



# 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 306**  
**PUBLISHED BI-MONTHLY**

**AUGUST 2023**



## **ASSOCIATION INFORMATION**

- Executive Committee Meetings ..... Mon. Aug.14, Sept. 11, 6:45 pm
- BOD Meeting ..... Mon. Aug. 21, Sept. 18, 6:45 pm
- ACC Meetings ..... Wed. Aug. 23, Sept. 27, 6:45 pm
- Garbage pickup\* ..... Every Friday
- Recycling\* ..... Fri. Aug.11, 25, Sept. 8, 22
- Large Trash, Junk Pickup\* ..... Fri. Aug. 25
- Tree Waste Pickup\* ..... Fri. Sept. 22

\* Subject to change or delays per City of Houston Solid Waste Department Call 311 for delayed pick up information.

### AUGUST

Monday 21, SENIOR CITIZENS DAY  
Saturday 26, WOMAN'S EQUALITY DAY

August is National Immunization  
Awareness Month

### SEPTEMBER

Monday 4, LABOR DAY  
Sunday 10, GRANDPARENTS DAY  
Monday 11, PATRIOT DAY  
Friday 15 - Sunday 17, ROSH HASHANA  
Saturday 23, START of FALL

#### 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 15th of the month prior to delivery.

#### Office Information

10355 Centrepark Drive, Suite 220  
Houston, Texas 77043  
Tel. 713-460-1718  
Fax 713-460-2399  
[www.springshadows.org](http://www.springshadows.org)  
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.**

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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](mailto:ssmomsclub@gmail.com) for more information.

*\*Has no affiliation with the Association*

### YARD of the MONTH

#### JUNE

AREA 1  
2631 ROSEFIELD

AREA 2  
2703 BERNADETTE

AREA 3  
2911 QUINCANNON

AREA 4  
9626 PHILMONT

AREA 5  
2319 LEXFORD

#### JULY

AREA 1  
2523 POMERAN

AREA 2  
2702 MANILA

AREA 3  
2919 MANILA

AREA 4  
9626 LAWNGATE

AREA 5  
2102 EAGLEROCK

## **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

## ARCHITECTURAL CONTROL COMMITTEE - ELIZABETH EMERY

First, we want to say Happy Summer. The heat really came early this year it seems. So many of you are working hard to keep your grass alive and green and it shows.

For all those with sprinkler systems; here are a few tips: Don't have sprinklers run in the heat of the day. The water, with the sun beating down, can burn the grass. Also, you're losing most of the water to evaporation so it's not providing the water needed. The best time to run sprinklers is actually between 6 a.m. and 10 a.m. Running them late at night can cause too much moisture to sit on the lawn and that can attract disease and rot. Be sure to break up the watering of each section. By splitting the time into at least two parts allows the lawn to absorb the water each time. Too much water at one time creates runoff and wasted water.

Many sprinklers are running during rainfalls. A small investment in a system controller that has a "rain skip" feature can save you lots of money. (City of Houston is on a five year plan of increasing water rates.)

Be sure to have a warm season grasses like Bermuda and St. Augustine. Bermuda needs very little water. St. Augustine should be cut between three (3) and four (4) inches high, especially when it's really warm. The higher the grass, the deeper the roots. BUT, when you mow, you don't want to cut more than 1/3 of the height so weekly mowing is important during growing season.

For the "grass challenged" lawns out there, you can plant St. Augustine almost any time of year but getting it growing in the heat of the summer can be challenging. Putting in down in early spring, when it's still cool outside, is best.

As always, if you need any advice or tips, please contact the office and we'll get back to you as soon as we can. We hope you have a safe and wonderful summer!



## PATROL & SAFETY REPORT - BEN GILLIS - DAVID DURHAM

1. When you **See Something...Say Something**  
Call the Constables 281-463-6666
2. If situation is **Life Threatening** call 911 immediately!
3. Reports of homeowners walking their dogs, not on a leash. **This is a violation of the Law.** People will be ticketed and charged a steep fine when caught. In Spring Shadows, the City of Houston Leash Laws applies to all dogs.
4. Residents walking in the morning or evening should be keenly aware of their safety as there are no sidewalks. Residents should wear light and/or reflective clothing. **Walk facing the oncoming traffic.** Do not walk with the traffic approaching you from the rear.
5. Reminder when on vacation, please turn in a Vacation Watch to the SSCA Office & the Constables.
6. Due to the extreme heat, both you & your animals should stay hydrated. Remember that the hot pavement is what your pet is stepping on.
7. If you park your vehicle on the street, make sure the vehicle is locked and no Items of value are visible



## GENERAL MEETING - DIRECTORS ELECTION OCTOBER 10 ,2023

Tuesday, October 10, 2023 the Spring Shadows Civic Association will hold their fall general meeting. As you may know, director elections are a part of this meeting, and you will be voting for directors of sub-sections A, C and E. If you are interested in running as a director for one of these subsections, please watch for the posting of **director solicitation signs** within the subdivision in September. Director solicitation is part of the Texas Chapter 209 Property Code, specifically **Sec.209.00593. ELECTION OF BOARD MEMBERS.**

If interested in a directorship, the Association invites you to forward a brief email message stating your name, property address and your desire to serve on the board to [office@springshadows.org](mailto:office@springshadows.org) no later than September 11, 2023. You could be in a runoff with an incumbent director or your section might be open; either way you are eligible to run. These are the sections which have director elections on October 10, 2023.

- |                                      |                                       |
|--------------------------------------|---------------------------------------|
| <b>1A</b> 2500-2600 HOLLOW HOOK      | <b>1A</b> 2500 SOUTHWICK              |
| <b>1C</b> 2500-2600 TEAGUE           | <b>1E</b> 2500-2600 ANNISTON          |
| <b>2A</b> 2500-2600 MOSS HILL        | <b>2C</b> 2500-2600 ROSEFIELD         |
| <b>3A</b> 9842, 9843, 9900 EMNORA    | <b>3A</b> 2400 MOSS HILL              |
| <b>3A</b> 2400 ROSEFIELD             | <b>3A</b> 9842,9843, 9900 VOGUE       |
| <b>4A</b> 2500-2600 PINE VILLAGE     | <b>4C</b> 2500-2600 PARANA            |
| <b>5A</b> 9800 EMNORA                | <b>5A</b> 9500 MOORBERRY              |
| <b>5A</b> 9800 VOGUE                 | <b>7A</b> 9800 MOORBERRY              |
| <b>7A</b> 2200 POMERAN               | <b>7A</b> 2200 ROSEFIELD              |
| <b>8A</b> 2000 EAGLEROCK             | <b>8A</b> 9800-9900 KNOBOAK           |
| <b>8A</b> 1900 KNOBOAK CIRCLE        | <b>8C</b> 2100-2200 EAGLEROCK         |
| <b>9A</b> 2700-2800 KENROSS          | <b>9C</b> 2800 BERNADETTE             |
| <b>9C</b> 2800 STETSON               | <b>9C</b> 2800 TRIWAY                 |
| <b>10A</b> 2622,2626,2630 DURBAN     | <b>10A</b> 2700-2800 DURBAN           |
| <b>11A</b> 2200-2300-2400 LEXFORD    | <b>11A</b> 9702-9706 VOGUE            |
| <b>12A</b> 2700-2800 SHADOWDALE      | <b>13A</b> 2200-2300 GREYBURN         |
| <b>14A</b> 9600-9700 PHILMONT        | <b>14C</b> 9600-9700 LAWNGATE         |
| <b>15A</b> 2631 DURBAN               | <b>15A</b> 2630-2631 FONTANA          |
| <b>15A</b> 2360-2631-2700 KISMET     | <b>15A</b> 2630-2631 MANILA           |
| <b>15A</b> 2630-2631-2700 QUINCANNON | <b>15A</b> 2630-2631 SHADOWDALE       |
| <b>16A</b> 2900 KEVIN                | <b>16A</b> 2900 RIATA                 |
| <b>16A</b> 2900 STETSON              | <b>17A</b> 3000 East Side DURBAN      |
| <b>17A</b> 2900-3000 KENROSS         | <b>17C</b> 3000 West Side DURBAN      |
| <b>17C</b> 3000 FONTANA              | <b>17C</b> 3000 SHADOWDALE            |
| <b>18A</b> 2600 DURBAN               | <b>18A</b> 2600 FONTANA               |
| <b>19A</b> 2900 KISMET               | <b>19A</b> 2900-3000 West Side MANILA |
| <b>19A</b> 2900 QUINCANNON           |                                       |

(CONTINUED ON PAGE 7)

(CONTINUED FROM PAGE 6)

Other sections may become available should current directors decide not to run for the 2024-25 term.

If you are interested in serving on the Board of Directors of the Association, you may qualify as a candidate for a director position:

- if you reside in the section (numbered section - you can reside in any lettered subsection within that section) which the director serves,
- if you do not cohabit at the same primary residence with another director of the association and
- if you have not been convicted of a felony or crime involving moral turpitude within the preceding 20 years.

Once the solicitation of candidates has been received for the ballot, a letter with agenda and proxy will be sent to all members. Proxies need only be completed if you are NOT planning on attending the general meeting; members attending the meeting will complete a ballot at the meeting. Meeting will begin at 7 pm.

If you have any question please contact the office at 713 460 1718, or [office@springhadows.org](mailto:office@springhadows.org) or Alexis Loving at [director3a@springshaow.org](mailto:director3a@springshaow.org)

**SPRING SHADOWS  
NEIGHBORS NIGHT OUT  
TUESDAY, OCTOBER 3, 2023**

If you are interested in hosting a gathering in your neighborhood contact Liz at the office 713-460-1718.

Liz has information regarding how to get involved and how to setup your gathering plus information about signs, sign up sheets and information on how to ensure everyone in your section is involved.

You need not be a director or board member to host a gathering.

Set out a few chairs, have a few snacks and meet your new neighbors and visit with those you know

## UTILITY FLAGS

We see those small colored flags along the sidewalks (where we have them) in our front yards and on the medians. They indicate what is running underground as dictated by the color code. When utility company representatives mark a location, these flags indicate the type of underground service.

**RED** Electric power lines, cables, and lighting cables.

**YELLOW** Gas, oil, steam, petroleum, or gaseous materials.

**ORANGE** Telecommunications, alarms or signal lines, cables, or conduits.

**BLUE** Potable water (drinkable).

**GREEN** Sewer and drain lines.



**PURPLE** Reclaimed water, irrigation, and slurry lines.

**PINK** Temporary survey markings.

**WHITE** Proposed excavating.

These flags can be removed from your property if they are in place for more than fourteen (14) days without activity. They are no longer active.

If you are planning on digging on your property Texas law requires you to contact 811 or 1-800 – 545-6005, forty eight hours, excluding weekends and holidays, before digging. Digging in a spot without knowing before hand the location of underground utilities can be risky.

Compiled from :APWA uniformed color code, yardblogger.com, <https://texas811.org>, and [texas811.org](https://texas811.org)



## WELCOME OUR NEW NEIGHBORS

2310 Greyburn

2630 Moss Hill

2623 Anniston

2631 Teague

2610 Teague

2407 Eaglerock

2931 Bernadette

2903 Manila



9639 Philmont

2626 Teague

2747 Fontana

2511 Pine Village

2602 Anniston

2706 Quincannon

2503 Pine Village

9702 Lawngate



## HOMEOWNER PORTAL

If you have not activated the homeowner portal, please call the office and provide your current email address.

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

Call the office at 713-460-1718 for assistance if needed.(003950)

## COMMUNITY AND GOVERNMENT COMMITTEE - JANET MARTON

**Infrastructure Projects.** The Houston City Council voted 15-2 to approve the 2024 Budget with Councilmembers Michael Kubosh and Mike Knox voting “no,” as they have for the past seven years. The Budget includes an increase in tax dollars for Houston’s streets and drainage programs, and a plan to once again clean and maintain open ditches across Houston’s neighborhoods. The budget includes \$160 million in funds from the American Rescue Plan Act.

**CIP Projects.** Spring Shadows South Drainage (Spring Shadows Sections South of Buttermilk Creek and Hammerly)

**Spring Shadows North Drainage.** (Spring Shadows Sections adjacent to Westray) (Additional water detention is required for the Spring Shadows North project. City expects Engineers to provide more information on these Projects and the issues with Buttermilk Creek in September.)

**Public Works** has issued a work order for storm sewer outfall repair behind 2502 Kenross. Construction scheduled to begin the first week of July.

88<sup>th</sup> Legislature. Bills and other legislative information may be viewed at “**Texas Legislature Online**” <https://capitol.texas.gov/>. *The last day the Governor can sign or veto bills passed during the regular session is Sunday, June 18, 2023. If the Governor leaves a bill unsigned but doesn’t veto it, it also automatically becomes law.*

Bills passed relative to property owners associations:

- HB 614**, by Shaheen, relating to property owners’ association fines, requires an property owners’ association to adopt an enforcement policy regarding levying fines. Effective 1-1-2024.
- HB 886**, by Shaheen, relating to requirements to file a property owners’ association assessment lien, requires the association to provide notices of delinquency in payment of an assessment lien before the filing of an assessment lien, and specifies the procedure for notice. Effective 9-1-2023.
- HB 1193**, by Turner, relating to prohibiting housing discrimination by a property owners’ association, prohibits a property owners’ association from enforcing a provision in a dedicatory instrument that prohibits an owner from renting a dwelling to a person based on the person’s method of payment. Effective 9-1-2023.

Bills which **did not** pass relative to property owners associations include:

Short-term rentals.

HB 1496, by Guerra, relating to requiring disclosure of taxes and fees charged for the short-term rental of residential property.

HB 2665, by Gates, relating to an interim study of the municipal regulation of short-term rental properties and residential amenity rental properties.

HB 2789, by Holland, relating to regulation of accessory dwelling units by political subdivisions.

HB 3169, by Landgraf, relating to regulation of short-term rental units by certain municipalities.

Chickens and other animals.

HB 92, by Langraf, relating to the authority of a municipality, county, or property owners association to prohibit or regulate certain activities on residence homestead property.

HB 1191, by Cain, relating to the authority of a municipality or county to regulate the raising or keeping of chickens.

SB 326, by Hall, relating to the authority of a municipality or a property owners' association to regulate the raising or keeping of chickens.

## SPRING SHADOWS MARKET INFORMATION — ARLENE NOVICK

Active Listings on 6/29 /2023 14

12 months ending June 30, **2023**:

Number of Homes Sold	86
Average days on the market	39
Highest Priced Home	\$727,000
Average Sales Price/SqFt	\$286.14
Average Sales Price	\$480,564
Sold Price range	\$250,000 - \$727,000

Prior year - 12 months ending June 30, **2022**:

Number of Homes Sold	144
Average days on the market	40
Highest Priced Home	\$739,000
Average Sales Price/SqFt	\$300.13
Average Sales Price	\$457,679
Sold Price range	\$208,500 - \$739,000

### Market sees further price stabilization as it finds balance

**HOUSTON — (June 14, 2023)** — May became the Houston housing market's 14th consecutive month of negative home sales, but the decrease in volume was the smallest in almost a year. That and moderating declines in other market readings may be an indication that the worst of the housing sales slowdown is over, provided there are no further hikes in mortgage interest rates – a major deterrent to home purchases in Houston and across the country through the latter half of 2022 and all of 2023.

According to the Houston Association of Realtors' (HAR) *May 2023 Market Update*, single-family home sales were down 10.4 percent year-over-year with 8,637 units sold compared to 9,641 in May 2022. That is the smallest drop since June 2022 when volume was down 7.6 percent.

Single-family home prices fell for the fourth time since the spring of 2020. The average price dipped 1.6 percent to \$431,378 while the median price fell 3.1 percent to \$340,095. That keeps pricing below the record highs of \$438,350 (average) in May 2022 and \$353,995 (median) in June 2022.

May marked the 14th straight month of negative sales as Houston and real estate markets across the country continue trying to overcome persistent economic headwinds. Year-over-year single-family home sales were down 10.4 percent, but when compared to May 2019, before the pandemic, sales dropped just 1.3 percent, and stacked against May 2018, five years ago, they were up 6.4 percent.

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

- \$250,000 - \$499,999: decreased 9.4 percent
- \$500,000 - \$999,999: decreased 15.2 percent

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, 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 contracted with a pest control company from April through October (with an option to extend through November). It is a two-part control program that targets mosquitos in both the larval and adult stages. Unfortunately, the larval control program which consisted of placing dunks in the neighborhood's 206 storm drains has been halted with the pest control company by an environmental investigator from the City of Houston. The other part which targets the adult mosquitos with weekly truck-based chemical fogging at night is still being done. I have contacted Amy Peck who represents Spring Shadows on the City Council to see if she might look into this matter and whether or not the larval control might be resumed someday. On days that the weekly scheduled spraying is not able to take place because of weather, it is rescheduled by the contracted provider on their next available date/time. The chemicals used in the spraying and the manner that they are sprayed is in compliance with the formulas approved and suggested by the County and City Board of Health.

Of course, mosquito control is an ongoing battle and we ask that **you please continue to do your part to help by eliminating any and all standing water on your property. Please do your best to clean and maintain your pools, hot tubs and bird baths and remove empty planter pots. Please check the curb in front of your home for debris and standing water. Also, please do not blow or put anything into our street drains. When the streets and drains remain clear, it protects yours and your neighbors' property from flooding as well as reduces the mosquito population.**

Have a safe summer!

**PLEASE CALL 311 for the following problems**

**Yard trimming, grass clippings, small tree branches (must be bound)  
not picked up  
or  
Street lights out**

**The office staff will only refer you to 311 if you call about these problems.  
Call 311 instead. 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.

**HILLEDAHL 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.

**FEEDING STRAY CATS & DOGS**

According to Houston City Ordinance section 6-22, "It shall be unlawful for any person intentionally to cause, suffer, or permit the maintenance of an attractive environment for the assembly of a congregation of unconfined and unlicensed stray cats or dogs by the placement of dog food or cat food," however colony managers who follow city TNR guidelines are permitted to feed community cats "subject to a trap, neuter, and return program approved by the Director (BARC)."

**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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Fax: 281-356-1727                      [jcterrell@jctroofingandremodeling.com](mailto:jcterrell@jctroofingandremodeling.com)

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[warrensloan@allstate.com](mailto:warrensloan@allstate.com)



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11:45am: Fellowship on the Lawn with  
Children's Lego Bible Study

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

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Houston, TX 77280



**Joan Kehlhof**  
**Attorney at Law**  
**713-686-5444**

**General practitioner including litigation,  
contracts, leases, wills and probate,  
debtor-creditor and bankruptcy law**

[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*



# WILLS TRUSTS ESTATE PLANNING

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*ATTORNEY PATRICK SMITH IS A SPRING SHADOWS RESIDENT*



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### **NOTICE TO ADVERTISERS**

The next issue of the SSCA Civic Association Newscaster will be August 2023. Please advise the Association office if you plan to discontinue or change your ad for the year no later than September 1, 2023. The price is \$50.00 per issue for standard size and \$200.00 for 1/2 page. 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 3.25" x 1.80" (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.

**See pages 6 and 7 for information about  
General Meeting, Director Election and Neighbors Night Out**