



# 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 309**  
**PUBLISHED BI-MONTHLY**

**APRIL 2024**



## **ASSOCIATION INFORMATION**

- Executive Committee Meetings .....Mons. APR. 8, MAY 13, 6:45 pm
- BOD Meetings .....Tues. APR.9 GENERAL MTG. Mon. MAY 20,6:45 pm
- ACC Meetings ..... Weds. APR. 24, MAY 22, 6:45 pm
- Garbage pickup\* ..... Every Friday
- Recycling\* ..... Fri. APR. 5, 19, MAY 3,17,31
- Junk Pickup\* Large Trash\* .....Fri. APR.26
- Tree Waste Pickup\* ..... Fri. MAY 24

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

**APRIL**

MON.1 APRIL FOOLS' DAY  
 MON. 15 TAX DAY  
 MON. 22 EARTH DAY  
 TUES. 23 - TUES.30 PASSOVER  
 FRI. 26 ARBOR DAY

**MAY**

WED. 1 MAY DAY  
 SUN. 5 CINCO de MAYO  
 SUN. 12 MOTHERS' DAY  
 MON. 27 MEMORIAL 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>	713-837-0311

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.**

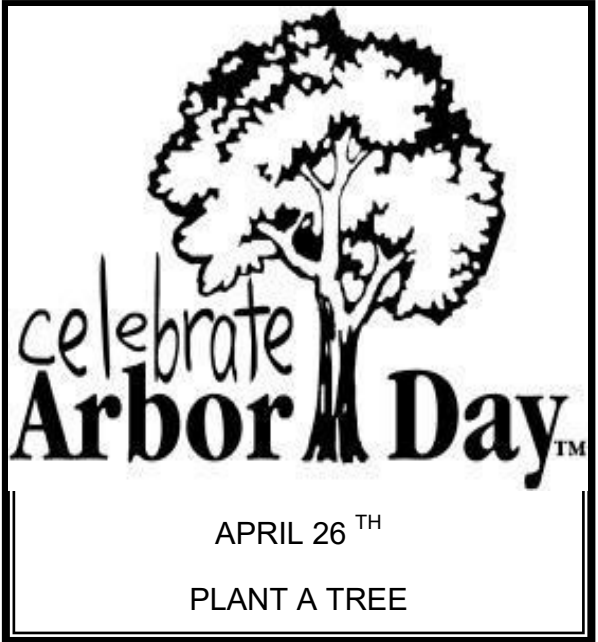
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## SPRING SHADOWS AREA CLUBS \*

*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 will resume in April

## 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

There has been some confusion about the new resolution regarding front yard landscaping.

During the summer ACC/ACDR meetings we encountered a number of concerns from residents about the conditions of front yards, including dead grass and plants. Because of the drought conditions, the committee wanted to review the restrictions requiring fully seeded lawns.

After reviewing the provisions of the Property Code, City Ordinances, and deed restrictions, the committee chose to allow front yards to contain up to 40% hardscape (non-living elements of landscaping, such as rocks, pavers, stone, and concrete (other than walkways or driveways), with the remaining 60% to be greenscape, or natural turf. Only artificial or synthetic turf was prohibited.

This change in no way required homeowners to change their existing front yards. The change was made to take into consideration future drought conditions and to allow and encourage the use of drought tolerant landscaping.

If further clarification is needed, I would be happy to review the policy with you.

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

The winter was pretty mild but still a lot of us didn't get out much. With spring now upon, us the weather has gotten warmer and more people are walking and doing other types of outdoor activities.

As you know, most of Spring Shadows streets do not have sidewalks. That forces us to walk in the streets. It is advised that you walk facing traffic so that you can see what is coming versus walking in the direction of the traffic and being surprised by something coming up behind you. You always want to be able to take any necessary steps to avoid encounters with oncoming cars and trucks. Also, if you are walking or biking when it is dark, or visibility is poor, please wear light clothing and/or wear reflective devices so that drivers can see you.

As always, we would like to remind you to be sure to lock up your cars and trucks if they are left out at night. Also, please also be sure that you hide any valuables, regardless, so that they are not visible. While burglaries from motor vehicles has not been a major issue in Spring Shadows, it does happen. It is a crime of opportunity and having valuables on display to passers-by presents an invitation for someone to steal from your vehicle.

The numbers of calls to the Constables for crimes committed in Spring Shadows is pretty low. That is a good thing. In areas around us, the number of crimes is much larger. Most of our low rate is due to deterrence caused by our residents looking out for each other, and the deterrence provided by our Constables. The Constables welcome responding to calls about suspicious people and vehicles with Spring Shadows. We believe that many crimes have been prevented, and criminals caught, because residents have promptly reported suspicious people and vehicles.

As always, we say, "**IF YOU SEE SOMETHING, SAY SOMETHING**". If you see something suspicious, please call the Pct. 5 Constables Dispatch at: **281-463-6666**. Should you see something life-threatening, we advise call **911** first, and then the Constables, if you can.



Come Enjoy Food Prior to the  
Meeting

**GENERAL MEETING**

TUESDAY APRIL 9<sup>TH</sup>  
7:00 PM

**JOHN KNOX PRESBYTERIAN  
CHURCH**

FELLOWSHIP HALL  
2525 GESSNER ROAD  
HOUSTON, TX 77080

PIZZA AND TIFF'S TREATS  
AT 6:30

## LAWN OPTIONS

If you are planning on, or need to resod your yard, here are several options for grass. This information is from the website listed at the bottom of the page.

What's best for a sunny yard? *Bermuda Grass*.

*Bermuda Grass* needs and thrives with plenty of sunlight (full sunlight) and it requires the least amount of water. It holds up well to foot traffic. *Bermuda Grass* is very drought resistant and moderate cold resistance. It should be mowed every three to seven days. *Bermuda Grass* has a very low shade tolerance.

What's best for a shady lawn? *St. Augustine Grass*.

*St. Augustine Grass* is the most shade tolerant so it is a good choice for yards with trees. The negatives for *St. Augustine Grass* are that it is not the most traffic friendly, is less drought resistant, and doesn't tolerate cold weather well and is disease prone. It's best for those who don't mind a higher maintenance lawn. It should be mowed every three to five days. *St. Augustine Grass* is usually established from sod.

*Zoysia Grass*, another choice has attributes of both of the above listed grasses. It has a dense growth and has the ability to resist damage from humans and pets. If it is damaged it is slow to recover. It is drought resistant, but tends to brown during extended dry periods. *Zoysia Grass* has highest cold tolerance of the three and its shade tolerance is moderate to high. It has a low to moderate disease potential and needs mowing every five to ten days.

What's best for our Houston climate? The three listed above are some of the common choices for our area. Others include *Seashore Paspalum*, *Centipede Grass* and *Carpet Grass*.

For further information or information on the other options use this website: [www.lawnlove.com/blog/best-grass-types-houston/](http://www.lawnlove.com/blog/best-grass-types-houston/)



## MISCELLANEOUS

Holiday lights are for the holidays. There are still some homes with Christmas lights up. Please take them down.

If you fly your flag year round, congratulations on being so patriotic. Check your flag periodically and replace your flag if it gets are faded, shredded, torn or in any way damaged.

Remember your dog/dogs must be on a leash when you are walking them. This is a city ordinance. If you walk your dog along the drainage ditch located by Gessner between Kempwood and Kemp Forest Drive, please pick up your pets waste!

Please don't blow leaves or grass clipping down the drainage system in the street. Make sure your yard maintenance teams are aware of that information. It creates a flooding hazard.

Questions regarding garbage, recycling, junk, large trash and tree waste pickup should be directed to the City of Houston. If you are calling about a non-functioning street light, have the pole number ready. Call 713-873-0311.

Vehicles are prohibited from being parked on the lawn per our deed restrictions.

Your garbage and recycling bins should not be seen from the street when they are empty.

Contact BARC from 12 noon to 6 pm regarding stray animals. There are humane ways to deal with them. 713-837-0311 and ask for BARC.



## WELCOME OUR NEW NEIGHBORS



9814 Vogue

9714 Moorberry

2507 Southwick

2530 Rosefield

2811 Shadowdale

2507 Pomeran

2803 Shadowdale

9823 Emnora

2903 Bernadette

2719 Triway

2619 Fontana

2602 Bandelier



## 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. This is a reminder that the Spring Branch Management District (SBMD) and Houston Parks Board, a nonprofit organization, will begin construction on the second segment of the Spring Branch Trail, west of Gessner to Shadowdale Drive, including Trail connections for Spring Shadow residents to access the Trail at Triway Lane and Shadowdale Drive.

Contractors are asking that residents be mindful of the construction and keep a safe distance from the areas surrounded by orange construction fencing.

From the *Emnora Lane Hike-and-Bike Trail*, along the CenterPoint easement east of Gessner, a mid-block crossing at Gessner will connect to the portion of the trail west of Gessner. With a hybrid beacon, trail users will cross to the median on Gessner and will turn to face traffic before crossing to the other side. A map of the Spring Branch Trail is on the Houston Parks Board's website at: <https://arcg.is/0P8r0q>.

Spring Branch Independent School District. Based on changes in enrollment and future projections, the Spring Branch School District is giving consideration to not rebuilding Spring Shadows Elementary and closing this school for the 2025 school year. This would result in rezoning students to Terrace Elementary, Buffalo Creek Elementary, and Pine Shadows Elementary. Proposed boundary changes would include:

Boundary Change 1: Redistribution to Terrace Elementary: East of Gessner, western boundary: Cardinal Crest/Palo Pinto, north of Emnora;

Boundary Change 2: Redistribution to Pine Shadows Elementary: Including Emnora and south to current Pine Shadows Elementary boundary;

Boundary Change 3: Redistribution to Buffalo Creek Elementary: East of Cardinal Crest/Palo Pinto, north of Emnora.

Spring Shadows Neighbor Assistance Program ("SSNAP"). SSNAP is a non-profit corporation (501(c)3) established in 2001, the mission of which is to provide materials and labor and/or financial assistance to homeowners in the Spring Branch Area who are having difficulty because of disability, illness, or financial hardship. SSNAP was dormant for several years, but through the efforts of Robert Blum, SSNAP has recently assisted a Spring Shadows homeowner to cure certain deed restriction violations. To learn more about this effort, visit SSNAP's Facebook page, "Spring Branch Community of Faith." If you are interested in making a donation to continue the work of SSNAP, please contact Robert Blum, at 713-827-0303, or [rbblum@comcast.net](mailto:rbblum@comcast.net). Robert is a Director of Spring Shadows.

Spring General Meeting. Please plan to attend the Spring General Meeting on April 9, 2024, at John Knox Presbyterian Church. Lite refreshments will be served beginning at 6:30 p.m., followed by the meeting at 7:00 p.m.

## SPRING SHADOWS MARKET INFORMATION — ARLENE NOVICK

Active Listings on 03/5/2024 15

12 months ending February 29, **2024**:

Number of Homes Sold	89	(22% decrease over prior year)
Average days on the market	57	(72% increase)
Highest Priced Home	\$740,000	
Average Sales Price/SqFt	\$212.57	(2% increase)
Average Sales Price	\$493,302	(3% increase)
Sold Price range	\$305,000 - \$740,000	

Prior year - 12 months ending February 28, **2023**:

Number of Homes Sold	114	
Average days on the market	33	
Highest Priced Home	\$739,000	
Average Sales Price/SqFt	\$207.82	
Average Sales Price	\$478,183	
Sold Price range	\$250,000 - \$739,000	

### Houston Real Estate Begins the New Year in Positive Territory

*All major market indicators rose in January, including sales volume and inventory*

**HOUSTON — (February 14, 2024)** — Fresh on the heels of the holidays and despite lingering consumer concerns about elevated mortgage interest rates, the Houston real estate market achieved an unexpectedly strong start to 2024.

According to the Houston Association of Realtors® (HAR) January 2024 Market Update, single-family home sales across Greater Houston rose 9.0 percent. That is only the second increase in two years. The first was in November 2023 when sales were up 5.4 percent. The Houston Multiple Listing Service (MLS) recorded sales of 5,009 units compared to 4,595 in January 2023. Months supply of homes edged up from 2.6 to 3.3.

The average price of a single-family home throughout Greater Houston rose 2.7 percent to \$391,080 and the median price increased 2.1 percent to \$320,500. That marks the first time that the average price has been below \$400,000 since February 2023.

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

\$250,000 - \$499,999: increased 13.0 percent

\$500,000 - \$999,999: increased 16.7 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), which we did last year. 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. (Please note: if the contractor is unable to spray because of weather, it will occur on the next available date/time that is available by the contractor.) 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.(012100) The larval control program was a monthly dunk-placing in all of the neighborhood's 206 storm drains. Unfortunately, the dunks were stopped by the City of Houston because a City of Houston environmental agent made a determination that the service was in violation of a city ordinance that states that nothing can be put in the storm drains. I contacted our City Councilperson, Amy Peck's office to see if this might be reconsidered so that the dunk placements might be resumed. I will keep you updated on this matter

Please remember that mosquito control is an ongoing battle. **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.**

**Also, please check the curb in front of your home for debris and standing water. Keep in mind, that in when it rains, the seemingly small amount of leaves in front of your home will accumulate with your neighbors' small amount and eventually wash down the street and block the too few drains in our neighborhood. When doing your yard, please remember not to blow or put anything into our street drains. Doing so is not only against the city ordinance, it may cause street flooding and possibly home flooding, especially in the seasonal rainstorms of Spring.**

Thank you.

**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.**

## \$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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- Glass Repair
- Handles, Hinges, & Hardware Repair
- Home Care & Home Repair
- Interior Painting
- Install New Fixtures
- Painting
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**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.

**NOTICE TO ADVERTISERS**

The next issue of the SSCA Association will be June 2024. Please advise the Association office if you plan to discontinue or change your ad for the year no later than May 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.

**GENERAL MEETING TUESDAY APRIL 9  
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