

Memorial Chase News

THE OFFICIAL NEWSLETTER OF THE MEMORIAL CHASE HOMEOWNERS ASSOCIATION

MCHOA OFFICE
281-655-8427 Fax 281-257-0935
manager@mchoa.comcastbiz.net

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2012

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www.memorialchasehoa.com

Memorial Chase Homeowners' Association

Annual Meeting

Tuesday, February 7th 7:30 PM

Open Meeting

Tuesday, February 14th 8:30 PM

At the Clubhouse - 9411 Landry

Please Plan to Attend

Mobile Vet Clinic

February 11, 2012

Dog and Cat Vaccination and Health Clinic

Rabies Vaccination \$9.95

All other vaccinations and medicine at reduced rates.

www.themobilevetclinic.com

832-458-0416 or 936-449-4412

Time: Saturday 10:00 until 3:00 **Location:** 9411 Landry Blvd.

MCHOA Security for 2012

We have two Harris County Deputy Sheriffs under contract for 2012. We expect that our deputies will provide an adequate level of security for all of us, our neighborhood and our security partners MCCA, Memorial Creek and Memorial Springs. All residents can help make our security better by getting to know our neighbors, keeping our eyes open to our surroundings and reporting any security issues.

If you have an emergency, call 911 to report your emergency. If you have a non-emergency situation, if you see something that does not quite seem right or if you see suspicious activity, call the non-emergency phone at 713-221-6000. For residents with the 251 phone exchange, call 281-376-0900 for your non-emergency.

Our deputies for 2012 are **Officer Ward** and **Officer Negrete**. We do not publish our hours of coverage because we are covered 24 hours a day, seven days a week, 52 weeks a year. If one of our contract deputies is not available to handle your issue, a district officer will be sent.

Yard of the Month for December 2011

The neighborhood looked very festive this year. We had many that deserved to win YOM, but we can only have two winners for December. Don't get discouraged, for you could be next year's recipient. Here are the winners of a \$50 dollar gift card to our local nursery and of course the YOM sign. Congrats!

Thomas & Nancy Merck
16827 Methil

Grace Jennings
9510 Dalmally

Get ready for this year's YOM contest starting in April! Three winners each month will receive a \$25 dollar gift card and, of course, that wonderful sign. (Has anyone seen our signs? We are missing several.)

Here are some tips to help make your lawns beautiful again.

Garden tip:

Be sure to fertilize this year. Starting in **Feb / March** apply a simple 15-5-10 for an early green up. In **March / April** apply slow-release 3-1-2 or 4-1-2 ratio. During **June / July** apply slow release 3-1-2 or 4-1-2 ration and, when **October / November** arrives, apply winterize formula fertilizer for winter hardiness. Always use a good mulch to help preserve your shrubs, and small trees.

It is very important to take a look at your large trees. Pines, Oaks, Sweet gums, Maples, etc. have died out because of last year's drought. Have these cut down by a professional. Please, don't take any chances of doing this yourself. Many homes have been severely damaged because weekend warriors think they can do it themselves. Have a safe winter and early spring, and until next time-

Byron Spampinato

Billing statements for the 2012 MCHOA dues are out.

If you are one of the many that have taken a pay cut or have lost your job, we are here to help.

Even though your pay has been cut, your financial obligation to MCHOA has not changed. The same is true of MCHOA's financial obligation to honor its contracts. If you need help paying your fees in a timely manner, PLEASE contact us. We will try very hard to create a payment plan that we can all live with.

A payment plan can **STOP** most of the additional late fees, certified letter fees and lawyer fees - if the terms of the payment plan are followed by the homeowner. The only fee that is not stopped is the \$1 interest fee per month. Lawyer's fees for collection activities and a lawsuit can amount to \$1000 or more very quickly.

We have over \$80,000 in overdue payments and are pursuing them with an attorney. If you still have fees that are past due, come talk to us.

MCHOA Meetings for 2012

All "board meetings" are open to owners of the homeowners association. The board of directors reserves the right to adjourn an open meeting and reconvene in closed executive session. Following an executive session, any decisions made in the executive session will be summarized orally and placed in the minutes in general terms, without breaching the privacy of individual owners, violating any privilege, or disclosing information that was to remain confidential. The oral summary will include a general explanation of any expenditure approved in executive session.

Except for a meeting held by electronic or telephonic means, MCHOA board meetings are held in Harris County, Texas at the clubhouse, 9411 Landry Blvd.

The board keeps a record of each regular or special board meeting in the form of written minutes of the meeting. The board will make meeting records, including approved minutes available to a member for inspection and copying upon the member's written request to our office manager.

Members shall be given notice of the date, hour, place, and general subject of a regular or special board meeting, including a general description of any matter for deliberation in executive session.

At the November 2011 meeting, the board of directors agreed to the following 2012 meeting schedule:

Monthly meeting on the 2nd Tuesday of each month

Executive session: 7:00 p.m.

Open/public session: 8:30 p.m.

Annual meeting on the 1st Tuesday of February

Open/public session: 7:30 p.m.

Please note that the January 2012 meeting was postponed until January 17th in order to comply with the meeting notice requirement.

The "meeting notice" for each meeting will be placed on the MCHOA website. Additionally, we will also post this information in a conspicuous manner at the on-site office. Finally, an email notice will be sent to each owner who has registered an e-mail address with the association.

The "oral summary" of each regular or special board meeting will be placed on the MCHOA website at www.memorialchasehoa.com along with the Profit & Loss report and the Balance Sheet (if they were available at that board meeting).

To register your email address with the association, call the on-site office at 281-655-8427 and speak to our office manager, Merwyn Lee, or email her at manager@mchoa.comcastbiz.net.

Just thinking out loud – The Great Drought of 2011 is behind us, although weather experts say we could see something similar in 2012. Now we have to deal with the consequences of the dry, hot weather of this last summer.

Dead trees are an issue that must be addressed this year. Check out your trees thoroughly. Many will appear to be alright at the trunk, when in reality, the tops of the trees are dead and the rest of the tree could die as well. You might need to consult a tree expert to determine if the tree is dead, or not. If the tree is determined to be dead, then arrangements must be made to cut down and/or remove it. The top of the tree becomes more “brittle”, and therefore, is more of a risk. The cost of removal could be higher. If the tree has become too brittle, then a person climbing up the tree will be more at risk. Special machinery may have to be ordered to get up high

enough to begin the cutting process.

If you have a dead tree, and the wind, or lightning causes it to fall down on top of your house, you will possibly have no coverage because the tree was dead, and most insurance policies say it is the homeowner’s responsibility to maintain their trees. The insurance adjustor will determine if tree was dead before the incident once they are able to examine the damage. Also, most homeowner’s insurance will not replace shrubs and trees if damaged by wind, whether the tree/shrub is dead, or not. There is no coverage for tree/shrub debris removal either if damage is caused by wind. Depending on your homeowner’s insurance policy, if your tree falls over on your neighbor’s house, and was determined to have been dead, then there would be no coverage to help your neighbor. You, as the homeowner, could be held responsible, but your

insurance would not pay due to fact that the tree was dead.

I know it is a lot to think about, but the drought opened up a potentially “huge can of worms” that the homeowner must consider. Save yourself a lot of potential problems, and check your trees. Call your insurance agent to see what kind of coverage you have on your home concerning the trees and wind. Hopefully, we might be more prepared if another heat drought hits again this summer.

Again, do not hesitate to contact me, or the office, on issues that may concern you as a homeowner. It could be about deed restrictions or the new laws effective 01/01/2012 that affect all homeowners. We are all in this thing together as a homeowner. **TOGETHER WE CAN MAKE A DIFFERENCE!** - Rudy Laney, MCHOA Board

Posting Signs Throughout the Neighborhood

The law forbids signs of any kind to be posted on a Stop sign, Right of Way sign, or any ‘state controlled sign’. This year, Officers will begin handing out tickets to all offenders of this law. Be Aware and don’t place signs or pictures on these signs. If you do, you may get a call from the Officer that takes it down and receive a warning ticket.

The Memorial Chase Newsletter is published four times a year and is delivered to your door by our local scouts. We would like our residents to feel free to submit articles that they have written and would like to contribute to our newsletter. We are interested in articles that are informative, up lifting, and community oriented. Perhaps you know a resident that accomplished an extraordinary feat and you would like to tell the community about it or maybe you are a poet and want to provide a poem. Whatever you might have to contribute would be greatly appreciated. We will not publish any mean spirited or controversial material nor will we will publish any article that serves as an advertisement. Please make sure you include your contact information with your article so that we can confirm authorship. We will credit the author of any article that we choose to publish.

Message from MCHOA for December 2011 Meeting

The MCHOA Board meeting was held on Tuesday, December 13, at 7:00 p.m. Attending were Directors Scott Cearley, Steve Hlawek, Rudy Laney, Caroline Spampinato, Betsy Vogel, Craig Young, and the office manager.

Meeting Minutes: Meeting minutes for November were presented and approved with corrections.

The Board reviewed last month's accounts receivables report and the check register. The transaction list by vendor and the expense by vendor summary were also reviewed. Other discussions were; reviewing bids for the 2012 swim season and landscaping, with a unanimous vote to continue with Aquatic Management of Houston for 2012 and Earthcare Management for the 2012-2013 seasons, continued collection procedures, approval of Home Improvement applications, 2012 budget review and adoption, message boards, website postings and re-writing polices and procedures required by the new legislation for 2012.

As always, the Board appreciates and encourages residents to attend the public meetings. The next public meeting will be held in January, on the 17th, at 8:30 p.m. Please plan to attend.

Dry Times in MCHOA

The directors of Memorial Chase HOA discussed the drought situation and the current water conservation period at the June meeting of the Board of Directors. We understand that this is an unusual occurrence. We decided to defer sending deed restriction letters for dead lawns. You are still required to mow and edge your lawn and you must still have some sort of ground cover (a dirt yard is not acceptable) but we will not send letters for dead lawns during this rain shortage period. Landscaping your lot with new sod will be expensive, so take care of what you have.

We have not changed the deed restriction policy or the enforcement of any other DR violations. We will reinstate the normal lawn care deed restriction process when the "normal" rain patterns return. We ask that you do the best you can during this dry spell. We will discuss this situation monthly and will post any changes to this policy on the website. **(We are monitoring rainfall—no change to current drought policy.)**



Texas Property Tax Appeals, LLC

Donald D. Lacy III

Managing Member
Property Tax Consultant

Memorial Chase Homeowner 10yrs.
Mbl: 281-701-4188 Call or Text Msg.

Residential Property Tax Specialists!
www.Facebook.com/TPTXA
www.TexasPropertyTaxAppeals.com

Scouts



FOOD DRIVE

Who: The Scouts will be participating in the Scout a Bowl

When: Feb 4th between the hours of 9 am and 11 am.

What: Please leave a bag with your donation by 9 am in the front porch.

All donations will be given to NAM.

Harris County Sheriff Launches Mobile App For Citizens To Report Crime Tips

A new free mobile application allows citizens to report suspicious behavior and activities by turning in crime tips as text messages and emails with image and video attachments using their mobile device or PC. Citizens can remain anonymous or may choose to disclose their identity.

There are four ways to report crime tips:

- Online at iWatchHarrisCounty.com
- Text a tip to 1-855-HCSO-iWatch (1-855-427-6492)
- Use the downloadable app found on iWatchHarrisCounty.com
- Call 1-855-HSCO-iWatch (1-855-427-6492)

Please note: **Emergency calls should still be made to 9-1-1.**

IMPORTANT PHONE NUMBERS

Emergencies	911
Sheriff (non-emergencies)	713-221-6000
Residents with 251 exchange	281-376-0900
MCHOA Office	281-655-8427
MCHOA Fax	281-257-0935
Vacation Watch (forms)	281-376-2997
Clubhouse Reservations (MCHOA)	281-655-8427
MCHOA Security Coordinator	281-374-0786
Tennis Courts (MCHOA)	281-655-8427
MC Section 4 Street Light Assoc. (Bookkeeper)	713-686-4692
Trash Collection (Republic)	713-849-0400
Harris Co. WC&ID #119	281-376-8802
Harris County Precinct 4	713-755-6444
Animal Control	281-999-3191
Doerre Jr. High	832-249-5700
Kleb Jr. High	832-249-5500
Krahn Elementary	832-484-6500
Klein High	832-484-4000
Cypress Creek Library	281-376-4610
Post Office (Louetta)	281-257-3806
MC Newsletter Editor-Merwyn Lee	281-655-8427
Website	www.memorialchasehoa.com
Senior Citizen Group (Sandy Dawson)	832-717-3208

Teenage Job Seekers

Do you need time away from your kids, pets, and the overgrown yard? Why not give yourself a mini vacation and call in your local person to help out.

Email: manager@mchoa.comcastbiz.net if you want to be on this list. We are updating this list and need help to add names.

B-Babysitting
PS-Pet Sitting

YW-Yard Work
HS-House Sitting

Korin Campbell	15	832-567-5852	B,PS,HS
Emily Grado	14	832-764-1364	B,PS,HS
Jacob Leal	15	281-379-1402	PS, HS
Jamie Ware	15	832-330-8443	B
Rachel Wilson	16	281-796-5070	B,PS,HS
Blair Wilder	16	281-974-9680	YW,PS,HS
Julie Bauer	17	832-717-5234	PS, HS
Jamie Bauer	15	832-717-5234	B, PS
Brooke Wilder		713-304-6138	PS,HS,B
Melissa Foremen	15	281-716-3222	B, PS
Stephanie Weigle	19	832-349-6068	B, PS, HS
Katelyn Ballard	16	832-233-9732	B, PS
Amy Gibson	13	832-431-8302	B, PS
Tevia Loeser	16	832-458-6699	B,PS,HS
Nikki Bock	13	832-296-1432	B
Jim Limbaugh		713-818-5900	YW,PS,HS

Clubhouse availability

Looking for a venue to hold a group of people? The clubhouse at 9411 Landry is available for all sorts of events; birthdays, showers, weddings, family get-togethers. Think about this site for your next event. Call for availability.

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