputies, but please remember that our patrol deputies can also give citations if they see a traffic offense. The Houston Police Department also deploys traffic enforcement units into our area. Again, this is all to try to cut down speeding.

We have many streets in neighborhood that do not have sidewalks. Many of our residents do their walking/exercising as if the streets were walking trails, rather than streets with two-way traffic. Frequently people walk two and three abreast instead of walking single file. In addition, they walk with the traffic rather than facing the traffic. For safety reasons, please walk facing traffic and single file when vehicles are approaching. Remember the life you save from injury and death might be your own.

HPD at a recent meeting advised that in the area around Spring Branch, aggravated assaults had increased by almost 22% from last year, and violent crime was up 5% in total. On the other hand, non-violent crime had decreased by around 8% from last year (this includes home burglaries and burglaries from motor vehicles. Still, don't become one of these statistics. If you leave your vehicle out at night, please be sure to lock it. We are still experiencing burglaries from vehicles with unlocked doors.

HPD also advises that there is an increase in theft of catalytic converters from vehicles. It suggests that you either have the VIN number of the car engraved on the catalytic converter, or have the catalytic converter painted with a heat resistant, fluorescent paint when the oil is changed in the vehicle.

**REMEMBER, IF YOU SEE SOMETHING SAY SOMETHING.** Call Pct. 5 Constable Dispatch at: (281) 463-6666. If you do call, please identify yourself as a Spring Shadows resident. Also, HPD's non-emergency dispatch number is: (713) 884-3131.

Rob Cooms

# City of Houston 311

Your City of Houston 311 is pleased to announce the start of the Customer Request and Information System. The new Houston 311 system, 311 CRIS, launched on Saturday, June 26th, 2021!

This cloud-based 311 application will fundamentally improve how we interact with our customers by delivering an advanced, self-service based platform that makes interaction easier, quicker, and more convenient for both citizens and agents. Some of the upgrades and new features of the new Houston 311 include:

- A customer self-service portal with a virtual agent, allowing residents to create service requests on their own and reduce call wait times;
- A way for City of Houston employees to reclassify a case instead of closing it and opening a new one;
- A standardized, consistent service request number for all website, app, or Call Center requests;
- A reduction in duplicate service requests, based on location.

## **New Houston 311 Portal**

You can Email 311 with any questions or concerns about the changes.

( If outside Houston, dial **713.837.0311** )

Thank you,

Charles W. Jackson

Assistant Director

This information is also available on our website at [www.springshadows.org](http://www.springshadows.org)

## Spring Shadows Market Information June 2021

Active Listings on 07/1/2021	13
12 months ending June 30, <b>2021</b> :	
Number of Homes Sold	162
Average days on the market	58
Highest Priced Home	\$650,000
Average Sales Price/SqFt	\$174.15
Average Sales Price	\$403,597
Prior year - 12 months ending June 30, <b>2020</b> :	
Number of Homes Sold	79
Average days on the market	73
Highest Priced Home	\$498,000
Average Sales Price/SqFt	\$160.94
Average Sales Price	\$358,825

### HOUSTON HOUSING BLAZES ITS WAY THROUGH UNCHARTED TERRITORY IN MAY

**HOUSTON — (June 9, 2021)** — Houston area home sales set new records in May as consumers took advantage of historically low interest rates in snapping up an ever-dwindling supply of properties for sale. What resulted was a nearly 50 percent jump in sales volume compared to the same month last year, when real estate was still in the process of recovering from coronavirus-related lockdown orders. Limited supply, strong buyer demand and increased construction costs all contributed to record high home prices.

According to the latest Houston Association of Realtors (HAR) Market Update, single-family homes sales surged 48.2 percent compared to last May, with 9,702 units sold versus 6,546 a year earlier. That marks the greatest one-month year-over-year sales volume increase of all time and is the market's twelfth consecutive positive month of sales. On a year-to-date basis, home sales are leading 2020's record pace by 29.5 percent.

"We are witnessing the most energized Houston real estate market in history," said HAR Chairman Richard Miranda with Keller Williams Platinum. "Sellers maintain the upper hand, and buyers are not just meeting their demands. They are exceeding them, as we hear endless accounts of offers coming in that are thousands of dollars above list price. It's difficult to predict how and when this incredible housing run will end."

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

\$250,000 - \$499,999: increased 82.8 percent

\$500,000 - \$749,999: increased 166.0 percent

Prepared by:

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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

9707 TRUSCON	03/31/2021	2514 PALO PINTO	06/02/2021
2114 LEXFORD	04/07/2021	2306 LEXFORD	06/03/2021
9619 MOORBERRY	04/28/2021	2511 PALO PINTO	06/04/2021
2922 DURBAN	04/27/2021	2918 KENROSS	06/04/2021
3019 SHADOWDALE	04/29/2021	2631 ROSEFIELD	06/04/2021
02807 KISMET	04/30/2021	2822 STETSON	06/10/2021
2327 GREYBURN	04/30/2021	2742 QUINCANNON	06/11/2021
2922 BERNADETTE	05/04/2021	2311 GREYBURN	06/17/2021
2731 STETSON	05/07/2021	2906 TRIWAY	06/15/2021
2930 TRIWAY	05/11/2021	2611 DURBAN	06/15/2021
9710 TRUSCON	05/17/2021	2514 PINE VILLAGE	06/14/2021
2414 EAGLEROCK	05/17/2021	2610 TEAGUE	06/21/2021
2014 EAGLEROCK	05/18/2021	9818 EMNORA	06/22/2021
2526 PINE VILLAGE	05/18/2021	2602 MOSS HILL	06/22/2021
2826 DURBAN	05/21/2021	2526 ANNISTON	06/23/2021
9906 HORNPIPE	05/21/2021	2522 TEAGUE	06/25/2021
2802 MANILA	05/21/2021	2806 BERNADETTE	06/25/2021
3007 STETSON	05/27/2021	9834 VOGUE	06/28/2021
2719 SHADOWDALE	05/28/2021	2619 POMERAN	06/28/2021
2019 EAGLEROCK	06/01/2021	9614 MOORBERRY	06/28/2021
3010 BERNADETTE	06/01/2021	2827 FONTANA	06/28/2021
(016940)		2915 RIATA	06/30/2021



## COMMUNITY AND GOVERNMENT COMMITTEE

City and county services continue to be slow to respond to requests. 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 currently under construction is progressing Westerly from Blalock Rd. towards Witte and Gessner Rds. 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 Rds. 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. CM Peck and CM Alcorn are also working with Representative Crenshaw and Senator Cruz in an attempt to get some federal funding for this project.

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. 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. 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/Rosefield intersection. We were successful in getting new school zone signs 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. 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 sometime during the fall of 2021 when traffic patterns have returned to normal.

Spring Shadows sections south of Hammerly will be having some new speed cushions installed to help slow traffic on our through streets. Construction has started on the portions of this project outside of Spring Shadows and should move into our area shortly .

Also, as of June 28 the city implemented and new online 311 reporting system. Look for an article about this elsewhere in the Newscaster.

David Van Bergen

## MOSQUITO & HEALTH COMMITTEE REPORT

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

Despite the hard freeze of February, the mosquitoes have been out in full force this summer and we all must do everything we can to combat these disease carrying insects. Please do your part by eliminating any and all standing water on your property and please maintain your swimming pools, fountains and bird baths. You are responsible for your backyard protection and there are consumer products that may help and 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; and
- 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.

We have once again contracted with a pest control company through November for a two part control program that targets mosquitos in both their larval and adult stages. 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 on our scheduled day, 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.

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 be vaccinated. 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 take an active part to help with mosquito control by eliminating any and all standing water on your property.

Thank you.  
Debbie Dill

# Neighbors Night Out Tuesday October 5

If you are interested in hosting a gathering in your neighborhood contact Liz at the office 713-460-1718. She has information regarding how to get involved and how to set up your gathering plus information about signs, sign up sheets and information about how to ensure everyone in your section is involved.



## POLICE-COMMUNITY PARTNERSHIPS

### 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 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.

**NO WINNER LAST ISSUE  
\$75.00 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.

**Yard Of the Month July 2021**

**Area 1**  
2619 Anniston

**Area 2**  
2707 Manila

**Area 3**  
2914 Quincannon

**Area 4**  
9639 Philmont

**Area 5**  
2403 Elmgate

**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

They have 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](mailto: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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**Joan Kehlhof**  
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**General practitioner including litigation, contracts, leases, wills and probate, debtor-creditor and bankruptcy law**

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**1515 Witte, Houston, TX 77080**  
**A Spring Shadows Resident**

**HOUSTONIAN PROPERTIES**



**Therese Landa, Broker/Owner, GRI, CLHMS**

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

[Therese@HoustonianProperties.com](mailto:Therese@HoustonianProperties.com)



*Spring Shadows Resident, 25 Years of Experience, Five Star Professional-Texas Monthly, Multimillion Dollar Producer*

**JENNIFER HUNTER WALZ**  
**ATTORNEY AT LAW**

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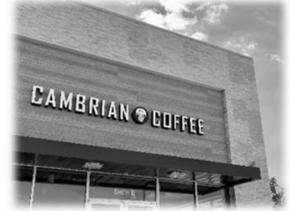
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## NOTE TO ADVERTISERS

The next issue of the SSCA Civic Association Newscaster will be October 2021. Please advise the Association office if you plan to discontinue or change your ad for the new year no later than August 31, 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, 1/8<sup>th</sup> 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 1<sup>st</sup> for the following year's February Newscaster

February 1<sup>st</sup> for the April Newscaster

April 1<sup>st</sup> the June Newscaster

June 1<sup>st</sup> for the August Newscaster

August 1<sup>st</sup> for the October Newscaster; and

October 1<sup>st</sup> 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.

**NEIGHBORS NIGHT OUT TUESDAY OCTOBER 5**