



NEWSCASTER

A publication of
Spring Shadows Civic Association, Inc.

10355 CENTREPARK DRIVE, SUITE 220
HOUSTON, TEXAS 77043

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PCT. 5 CONSTABLE 281-463-6666

www.springshadows.org

ISSUE 308
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FEBRUARY 2024



ASSOCIATION INFORMATION

- Executive Committee Meetings Mon. Feb.12, Mar. 4, 6:45 pm
- BOD Meetings Tues. Feb. 20, Mon. Mar.18, 6:45 pm
- ACC Meetings Wed. Feb. 28, Mar. 27, 6:45 pm
- Garbage pickup* Every Friday
- Recycling* Fri. Feb. 9, 23, Mar. 8, 22
- Junk Pickup* Large Trash* Fri. Feb. 23
- Tree Waste Pickup* Fri. Mar. 22

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

February

Tues.13 Mardi Gras
 Wed. 14 Ash Wednesday
 Wed. 14 Valentines Day
 Mon.15 Martin Luther King Day
 Mon.19 Presidents' Day

March

Sun. 10 Daylight Saving Time begins
 Tues.17 St. Patrick's Day
 Tues.19 Spring begins
 Sun. 24 Palm Sunday
 Sun. 31 Easter

Important Phone Numbers

Pct. 5 Constable	281-463-6666
Graffiti Removal	311 (713-837-0311)
Emergency	911
Houston Police (Non Emer)	713-884-3131
Houston Fire (Admin)	832-394-6700
SBISD Police	713-984-9805
Amey Peck Council Member District A	
	832-393-3010
BARC (Roaming Dogs)	713-229-7342

Contact information correct at time of printing.

Online Newscaster

The Newscaster is delivered to members' homes by the 1st of February, April, June, August, October and December. It can be viewed online at www.springshadows.org by the 15th of the month prior to delivery.

Office Information

10355 Centrepark Drive, Suite 220
 Houston, Texas 77043
 Tel. 713-460-1718
 Fax 713-460-2399
www.springshadows.org
 email: 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 for more information.

**Has no affiliation with the Association*

A big thank you to every one who had an outdoor holiday display.

They certainly made our subdivision very attractive.

By now all holiday décor should be removed .

Remember to fill out a Vacation Watch form before you leave on your trip. The form is available on line and at the office.

YARD of the MONTH will resume in April

AUTHORIZED SPRING SHADOWS CIVIC ASSOCIATION ONLINE SITE

www.springshadows.org
on Facebook **LIKE**

Spring Shadows Civic Association
Check the website often for current updates.

ARCHITECTURAL CONTROL COMMITTEE - ELIZABETH EMERY

Natural Area Ordinance City of Houston

Spring Shadows encourages the use of natural areas that conserve natural resources by incorporating native vegetation that provides habitat for local and migratory wildlife. To that end, residents are to refer to and comply with the Natural Area Ordinance (Amended), Policy #1730.1 Revised produced by the city of Houston, Parks and Recreation Department.

Natural Area Ordinance

The Natural Area Ordinance was created under Chapter 32-10 of the City of Houston Code of Ordinances to address natural area creation on private land. This allows for citizens to create and maintain natural habitats, including native plantings in their yards. There is no requirement that a Natural Area Permit be (016112) obtained prior to the creation and maintenance of a natural area. However, the existence of a Natural Area Permit can be a defense to a complaint or prosecution for violation of a city ordinance. If you would like to create wildlife friendly habitat in your yard, please see the links below. (press Control + Click to follow link):

[Natural Area Permit Application](#)

[Natural Area Policy](#)

[Invasive Species of Houston](#)

[Sample Site Plan](#)

[Sample Maintenance Plan](#)

PATROL & SAFETY REPORT - BEN GILLIS - DAVID DURHAM

DESCRIPTION	J	F	M	A	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	YTD
MURDER					0	0	0	0	0	0	0	0	0
ROBBERY					0	0	0	0	0	0	0	0	0
ASSAULT					2	1	0	1	0	1	0	0	5
THEFT-VEHICLE					0	0	0	0	0	1	0	0	1
THEFT-HOME					1	2	0	0	0	0	0	0	3
THEFT-GARAGE/SHED					0	0	0	0	0	0	1	0	1
NARCOTICS					0	0	0	0	0	0	1	0	1
BURGLARY-HOME					1	1	0	0	1	0	0	0	3
BURGLARY-VEHICLE					1	0	0	0	1	1	0	0	3
BURGLARY-GARAGE/ SHED					0	0	0	0	0	0	0	0	0
ARREST					3	0	0	5	2	2	4	0	16
CRIMINAL MISCHIEF					0	0	0	0	0	1	0	0	1
DISTURBANCE					3	5	1	10	6	6	9	7	47
ANIMALS					0	0	1	3	2	3	1	1	11
TOTAL	0	0	0	0	11	9	2	19	12	15	16	8	92

2024 DIRECTORS AND THEIR SECTIONS

1A	2500-2600 Hollow Hook, 2500 Southwick	Ali Andrew Kasrai - director1a@springshadows.org
1B	2600 Southwick, 2500-2600 Talina	Janet Marton - director1b@springshadows.org
1C	2500-2600 Teague	Chris Zoch – director1c@springshadows.org
1D	2500-2600 Bandelier	Jean-Paul Masso - director1d@springshadows.org
1E	2500-2600 Anniston	Debbie Dill – director1e@springshadows.org
2A	2500-2600 Moss Hill	OPEN
2B	2500-2600 Pomeran	OPEN
2C	2500-2600 Rosefield	OPEN
3A	9842, 9843 & 9900 Emnora, 2400 Moss Hill & Rosefield, 9842, 9842 & 9900 Vogue	Ed Kenney - director3A@springshadows.org
3B	9900 Hornpipe, 2300 Moss Hill, Pormeran, Rosefield	George Soto, Jr. – director3b@springshadows.org
4A	2500-2600 Pine Village	Arlene Novick - director4a@springshadows.org
4B	2500-2600 Palo Pinto	OPEN
4C	2500-2600 Parana	Karen Snead - director4c@springshadows.org
5A	9800 Emnora & Vogue, 9500 Moorberry	Zane May - director5a@springshadows.org
5B	9800 Foxrun Court, 9600-9700 Moorberry	Ginger Neal - Director5b@springshadows.org
7A	9800 Moorberry, 2200 Pomeran & Rosefield	Susan Aronstein – director7a@springshadows.org
7B	9900 Moorberry, 2100 Rosefield	OPEN
8A	2000 Eaglerock, 1900 Knoboak Cir, 9800-9900 Knoboak	Lee Calloway - director8a@springshadows.org
8B	9800 Canoga, 2100 Lexford, 2000-2100 Elmgate	David Durham – director8b@springshadows.org
8C	2100-2200 Eaglerock	Elizabeth Emery - director8c@springshadows.org
8D	2300-2400 Eaglerock, 9710 & 9714 Weatherwood	Annette Littleton - director8d@springshadows.org
9A	2700-2800 Kenross	Susan Riemer – director9a@springshadows.org
9B	2700 Bernadette, Stetson, Triway	OPEN
9C	2800 Bernadette, Stetson, Triway	Sam Jones – director9c@springshadows.org
10A	2622, 2626 & 2630 Durban, 2700-2800 Durban	OPEN
10B	2700-2800 Fontana	OPEN

2024 DIRECTORS AND THEIR SECTIONS

10A	2622, 2626 & 2630 Durban, 2700-2800 Durban	OPEN
10B	2700-2800 Fontana	OPEN
11A	2200-2300-2400 Lexford, 9702 & 9706 Vogue	Felix Angel - director11a@springshadows.org
11B	2200-2300-2400 Elmgate	Joshua Strader - director11b@springshadows.org
12A	2700-2800 Shadowdale	OPEN
12B	2700-2800 Manila	Maribel Juarez - director12B@springshadows.org
13A	2200-2300 Greyburn	Robert Blum – director13a@springshadows.org
13B	2200-2300 Parana, 9700 Truscon	Miral Gandhi - director13b@springshadows.org
14A	9600-9700 Philmont	Rob Cooms - director14a@springshadows.org
14B	9500-9600-9700 Colleen, 3410-3415 Springrock	OPEN
14C	9600-9700 Lawngate	OPEN
15A	2631 Durban, 2630 & 2631 Fontana, 2630, 2631 Kismet, 2700 Kismet, 2630 & 2631 Manila, 2630 & 2631 Quincannon, 2630 & 2631 Shadowdale	OPEN
15B	2800 Kismet & Quincannon	David Fraser - director15b@springshadows.org
16A	2900 Kevin, Riata & Stetson	Susan Boone – director16a@springshadows.org
16B	3000 Kevin, Riata & Stetson	Greg Janak – director16b@springshadows.org
17A	3000 (East side) Durban, 2900-3000 Kenross	Richard Lynch - director17a@springshadows.org
17B	2900-3000 Bernadette & Triway	Max Ferrer - director17b@springshadows.org
17C	3000 (West side) Durban, 3000 Fontana & Shadowdale	Ken Arnold - director17c@springshadows.org
17D	2900 Durban, Fontana & Shadowdale	Carlos Sedillo - director17d@springshadows.org
18A	2600 Durban & Fontana	OPEN
18B	2600 Manila & Shadowdale	OPEN
19A	2900 Kismet & Quincannon, 2900-3000 (West side) Manila	Ben Gillis- director19a@springshadows.org
19B	3000 Kismet & Quincannon, 2900-3000 (East side) Manila	Billy Wolfram - director19b@springshadows.org

AVOID MIXING METAPHORS

It's not rocket surgery.

First, get all your ducks on the same page.

After all, you can't make an omelet without breaking stride.

Be sure to watch what you write with a fine-tuned comb.

Check and re-check until the cows turn blue.

It's as easy as falling off a piece of cake.

Don't worry about opening up a whole hill of beans: you can burn that bridge when you come to it, if you follow where I'm coming from.

Concentrate! Keep your door closed and your enemies closer.

Finally, don't take the moral high horse: if the metaphor fits, walk a mile in it.

SSCA's Purview on Frequent Questions and Issues

While there are many issues concerning our subdivision that the SSCA can address, it is important to realize that the Association's authority extends only to actual properties that are within Spring Shadows. This is reflected in our deed restrictions. Contrary to what many people believe, the SSCA does not have the power to enforce anything that does not fall under the above criteria.

The streets throughout the subdivision belong to the City of Houston as do the sidewalks. The esplanades that are located within the subdivision belong to the City of Houston. The easement that contains the electrical pylons, the walking trail, and the flood control ditch belong to Harris County, although Centerpoint has easement rights over the area where the pylons are located.

SSCA does not have the power to control, prevent, alleviate or eliminate the following:

Cars that are parked on the streets.

Dogs that are running loose.

Graffiti on fences or signs.

Signs posted on esplanades.

Pot holes in streets.

Water standing in streets.

Acts of nature: lightening strikes, street flooding, flooding of vehicles or houses, etc.

Any property outside the boundaries of the subdivision.

If at all possible our officers, directors and staff will do all they can to assist you.

WELCOME OUR NEW NEIGHBORS



2742 Triway
2802 Bernadette
2606 Anniston
2931 Stetson
2710 Quincannon
3011 Manila
2330 Eaglerock
2527 Talina Way
2507 Pomeran
2742 Kismet
9643 Philmont
9902 Vogue
9915 Emnora

2807 Quincannon
2911 Triway
2626 Teague
2918 Stetson
2922 Stetson
2527 Parana
9623 Moorberry
2743 Durban
3031 Kenross
2506 Talina Way
3006 Manila
2611 Pine Village
2635 Southwick



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.

Regarding Phase Two, current plans call for the Trail to cross Gessner at the Center-Point easement, as the safer option. Safety features of the crossing design includes a pedestrian hybrid beacon (a pedestrian-focused traffic signal), a 'Z' design crossing that requires walkers and bikers to turn to face traffic at the median before continuing to cross the other lanes of Gessner, and safety striping and signage for additional visibility.

A community meeting was held in December to discuss Phase Four, which will connect from Phase Two at Shadowdale Drive west to Addicks Trail at Chatterton Drive. Information about Spring Branch Trail can be found at <https://houstonparksboard.org/spring-branch-trail/>.

Clarblak Apartments.

The City is considering approval for the construction of a new apartment complex to be located on Clarblak, near the intersection of Clay Road and Campbell Road. The 125-unit complex will be called The Hartwood at Spring Shadows. The developer's plans for drainage include underground water retention and a 24" underground concrete pipe to carry retention water north to Brickhouse Gully. This proposed rainwater water disposal seems to be a reasonable solution for the complex, and should not add to the flooding problems experienced in the past, particularly in Spring Shadows Section 14 and Kempwood North.

City Composting for Residents

The city's Solid Waste Management Department is applying for U.S. Department of Agriculture funds to kick-start a two-year composting pilot program to turn food waste into usable planting soil. The City will find out in late February or March if the \$400,000 request was successful.

Council Member Sallie Alcorn reports that 24% of municipal landfills are food waste, and the methane gases produced when food waste gets trapped is a huge greenhouse gas problem.

The test program is planned for four community centers, with a once-a-week drive through to empty buckets of food waste.

SPRING SHADOWS MARKET INFORMATION — ARLENE NOVICK

Active Listings on 01/3/2024	11	
12 months ending December 31, 2023 :		
Number of Homes Sold	86	(30% decrease over prior year)
Average days on the market	57	(67% increase)
Highest Priced Home	\$740,000	
Average Sales Price/SqFt	\$215.53	(5% increase)
Average Sales Price	\$496,925	(5% increase)
Sold Price range	\$250,000 - \$740,000	

Prior year - 12 months ending December 31, 2022 :		
Number of Homes Sold	122	
Average days on the market	34	
Highest Priced Home	\$739,000	
Average Sales Price/SqFt	\$204.70	
Average Sales Price	\$472,133	
Sold Price range	\$263,000 - \$739,000	

HOUSTON HOME SALES OUT PERFORM IN NOVEMBER

Sales register their first increase in 19 months amid expanding inventory and moderating prices

HOUSTON — (December 13, 2023) — Just in time for the holidays, the Houston real estate market received a gift in November in the form of positive sales for the first time in 19 months. There are even more healthy indicators layered throughout the latest housing market report as 2023 draws to a close.

According to the Houston Association of Realtors' (HAR) *November 2023 Market Update*, single-family home sales across Greater Houston rose 4.9 percent, the first increase since March 2022. The Houston Multiple Listing Service (MLS) recorded sales of 6,154 units compared to 5,864 in November 2022. Months supply of homes climbed from 2.8 to 3.5.

For a pre-pandemic perspective, November closings were 3.2 percent below the November 2019 total of 6,359. The November 2023 median price of \$326,000 is 35.3 percent above its 2019 level (\$241,000), and today's average price of \$404,597 is 36.2 percent higher than it was back then (\$297,070). Sales are statistically unchanged from where they were five years ago, in November 2018, when volume totaled 6,170. Back then, the median price was \$235,000 and the average price was \$294,583.

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

- \$250,000 - \$499,999: increased 8.0 percent
- \$500,000 - \$999,999: increased 4.1 percent

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), and last year we did extend. 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 contacted our City Councilperson, Amy Peck's office 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.)

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.**

PLEASE CALL 311 for the following problems

**Yard trimming, grass clippings, or 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 start over each New Year
so \$25.00 is the prize this issue!**

Your six digit account number is the top line of your address label. The number is included in one of the articles in this issue. When you find your number, contact the office by letter or email. Give us your name, your account number, the article in which you found it and a check will be in your mail box soon. Prizes must be claimed within 45 days and unclaimed prizes roll over into the next issue. The numbers are randomly picked by SSCA's CPA firm. Association dues are not used to fund the prize.

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
Attorney at Law**

713-686-5444

**General practitioner including litigation,
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debtor-creditor and bankruptcy law**

**jkehlhof@whklp.com
1515 Witte, Houston, TX 77080
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Brenda Stardig

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NEW Spring Shadows LOST/FOUND FB GROUP

Spring Shadows, let's show love for our pets.
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notification bell when joining to immediately help
keep our pets safe.

<https://www.facebook.com/groups/1769818453537606/?mibextid-oMANbw>

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NOTICE TO ADVERTISERS

The next issue of the SSCA Civic Association Newscaster will be April 2024. Please advise the Association office if you plan to discontinue or change your ad for the year no later than March 1, 2024. 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, 1/8th 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 1st for the following year's February Newscaster

February 1st for the April Newscaster

April 1st the June Newscaster

June 1st for the August Newscaster

August 1st for the October Newscaster; and

October 1st for the December Newscaster.

Advertising rates for the next calendar year are determined by the Association each October.

The Association reserves the right to refuse advertising if, in its sole discretion, the Association finds that the advertisement is not in the best interest of the residents. Advertisers must comply with any applicable laws or regulations regarding their advertisements. The Association is not liable for the content of any advertisement and does not endorse nor assume any responsibility or liability for an advertiser's product or service.

Find your SECTION DIRECTORS on PAGES 6 & 7