



# NEWSCASTER

A publication of  
Spring Shadows Civic Association, Inc.

10355 CENTREPARK DRIVE, SUITE 220  
HOUSTON, TEXAS 77043

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

**ISSUE 303**  
**PUBLISHED BI-MONTHLY**

**FEBRUARY 2023**



## **ASSOCIATION INFORMATION**

- Executive Committee Meetings ..... Mons.FEB.13, MAR.13, 6:45 pm
- BOD Meetings ..... Tues. FEB.21, Mon. MAR, 20, 6:45 pm
- ACC Meetings ..... Wed. FEB. 22, MAR. 22, 6:45 pm
- Garbage pickup\* ..... Every Friday
- Recycling\* ..... Fridays FEB,10,24, MAR.10,24
- Large Trash, Junk Pickup\* ..... Friday, FEB. 24
- Tree Waste Pickup\* ..... Friday, MAR. 24

\*Subject to change or delays per City of Houston Solid Waste Department

**FEBRUARY**

Thurs. 2, Groundhog Day  
 Sun. 12, Super Bowl  
 Tues. 14, Valentines Day  
 Mon. 20, Presidents Day

**BLACK HISTORY MONTH**

**MARCH**

Mon. 6, Purim  
 Sun. 12, Daylight Saving Time begins  
 Mon. 20, Start of Spring

**WOMEN'S HISTORY MONTH**

**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>Amey 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 1st of the month after publication.

**Office Information**

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 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.**

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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 [ssmom-sclub@gmail.com](mailto:ssmom-sclub@gmail.com) for more information.

\* Has no affiliation with the Association

## MARK YOUR CALENDARS

April 22, 2023 (Saturday)  
Is National Drug Take Back Day

So far the police stations taking part are the Houston South Central Station, Houston Police Department at the Woman's Hospital of Texas, Houston Police Department North Station, Houston Police Department S. Gessner Station, Rice University Police Department

More information on locations will be in the next issue of the Newscaster

YARD of the MONTH will resume in April  
2023

## AUTHORIZED SPRING SHADOWS CIVIC ASSOCIATION ONLINE SITE

[www.springshadows.org](http://www.springshadows.org)  
on Facebook **LIKE**  
Spring Shadows Civic Association  
Check the website often for current  
updates

## FREQUENTLY ASKED QUESTIONS

The SSCA office welcomes all questions and feedback from homeowners. Below are answers to some Frequently Asked Questions. For any other questions, [contact the office](mailto:office@springshadows.org) at [office@springshadows.org](mailto:office@springshadows.org).

- **What are the dates of the General Meetings for Spring Shadows Civic Association?**

The Association provides two General Meetings per year. The Spring Meeting in April and the Fall Meeting in October. Signs are put out in strategic locations to inform the community of the meetings.

- **What is the process when complaints are submitted regarding a property?**

The Association reaches the property owner by mail with a reminder of the Deed Restrictions and Texas Property Codes. If the violation is not resolved other reminders will be sent. After a series of letters have been written and there is no response from the homeowner, the Association will send the violation to the Association's Attorneys. From here it goes through the legal system. All legal fees are billed to the homeowner.

- **How much are the maintenance fees?**

\$336.00 per year. Assessment levied by the Association to be used exclusively to improve, beautify, and maintain any other common area of Spring Shadows Subdivision, to promote recreation, health, safety, convenience and welfare of members.

- **When do I need to submit an application for a permit?**

If the homeowner is building, erecting or placing a permanent structure on the exterior of the home, a building permit is required. If a homeowner is changing the color of his home, a building permit is required. If changing, building, moving, removing or adding to any existing structure, a permit is required. When in doubt, call the office at 713-460-1718.

- **Who do I call if a street light is out?**

Centerpoint Energy – HL&P – 713-207-2222 – Make sure you get the pole-number.

- **What type of wood material is used for fences?** The pickets must be made of cedar or redwood per our deed restrictions.

Reminder: Per Spring Shadows deed restrictions and the City of Houston — all trash and recycle bins are not to be visible from the street when not in use for collection.

## ARCHITECTURAL CONTROL COMMITTEE - ELIZABETH EMERY

I moved into Spring Shadows about sixteen years ago; first time homeowner. I had no idea how much it took to keep a home in good repair and well maintained, both inside and out. My house was built in the 60's and was never well maintained previous to my buying it. All of our homes were built about the same time, so we all have the same problems and issues.

As time goes on, trying to keep Spring Shadows looking above average and vibrant becomes more challenging. We know that, but that is our challenge.

We (the ACC/ACDR Committee) try to drive in the entire subdivision every month and look for what is standing out and can bring down the image (and property values) that we are all striving to maintain.

Your challenge as a homeowner is to look at your home and yard and ask yourself "If I had to put my house on the market tomorrow, is my home ready for a potential buyer to view? Is there mold or mildew on the brick or siding? Are my bushes overgrown and totally shapeless? Is there so much foliage in my yard that you can barely see the house? Are the flowerbeds full of weeds that I'm pretending are flowers? Is my front walk so out of alignment that it's a safety hazard? Is my driveway falling apart?"

According to social media, we are being too picky and not being fair and are over-reaching. We ask all of those complaining about the "job" we do to come and join us and help us. We desperately need volunteers! If you are interested, please call the SSCA office and speak to Liz Anderson at 713-460-1718.

As in safety issues "If you see something, say something", please do the same when you see an eyesore on your street. If you are wondering why we're not addressing an issue, please call the office and see if we are. These issues don't get resolved overnight. We work very hard to resolve the issues with the homeowners. There are lots of procedures to be followed and we are required to follow them.

And, so you know, we are very aware of all the houses being painted white with black or dark gray trim. If a home is sold to a "flipper", this is typically the result. The perception is that white makes things look larger. There is nothing we can do to stop this trend, unfortunately. We also give out explicit instructions as to the proper way to paint over brick. Most times, we are finding that these instructions are being ignored. Once you paint over brick, you can't reverse it – so it's important that it's done properly the first time.

Spring is just around the corner. We've got a couple months to trim all the dead bushes, fertilize the yard and clean out those flowerbeds!!

## PATROL & SAFETY COMMITTEE – MICHAEL PEEL

### New Year, New Safety Resolutions

As we begin a new year, it's a great time to reflect on our safety habits and make resolutions to improve them. Here are a few ideas to consider:

1. Update your emergency preparedness plan. Make sure you have a plan in place for different type of emergencies, such as natural disasters, power outages, or home intrusions. Review and update your emergency kit to make sure you have everything you need.
2. Practice fire safety. Test your smoke detectors and replace the batteries if needed. Keep a fire extinguisher handy in case of an emergency, and make sure you know how to use it.
3. Secure you home and car. Make sure all doors and windows are properly locked.
4. Stay alert when out and about. Pay attention to your surroundings and avoid distractions such as texting or listening to loud music.
5. Get to know your neighbors. Building relationships with those around you can help create a sense of community and make it easier to identify and report suspicious activity.

By making these safety resolutions, we can work together to create a safer community for all. As always, if you see something say something and call the Constable Dispatcher at 281-463-6666.

Happy New Year!

## EXTERNAL BRANDING COMMITTEE - KEN ARNOLD

One way of enhancing the Spring Shadows brand is to support the activities of our local schools. Students from our Middle and High Schools will be presenting at the Spring Branch FFA (Future Farmers of America) 45<sup>th</sup> Annual Show & Sale where they will be auctioning off the animals they have raised. Consider attending to show your support and/or joining a buyer's club to participate in the auction.

Spring Shadows resident and current FFA mom is forming the first-ever Spring Shadows FFA Buyers Club. To learn more and to join this [buyers](#) club, please contact Monica Nugent at [nugentfamilyhtx@gmail.com](mailto:nugentfamilyhtx@gmail.com).

### 45<sup>th</sup> ANNUAL SPRING BRANCH FFA SHOW & SALE: FEBRUARY 9-11, 2023

The students of Spring Branch FFA have been busy raising animals all year long, and are ready to showcase their efforts. Come out and show your support! Free entry for all events.

<b>LIVESTOCK SHOWS</b> – Shows begin at 3:30pm each day. Concessions and food trucks.	
<b>Thursday, February 9, 2023</b> <ul style="list-style-type: none"><li>• <b>Rabbits</b></li><li>• <b>Poultry</b> – Broilers and Turkeys</li><li>• <b>Cattle</b> – Market Steers and Breeding Heifers</li><li>• <b>Non-Livestock Results</b></li></ul>	<b>Friday, February 10, 2023</b> <ul style="list-style-type: none"><li>• <b>Goats</b></li><li>• <b>Lambs</b></li><li>• <b>Pigs</b></li></ul>
<b>LIVESTOCK SALE – Saturday, February 11, 2023</b> <p><b>Buyers:</b> Buyer Registration at 11:00am. Buyers Luncheon at 11:30am. <b>Everyone:</b> Opening Ceremonies at 12:30pm. Live Auction Begins at 1:00pm.</p> <ul style="list-style-type: none"><li>• <b>LIVE AUCTION</b> – Student-raised market animals and Champion Non-Livestock projects</li><li>• <b>SILENT AUCTION</b> – Student Non-Livestock projects and other fabulous items</li></ul>	

Hosted by Spring Branch FFA Alumni Association

Spring Branch Ag Farm at 1905 [Brittmoore](#) | [www.SBFFAalumni.com/ShowAndSale](http://www.SBFFAalumni.com/ShowAndSale)

\*\*\*Buyers are encouraged to RSVP at link above\*\*\*

#### *Did You Know?*

*Spring Branch FFA is one of just a few school organizations that brings together students and their families from across the entire school district. This year's Show & Sale will feature over 80 students from five high school and seven middle school SBISD campuses. Come out and get to know us!*

#### Ways YOU can support SBFFA:

- **Attend as a Buyer**
- **Join the 100 Club**
- **Add-on Donations**
- **Come out and Cheer!**



## DIRECTOR POSITIONS REMAIN OPEN

Sharing your talents as a Board Member is one of the best ways that you can give back to this neighborhood that we all call home. After the election this October, there are still many director positions that remain vacant. Directors to those positions may be appointed at any time by the current board of directors.

The following director positions are currently open:

- 1B 2600 Southwick, 2500 - 2600 Talina Way
- 2C 2500 - 2600 Rosefield
- 4A 2500 - 2600 Pine Village
- 4B 2500 - 2600 Palo Pinto
- 5A 9800 Emnora & Vogue, 9500 Moorberry
- 5B 9800 Foxrun Court, 9600 - 9700 Moorberry
- 7B 9900 Moorberry, 2100 Rosefield
- 10A 2622, 2626, & 2630 Durban, 2700 - 2800 Durban
- 10B 2700 - 2800 Fontana
- 14A 9600 - 9700 Philmont
- 17A 3000 (East side) Durban, 2900-3000 Kenross
- 17B 2900 - 3000 Bernadette & Triway
- 17D 2900 Durban, Fontana, Shadowdale
- 18A 2600 Durban & Fontana
- 18B 2600 Manila & Shadowdale

If you live in any of the above sections and are interested in joining the board, please reach out to the SSCA office or the Nominations Committee Chair to express your interest.

## WELCOME OUR NEW NEIGHBORS

2526 Rosefield  
2907 Bernadette  
2227 Lexford  
2726 Stetson  
9930 Vogue  
9819 Emnora  
2526 Teague



2806 Kismet  
2626 Palo Pinto  
2719 Kenross  
2630 Fontana  
2619 Moss Hill  
2515 Palo Pinto



### HOMEOWNER PORTAL IS LIVE!

Neighbors, our new homeowner portal AppFolio is now live. You should have received an email with a link to activate your account during the month of June. If you did not receive a link to the portal, please contact the office via email or by phone so the link can be sent to you.

With the online portal, you can:

- View the SSCA Calendar
- Submit payment for maintenance fees
- Submit Architectural Control Applications
- Access SSCA documents, including deed restrictions and policies

If you do not receive an email, are unsure if you have one on file, or would like to create an account for a second owner, please contact the SSCA office at 713-460-1718 or [office@springshadows.org](mailto:office@springshadows.org)

## COMMUNITY AND GOVERNMENT COMMITTEE - DAVID VAN BERGEN

SSCA continues to work with Council Member Amy Peck's office and Harris County Precinct 3 on moving various projects forward. County Commissioner Tom Ramsey is in full support of all of our proposed infrastructure projects and is working with CM Peck to move them forward.

Council Member Amy Peck is still pursuing funding from local to federal levels to move the Spring Shadows South project forward. In the meantime, CM Peck is working with the City Of Houston to identify portions of the entire project which might be able to be done under the SWAT program which can provide some interim relief to some areas till the whole project can move forward.

The Spring Shadows North (Westray) project needs more detention. Harris County Flood Control and Houston Public Works continue to meet with CenterPoint to determine what portions of their easement, if any, might be used for detention. Public Works will keep us updated on progress. Once detention and redesign are completed this project is funded and construction should be able to start in late 2023 or 2024.

The concrete panel replacements on Gessner between Neuens and Emnora are progressing North from Neuens and are currently being worked on at the intersection with Hammerly. Completion of both sides is expected during this Spring. Concrete panel replacement on Kempwood between Stetson and Gessner has also been requested. Hopefully the city will be responsive to this request also in the near future.

The homeless problem in our area has become worse than it previously was. SSCA is working with CM Peck and Commander Ngyuen at HPD to improve the situation in our area. One way for each of us to help alleviate this problem is to donate to local organizations that work with them instead of giving them money on the street. It has been proven that they will move on if they are not making enough to sustain themselves in the area they are soliciting.

SSCA is also coordinating with HPD and CM Peck's office to determine best points of installation for FLOC cameras to add another layer of protection to our subdivision if the board of directors approves them.

## Spring Shadows Market Information for January 2023

Active Listings on 01/5/2023	16
12 months ending December 31, <b>2022</b> :	
Number of Homes Sold	120
Average days on the market	35
Highest Priced Home	\$739,000
Average Sales Price/SqFt	\$205.41
Average Sales Price	\$474,350
Sales Price range	\$250,000 - \$739,000
Prior year - 12 months ending December 31, <b>2021</b> :	
Number of Homes Sold	153
Average days on the market	49
Highest Priced Home	\$705,000
Average Sales Price/SqFt	\$300.13
Average Sales Price	\$423,223
Sales Price range	\$208,500 - \$650,000

### ECONOMIC FORCES WEIGH ON HOUSTON HOUSING IN NOVEMBER

Elevated interest rates and prices, low inventory, inflation and the holidays slow sales

**HOUSTON — (December 14, 2022)** —Houston real estate was down for an eighth straight month in November as the market continued weathering strong economic headwinds that included inflation, elevated interest rates and home prices, and low inventory. Add Thanksgiving and the start of the holiday shopping season to the mix and a drop in sales was inevitable.

According to the Houston Association of Realtors' (HAR) November 2022 Market Update, single-family home sales fell 30.4 percent, with 5,827 units sold compared to 8,374 in November 2021. That marks the steepest monthly sales decline of 2022. However, when compared to the last November before the pandemic – November of 2019 – sales were down 8.4 percent. On a year-to-date basis, the market trails 2021's record-setting volume by 8.8 percent.

All housing segments experienced declines in November. By contrast, single-family home rentals had another solid gain, demonstrating that prospective buyers continue to shift to the rental market until economic conditions stabilize or improve.

The average price of a single-family home rose 5.8 percent in November to \$403,589 –well below the record high of \$438,301 reached in May of this year. The median price increased 7.0 percent to \$332,000, which is also below the highest median of all time, \$354,000, which was achieved in June 2022.

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

- \$250,000 - \$499,999: decreased 27.4 percent
- \$500,000 - \$999,999: decreased 19.0 percent

Prepared by:

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REALTOR® SRES®

Keller Williams Realty Metropolitan

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713-898-0818

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

## MOSQUITO & HEALTH COMMITTEE REPORT - DEBBIE DILL

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

In order to protect our residents from mosquitos and the diseases they carry, Spring Shadows Civic Association has implemented a two part control program that targets mosquitos in both their larval and adult stages. We have contracted with a pest control service which services our area the months of April through November. The first part of the control program is a larvicide control 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 the manner sprayed are in compliance with the formulas approved and suggested by the County and City Board of Health.

**During the months that the pest control company is not spraying or placing dunks in the drains, it is very important that everyone continue to do your part to help with mosquito control by eliminating any and all standing water on your property. Please clean and maintain your pools, hot tubs and bird baths. Also, please keep leaves and debris clear in the street in front of your homes.** This will help alleviate standing water in the street as well as help with drainage and flooding in our area.

You may find various consumer products for your backyard protection 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 yard. (006840)

Thank you.

**We Had a Winner last issue!  
\$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 HOURS**

832-393-1940

Monday	10 am - 6 pm
Tuesday	10 am - 6 pm
Wednesday	Noon - 8 pm
Thursday	10 am - 6 pm
Friday	1 pm - 5 pm
Saturday	10 am - 5 pm

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

**HOLIDAY DECORATIONS**

All of your exterior holiday décor should be taken down by now. Thank you to everyone who spent time creating such wonderful holiday décor. We look forward to seeing more of your holiday creativity next season.

**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.

**NOTICE TO ALL MEMBERS**

Please let the office know your email\* address so you can be included on important Association news.

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](http://Stchrishouston.org) #heartofspringbranch

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**AVAILABLE SPACE**



**Joan Kehlhof**

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**713-686-5444**

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**[jkehlhof@whklp.com](mailto:jkehlhof@whklp.com)**

**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*



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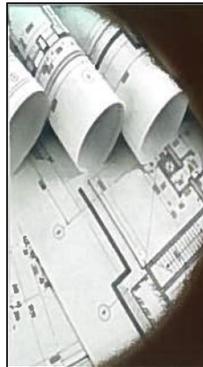
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### **NOTICE TO ADVERTISERS**

The next issue of the SSCA Civic Association Newscaster will be April 2023. Please advise the Association office if you plan to discontinue or change your ad for the year no later than March 1, 2023. 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.

Enjoy the lovely spring weather!