



# NEWSCASTER

A publication of  
Spring Shadows Civic Association, Inc.

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**ISSUE 307**  
**PUBLISHED BI-MONTHLY**

**OCTOBER 2023**



## **ASSOCIATION INFORMATION**

- Executive Committee Meetings .....Mon.Oct.2, Nov.6,6:45 pm
- BOD Meeting ..... General Mtg., Oct.10, 7pm, Mon. Nov.13,6:45 pm
- ACC Meetings ..... Wed. Oct.25, Nov.29,6:45 pm
- Garbage pickup\* ..... Every Friday
- Recycling\* ..... Fri. Oct. 6, 20, Nov.3,17
- Large Trash, Junk Pickup\* ..... Fri. Oct. 27
- Tree Waste Pickup\* .....Call 311 regarding pickup

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

### OCTOBER

Tues. Oct.3 National Night Out  
 Mon. Oct. 9 Columbus Day  
 Tues. Oct .31 Halloween  
 Oct. Breast Cancer Awareness Month

### NOVEMBER

Sun. Nov, 5 Daylight Saving Time Ends  
 Tues. Nov. 7 Houston Election Day  
 Sat. Nov. 11 Veterans Day  
 Thurs. Nov. 23 Thanksgiving Day

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

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

*\*Has no affiliation with the Association*

### YARD of the MONTH

#### **AUGUST**

AREA 1  
2519 MOSS HILL

AREA 2  
2738 TRIWAY

AREA 3  
3010 QUINCANNON

AREA 4  
9626 COLLEEN

AREA 5  
9927 VOGUE

#### **SEPTEMBER**

AREA 1  
2531 TEAGUE

AREA 2  
2719  
SHADOWDALE

AREA 3  
2907 MANILA

AREA 4  
9715 PHILMONT

AREA 5  
9815 KNOBOAK

### **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

### Surviving the Drought in Spring Shadows (next year is supposed to be worse).

When people first come into a neighborhood in Spring Shadows, the most common remark is “Oh, I love the trees!

Trees do a lot of great things but they do need our help. Just because it's a drought, the last thing you need to give up on is your trees. Remember, they shade your grass so it doesn't need as much water and they shade your home so you don't use as much power. You need to water your trees more than you need to water anything else! How much? About 10 gallons per 1 inch (2.5 cm) of trunk diameter per week (ex., a tree with 12" DBH would receive 120 gallons) during drought. If your finances don't allow for that much, please just do the best you can.

Limbs dropping? It's not the drought and it's not the tree is dying. It's most likely that water has gotten into knots on the limbs and caused it to weaken. Do NOT cut down a tree because a few limbs fall – perhaps it just needs a good trim by a QUALIFIED tree trimmer.

Let your grass grow at least 4-5" tall. The higher the grass, the less water it needs. And it won't burn the roots.

Are you watering but still have circles of yellow grass? It's probably a fungus brought in from another yard.

Do NOT fertilize! Your yard is stressed and putting down anything during the high heat and lack of rain can cause more stress.

Never water during the night or after 10:00 a.m. If drought restrictions allow, the ideal time is between 5:00 a.m. and 10:00 a.m. Watering during the day stresses the lawn and can burn the grass. Besides as much water going into the soil is being evaporated.

Plant Drought Resistant Perennials:

Zexmenia, Esperanza, Four Nerve Daisy, Lantana, Autumn Sage, Flame Acanthus, Cenizo, Blackfoot Daisy, Mealy Blue Sage, Red Yucca

These also attract the bees and butterflies!!

# PATROL & SAFETY REPORT - BEN GILLIS - DAVID DURHAM

## WHERE ARE THE CONSTABLES?

The short answer is – they are most likely close by, just not where you can easily see them. Here are some facts:

1. **Spring Shadows Coverage** – There are almost 2,000 homes in Spring Shadows and that covers a lot of mileage that the Constables must patrol. If you wonder why you don't see them, think about how long you spend driving by the front of any house when you are driving to or from your home. Unless you happen to be looking at just the right instance, you most likely will not see them, but please be assured that they are out there protecting our residents.
2. **Areas of Concern** – There are some areas of Spring Shadows that have more reports or issues than other areas. The Patrol & Safety Committee has asked that the Constables now spend more time in those areas. Please note that the overall number of crime reports for our community, as a whole, are very low compared to other areas outside of Spring Shadows. This is all due to the work of our Constables.
3. **Residents' Calls** – A significant factor in our low crime incident rate is because our residents are very good at calling the Pct. 5 Constable Dispatch at **(281) 463-6666** to report suspicious people and activities. This is by far the best way to keep crimes from happening. If you **“SEE SOMETHING, SAY SOMETHING.”** This is our best defense against crimes. Usually, the Constables will be able to respond to a reported issue in a matter of minutes. The Constables welcome responding to calls and those calls break up their day from merely driving around.
4. **Constables' Parking** – For their convenience, and to stay in Spring Shadows, our Constables will do necessary paperwork in their vehicle. They also frequently eat their meals in their vehicles. That is why you'll see them sometimes parked (especially in the shade) on one of our neighborhood streets. They can't fill out paperwork or eat while they're driving.
5. **Patrol Coverage** – Law enforcement contracts with Harris County provide for the Constables to support other Constables that make a request for emergency support in other areas near Spring Shadows. While those emergency calls sometime take our Constables out of our area, Constables from other areas are also sent into our area when there is a need to give emergency support to our Constables. We do have 5 Deputies patrolling Spring Shadows which provides coverage pretty much full-time. Usually, we have more than one Deputy patrolling Spring Shadows at a time.
6. **Speed Monitoring** – Generally, our Constables do not monitor traffic speed, but they won't ignore violations either. In areas of concern, not only does HPD supply traffic enforcement to encourage vehicles to stay within the speed limit, but our Pct. 5 Constables also have traffic enforcement units which sometime come to Spring Shadows. This is done especially on Kempwood and Hammerly. We do prefer the Constables to be patrolling, which they do most of the time.(015260)

Hopefully this will clear up a lot of questions about why you don't frequently see the Constables. We would all like the Constables to park in front of our houses 24/7, but with almost 2,000 homes, they can't spend too much time in one place.

## GENERAL MEETING

Tuesday, October 10, 2023 at 7 pm  
Spring Woods Baptist Church  
10131 Emnora Lane  
Houston, TX 77080

**THIS MEETING WILL BE IN PERSON ONLY**

**Election meeting for section board members**

### A FEW REMINDERS

Your garbage cans and trash bins should be hidden from sight when they are empty.

The garbage and recycling containers should be put out **no earlier** than 6:00 pm the Thursday before pickup.

The City of Houston has a leash law that includes Spring Shadows. Please leash your dog when walking them (or they you!) And as a courtesy, please pick up and dispose of their waste!

Cars, trucks or other motorized vehicles, working or not, **should not** be parked on the grass, your lawn or partially on the grass and the driveway.

All exterior construction requires a permit from the SSCA. Once approval is received you or your contractor must obtain any required city permits. Your permit number, received from the office, must be displayed prominently until the work and cleanup is finished.

To prevent flooding issues, lawn trimmings and tree clippings should not be blown, shoveled, or swept down the drainage gratings. These gratings must remain open as they are what carries away rainwater, especially during heavy rainfall.

Following our by-laws will insure that Spring Shadows remains a beautiful and well maintained subdivision.

## HOW A DROUGHT AFFECTS YOUR HOUSE

When you think about the word 'drought' you likely immediately think of our wildlife and plants that typically suffer the most in such unkind conditions. However, your home should also be considered when dealing with drought; especially persistent drought. Your home can in fact become damaged due to drought but if you pay attention, you can recognize the signs of damage and take action to prevent future expensive repairs.

You likely notice the effects of a drought on your lawn; brown and dry, crunchy grass and shrubs, etc. However, the soil under your home is also susceptible to damage even though it's not exposed as your lawn is. Without the water it needs, the soil under your home can harden and even move, causing problems with your foundation. If not noticed right away or taken care of at the first sign of an issue, you could be faced with costly repair expenses in the near future.

### **Detect Drought Damage Early**

Just like your yard, if you're noticing cracks anywhere in or outside your home, it could be a sign that the drought has started wreaking havoc on your home's foundation. There are certain areas of the home where the cracks will usually appear when the foundation moves or shifts, including:

- Corners of the windows and doors.
- Drywall or plaster surfaces that are caulked.
- Along concrete blocks – they will typically look like a staircase.
- The ground level floor, siding or brick exterior.
- Gaps surrounding the baseboards, cabinets or outdoor trim.
- Areas where your exterior walls and foundation meet.

If you're noticing any cracks that appear shortly after you build your home, this is actually normal and natural because the home is 'settling' or 'curing.' However, if you're noticing these cracks all of a sudden and your home isn't newly built, it is time to be concerned. The best way to go about this is hiring a qualified inspector to come inspect the home. Homes that don't have basements are generally more protected from drought damage but anytime the soil begins moving or sinking you should be on the lookout for such damage.

If you already notice foundation cracks along your foundation, inspect them more thoroughly. You can tell by running your fingers across the crack if the surfaces surrounding the crack are on the same plane. If they aren't, your foundation could definitely be experiencing problems right now. Inspect all around the foundation, taking note any areas showing concrete or soil moving away from your foundation.

(CONTINUED ON PAGE 8)

On the inside of your home, take note of any doors or windows that aren't working correctly; sticking or no longer lining up correctly. These are signs of possible foundation problems

## **How to Prevent Damage from Drought**

If you care about your home then you likely care about saving what money you can in terms of maintenance and repairs for your home. Protecting your home from drought will save you a lot of money in the long-run. While soil that is moving or sinking can definitely damage your home's structure, it can also affect what's underneath; utility and sewer lines. If damage to these occur your foundation could ultimately fail altogether.

A few precautions you can take right now include:

- Regularly take note of any surfaces (both inside and outside) that have cracks or other significant changes.
- Regularly inspect the outside perimeter of your home for any problems around the foundation; gaps, cracks, etc.
- Consider having a water system installed around the home's perimeter to ensure your foundation is always moist; this will lower the chance of the soil moving or shifting, especially during a drought.

You might have had to read that last precaution a second time; a watering system? You might be surprised to find that many homeowners already have this in place and had it installed when they had their lawn watering system installed. It helps keep your entire span of ground with a proper moisture balance.

Worried it may be expensive? The commercial watering systems are actually more affordable than many think or you could do it yourself with a timer and a soaker hose. Now, you don't want to over-saturate the foundation's soil nor water it too little; talk to a professional to get a recommended watering schedule for your specific needs.

## **Cautions When Facing Drought Damage**

If you have reason to believe that a drought has already started causing damage to your foundation it's time to call up an expert to come inspect and go over whatever they may find!



## WELCOME OUR NEW NEIGHBORS



2406 Lexford

2535 Southwick

9734 Moorberry

2811 Bernadette

2835 Triway

2830 Fontana

2514 Pine Village

9831 Knoboak

2403 Moss Hill Drive

2531 Pomeran



### 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.

## COMMUNITY AND GOVERNMENT COMMITTEE - JANET MARTON

### Spring Branch Trail.

In 2014, CenterPoint Energy agreed to allow the City of Houston to build hike-and-bike trails on CenterPoint utility corridors. As part of the Spring Branch Management District's 2015-2030 Comprehensive Plan, the District planned to connect the Addicks Reservoir to White Oak Bayou Greenway with an 11-mile hike-and-bike trail through the heart of Spring Branch.

### *The Emnora Lane Hike-and-Bike Trail,*

was built and maintained by Harris County Precinct Four along the CenterPoint Energy easement from Gessner to just west of Moorberry Lane, north of Hammerly Blvd. This is our "easement!"

Phase One was completed in December 2020, and runs from Blalock Road to Wirt Road and follows the same easement that the Emnora Trail is on, north of Hammerly Blvd.

The Spring Branch Management District is funding Phase Two to expand the trail from Gessner west to Shadowdale Drive within the CenterPoint easement, with construction planned to begin in January, 2024.

Phase Three plans to connect from Blalock Road west through the Northbrook High School area to the existing Emnora Trail. Construction is estimated to begin at the end of March, 2024, with completion anticipated by September, 2024, with a portion dependent on completion of bridge work by the Texas Department of Transportation.

### Meritage Homes.

The variance requested by Meritage Homes relative to the Pinecrest development was passed by City Council, on August 10, 2023, to allow the reconfiguration of reserves.

### City Election.

City of Houston election day is on Tuesday, November 7, 2023. Early voting in Texas runs from October 23 to November 3. A Charter amendment supported by Fair Houston will be on the ballot. It would have Houston withdraw from any regional planning group without a proportional voting structure based on population size. For example, if Houston was unsuccessful in negotiating with the Houston-Galveston Area Council for more representation, after 60 days, the City would be forced to leave the H-GAC. A second proposed Charter amendment supported by the Houston Charter Amendment Petition Coalition, will also be on the ballot, and would allow members of the Houston City Council to place items on the Council's weekly agenda, prohibiting the Mayor from a veto of an agenda item that is supported by at least three council members.

## SPRING SHADOWS MARKET INFORMATION — ARLENE NOVICK

Active Listings on 8/31/2023	21
12 months ending August 31, <b>2023</b> :	
Number of Homes Sold	83 (41% decrease over prior year)
Average days on the market	44 (16% increase)
Highest Priced Home	\$727,000 (1.6% decrease)
Average Sales Price/SqFt	\$209.24 (4% increase)
Average Sales Price	\$479,348 (4% increase)
Sold Price range	\$250,000 - \$727,000
Prior year - 12 months ending August 31, <b>2022</b> :	
Number of Homes Sold	140
Average days on the market	37
Highest Priced Home	\$739,000
Average Sales Price/SqFt	\$200.92
Average Sales Price	\$461,669
Sold Price range	\$208,500 - \$739,000

HOUSTON REAL ESTATE SHOWS FURTHER MOVEMENT TOWARD NORMALCY IN JULY

***Sales decline by the smallest amount in more than a year, prices stabilize and inventory grows***

**HOUSTON — (August 9, 2023)** — Even with some indicators in negative territory, the Houston housing market continues to demonstrate that it is returning to a more normal state as it moves beyond the pandemic and the challenges posed by rising interest rates. Home sales across Greater Houston were down for a 16th straight month in July, but the rate of decline was the smallest in more than a year.

According to the Houston Association of Realtors' (HAR) July 2023 Market Update, single-family home sales fell 8.5 percent year-over-year. That is the lowest decline since sales dropped 7.6 percent in June 2022.

Single-family home prices continue to stabilize. The average price edged up just 0.6 percent to \$428,140 while the median price fell 2.3 percent to \$340,000. That keeps pricing below the record highs of \$438,350 (average) in May 2022 and \$354,000 (median) in June 2022.

For a pre-pandemic perspective, July closings were 15.3 percent below July 2019's total of 8,921. The July 2023 median price of \$340,000 is 36.0 percent higher than it was in 2019 (\$250,000) and today's average price of \$428,140 is 37.3 percent higher than it was then (\$311,895). Sales are 5.7 percent below where they were five years ago, in July 2018, when volume totaled 8,019. Back then, the median price was \$244,560 and the average price was \$305,925.

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

\$250,000 - \$499,999: decreased 11.8 percent

\$500,000 - \$999,999: decreased 8.3 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). Initially, it was a two-part control program that targeted mosquitos in both the larval and adult stages. The part that targets the adult mosquitos is a weekly night-time truck-based chemical fogging. The larval control program was a monthly dunk-placing in all of the neighborhood's 206 storm drains. Unfortunately, the dunks were stopped because an environmental investigator from the City of Houston thought that service was in violation of a city ordinance. I have been in contact with the office of our City Councilperson, Amy Peck to see if this matter might be cleared up so that the dunk placements might be resumed. I will keep you updated on this matter.

Please note, 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.

If you check the Harris County Public Health website, you can see that West Nile has been detected in several areas of the city, including areas just Northeast and Northwest of us. Please remember that mosquito control is an ongoing battle and we ask that everyone 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. 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.  
Thank you.

**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.**

**No Winner last issue!  
\$50.00 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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**Joan Kehlhof  
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1515 Witte, Houston, TX 77080  
**A Spring Shadows Resident**

**HOUSTONIAN PROPERTIES**

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

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*ATTORNEY PATRICK SMITH IS A SPRING SHADOWS RESIDENT*



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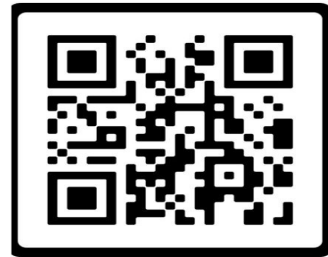
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## NOTICE TO ADVERTISERS

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

**GENERAL MEETING TUESDAY OCT. 10**  
**see page 6**