

Memorial Chase News

THE OFFICIAL NEWSLETTER OF THE MEMORIAL CHASE HOMEOWNERS ASSOCIATION

MCHOA OFFICE

281-655-8427

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www.memorialchasehoa.com

July Quarterly

2010

Volume 3

New Email address

manager@mchoa.comcastbiz.net

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)	281-446-2030
Harris Co. WC&ID #119	281-376-8802
MC Hospitality	281-376-5740
Harris County Precinct 4 (Comm. Jerry Eversole)	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
Senior Citizen Group (Sandy Dawson)	832-717-3208

www.memorialchasehoa.com

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 teen 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 YW-Yard Work
PS-Pet Sitting HS-House Sitting

Jacob Leal	13	281-379-1402	PS,HS
Jamie Ware	15	832-330-8443	B
Blair Wilder	16	281-974-9680	YW,PS,HS
Brooke Wilder	13	713-304-6138	PS,HS,B

Watch out for our Children!

School is out - be aware that kids will be kids and aren't watching for you.

Watch out for everyone on the street riding bikes and other vehicles. Our kids are the future.

Enjoy the Summer months!

Memorial Chase Homeowners' Association

Quarterly Meeting

Tuesday, August 10, 2010

7:00 PM

At the Clubhouse - 9411 Landry

Please Attend

Scouts News - Betsy Vogel
EMERGENCY/SAFETY AWARENESS

WHEN: SATURDAY SEPTEMBER 18th from 9 – 2pm
WHAT: FIRST AID AWARENESS –BLOOD DRIVE FOR ALL AGES (KIDS AND ADULTS)
WHERE: KRAHN ELEMENTARY SCHOOL PARKING LOT
WHY: SUPPORT YOUR SCOUT (Jacob Mast Eagle Scout Project) EVERYONE IS INVITED.

Yards of the Month Award Program

The overall goal of the *Yards of the Month Award Program* is to recognize individuals whose property exemplifies the vision of Keep Memorial Chase Beautiful:

We envision a clean and beautiful neighborhood where all citizens value and protect natural resources and take responsibility for enhancing their community environment.

Winning Yard of the Month

For those who are interested in winning the Yard of the Month Award, certain criteria must be met. Landscapes are required to be:

- Well-groomed (properties can have a natural, wildscape appearance, but grass must be mowed, and the perimeter of the property must be edged).
- Attractive; pleasing to the eye (e.g.. green lawn; a variety of plants such as trees, shrubs, ground cover, flowers, wildflowers; plants with a variety of heights, textures, and colors; landscape features such as fountains, large rocks in beds, etc.)
- Buildings, fences, porches, and patios on the property are required to be in good repair, minimal distraction from the landscape due to deterioration, damage or construction.
- Extra consideration may given to properties that have invested extra effort through the use of attractive art pieces (e.g.. pottery, ironwork), potted plants, birdhouses, patio or lawn furniture, wind-socks, decorative mailboxes, etc.
- All selected properties must be free of litter, junk and debris.
- All selected properties must have no appliances or indoor furniture on porches or patios.
- All selected properties must be free of junked or inoperable vehicles.
- All selected properties must have no parking on the lawn.

Winners this year so far...

May

Merle G. Weaver & Claude R. Abbott
10022 Jan Glen Lane
Art McQueen
9407 Dornoch

Mike & Marilyn Frye
17314 Chapel Pine
Jose Parada
17302 Modbury

June

Natalie & Weston Salyers/
Billy Hielscher
9623 Birsay

Gloria Fore
17562 Methil

The *Yards of the Month Awards* are chosen by MCHOA volunteers. Each month yards are chosen as representative of attractive, well-maintained residential properties in Memorial Chase.

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IMPORTANT NOTICE - MCHOA Billing & Collection Policy - 2010

Annual invoices for the Maintenance and Security fees are mailed in September and are due on January 1st with an available option to pay in three monthly installments.

If payment is not received by January 31st, the following charges will occur:

1. On February 1st, all unpaid /delinquent accounts will be charged a late payment fee of \$25. Per the by-laws, an interest payment of 1% of the unpaid maintenance fee will also be added to the account for each month the account is delinquent. (10% per year). A first letter notice is sent out by first class mail with the updated invoice.
2. On March 1st, all unpaid/delinquent accounts are charged a 2nd late payment fee of \$25. A **second** letter notice is sent **certified** with the updated invoice and an additional \$25 fee for the certified letter is added to the account. This second letter is sent to notify the owner of the additional late fees and our intent to file a Notice of Non-Payment on the account if correspondence or payment is not received by April 1st.
3. A 'Notice of Non-Payment' will be filed in April with the county clerk and a \$75 fee will be charged if no payment is made within 30 days of the second letter invoice date.
4. In addition, if the charges are not paid by April 1st, a "Final Demand" letter is sent with the charges to date, stating the account will incur additional fees if correspondence is not received or a payment made within 10 days. The account will then be sent to an attorney when the amount owing reaches \$300.
5. An additional \$25 late fee will be added **per month** until the outstanding fees are paid in full.
6. Any monies received on any delinquent account will be applied to the oldest invoices first and then applied to assessment fees if monies are available.

Under no circumstances will any debt be waived or any adjustment made to any outstanding receivables, to include interest and late charges owed, unless authorized by the Board of Directors.



Cypress Creek Family YMCA Fall 2010 YOUTH PROGRAMS

Registration is going on now for all youth 2010 programs. Get a jump on your after school activities and stop by the Cypress Creek YMCA to see what we have to offer for your child. ALL classes start in September. Stop by the YMCA and pick up a complete schedule of classes and fees or go on line to www.ymcabouston.org and click on Cypress Creek YMCA and view schedules. For more information call Karen @281-517-3734 or email at karenb@ymcabouston.org. Join the Y and receive a FREE 12-Week Personal Fitness Program, and free orientations to all our wellness centers. Your health is our business!

We offer a variety of youth classes in **Dance** (ballet, tap, jazz, hip-hop), **gymnastics**, **cheerleading**, **Art**, **Music**, **Micro-Tennis**, and **Tae Kwon Do** (with belt testing). The health of your child is important to us so we have expanded our youth fitness programming to meet the needs of all kids! Try a kids **Yoga class**, **youth Zymbatomic**, **Spinning**, **Kids Run club**, or even a **Treadmoves class**. We have classes for Homeschool PE kids as well as those looking for PE Credits for school with our Off-Campus PE program. Our **Fit Kids program** and **CATCH classes** help those 8-13 yrs. old, and **Older Youth Strength Training** classes give your 12-15 year old an opportunity to workout on their own! We also have **mommy and me** classes and classes for preschoolers of all ages with our **Gym 'n Play program** and **Storytime Gym! Youth Sports and Swim lessons** are always a great experience for child. And, don't miss the opportunity to have a great **'themed' birthday party** for your child...we offer a fun experience for all ages with Dance, Diva, Princess Ballet, Gymnastics, Cheer, Kid 'n Play and Zumba parties!

For more information call Karen @281-517-3734 or email at karenb@ymcabouston.org. Join the Y and receive a FREE 12-Week Personal Fitness, "Commit to be Fit" Program, and free orientations to all our wellness centers. Come by and try one of our 150 highly acclaimed group exercise classes with our certified and very experienced instructors. Your health is our business!

See What's New at the Cypress Creek YMCA

See what's NEW at the YMCA. Newly renovated and expanded to meet your needs. Expanded Cardio Center with personal TV's on each piece, cardio classes to help you get a jump start on your back to school fitness program! We also have a fully loaded health Café with Wi-fi, group personal training classes, large child watch center while you workout, new mind-body Studio with expanded Pilates programming. New 1st Step room with a free 12 week personal fitness program, "Commit to be Fit" with your own personal coach, and much more!

The YMCA offer's the best group exercise program in the city! Our highly qualified, experienced instructors will offer their expertise to you in 3 fully equipped group exercise rooms. We offer all the latest cutting edge classes for all individuals, every fitness level or skill level, beginner to advance. With over 150 free classes a week to choose from, we guarantee to have a class just for you! Try a Group Fitness class today: Pilates Mat and Reformer, Step, Spinning®, Water Exercise, Kickboxing, BodyPump®, ZUMBA®, BodyCombat®, Yoga, Tai Chi, Athletic classes, Muscle Conditioning, SilverSneakers® and seniorcise classes and much more. We also offer introductory class into all our most popular classes like Begin 'n Spin, Yoga and Tai Chi clinics, Boxing and prenatal classes just to name a few.

Stop by the YMCA today for a complete listing of classes or call our Health and Wellness Department for more information, Karen at (281) 517-3734.

WANTED
3 HOMES IN NEED OF SIDING
(FOR OUR REFERENCE HOME PROGRAM)
COMPLETE HARDIPLANK OR ALCOA SIDING INSTALLED
AT A **VERY LOW COST** FOR PARTICIPATING.
*Lifetime Transferable Warranty Issued upon completion of work.
Offer valid for 3 homes per subdivision per first qualified homeowners.*

50% OFF Energy Efficient Vinyl Replacement Windows
A Limited Time Offer

Serving the Houston and Surrounding Areas since 1986

   **USA Windows & Siding Co.** 
Call: **(713) 854-3755** 
www.USAWindowsAndSiding.com 

Welcome to the Neighborhood

Memorial Chase residents who are interested in helping me organize a new committee **'Welcome to our neighborhood'**; please contact Betty Findley, at 281 376-4336. It has been many years since our subdivision had a welcome wagon in operation and I am hoping to be greeting new residents by September. All ideas and help with this new adventure will be appreciated. Thanks and hope to hear from you soon. Betty Findley

Message from MCHOA for June 2010 Meeting

The MCHOA Board meeting was held on Tuesday, June 8th at 7:00 p.m. Attending were Directors Caroline Spampinato, Judy Turner, Steve Hlawek, Rudy Laney, Betty Trobaugh, and Betsy Vogel.

Meeting Minutes: Meeting minutes for May were presented and approved.

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; Accounts to be turned over to the attorneys, continued collection procedures, approval of Home Improvement applications, new distribution for the newsletter with the Boy Scouts, concerns regarding the pool and lifeguards with the management of Southwest Pool and new clubhouse rental fees. As always, the Board appreciates and encourages residents to attend the public meetings. The next public meeting will be held in August, on the 10th, at 7:00 p.m.

A Message from your Treasurer - Judy Turner

Summertime and hot weather means additional care for our landscaping, higher utility bills, weekly spraying for mosquitoes and weekly pool operation/maintenance. All of these expenses continue to increase year after year. However, the Board has managed to reduce our expenses year-to-date by 1.04% over last year. We continue to monitor our expenses closely.

More specific information on Income and Expenses will be available at our Open Meeting on Tuesday, August 10 at 7:00 p.m. at the Clubhouse. Hope to see you there.

FYI - Caroline Spampinato

Billing statements for the 2011 MCHOA dues will be mailed soon. 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 it's 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.

If you still have fees that are past due, come talk to us.

Bits and pieces from prior meetings

May meeting;

The Board discussed and accepted the electricity bid from MX Energy for the MCPE cost for 12 months.

The Board elected Rudy Laney to the open position of Vice President.

A resident vocalized his concern regarding residents that are not qualified to serve on the Board. He indicated that Director Weaver was not a homeowner and therefore should not have been on the Board. This information is not correct. Director Weaver was in 2008, with his wife, the owner of the property they owned in MCHOA. The HOA verifies and has this information on file for every member of the Board. Therefore this resident was incorrect in his accusing the Board of wrongdoing.

The Board met with a second property management company - Sterling Associates.

April meeting;

The Board discussed and accepted bids for new phone service from COMCAST and repairing the pergola in the pool.

Director Weaver has found another home and will be leaving MCHOA at the end of the month. With his leaving, his wife (who is maintaining the website) would like to continue to do so. The Board will discuss this and determine if we need to find another solution at another time.

The Board met with CAM - a property management company.

Memorial Chase Seniors Group

We do invite all residents of Memorial Chase aged 50 & over, who have the desire to meet with others and to spend an hour or two having a coffee and chat. We hold our coffee mornings & meetings on the **first Wednesday of each month at 10 am. at the Clubhouse on Landry Boulevard.** You will be assured of a very warm welcome, coffee & refreshments. If you need transportation or a friendly person to introduce you or if you need further information, then please call me, **Sandy Dawson 832-717-3208.** I joined the group a year ago after spending the previous seven years wishing I could pluck up the courage to go!!! So come on and give me a call. If I could do it then so can you.

We are all friends you just haven't met yet! We look forward to seeing you there! Sandy Dawson

Dog and Cat Vaccination & Health Clinic

Rabies vaccination \$9.95

All other vaccinations and medicine at reduced rates.

www.themobilevetclinic.com 936-447-5033

Date: August 21st

Time: 10:00 until 3:00PM

Location: 9411 Landry Blvd (clubhouse)

Community Garage Sale

Where: Memorial Chase HOA

When: **October 16th ALL DAY**

Clean out your closet/garage and get those items ready!

We'll advertize this in local papers to help.

Just thinking out loud – We had a great turnout for the May Homeowners Meeting. We need “you” to come out and participate. Your attendance and input is important to the Association. Remember, all the Board members and homeowners are in this thing together...and together we can make a difference.

As stated last issue, I will attempt to address some of the deed restrictions we are to observe here in Memorial Chase. These were put in place at the onset of the building of the subdivision. They are to help keep our community in conformity with all the homeowners, and to, hopefully, enhance our property values. As a homeowner belonging to MCHOA, we are all expected to follow these restrictions.

One of the restrictions I have been asked by several to discuss has to do with stored, parked, and inoperative vehicles. Under Article IV, 9(b) of our restrictions, it states, “No truck camper, trailer, automobile, boat, whether powered or sail or otherwise, or other vehicle will be stored, parked or kept on any Lot or in any street for more than sixty (60) hours during a seventy-two (72) hour period, and

no inoperative vehicle (inoperative defined herein as not in a running or usable condition) may be parked or stored on any Lot or in any street at any time;...”

It goes on to state that a homeowner is not prohibited from storing an unused or inoperative vehicle in the garage permitted on the lot. Continuing, it states “... that nothing contained in these restrictions shall be construed to prohibit the storage of all such vehicles or boats **except inoperative vehicles,** behind a solid wooden fence constructed on Lots covered by these restrictions and constructed in accordance with other provisions of these restrictions, said fence to be constructed so that there are no gaps between the boards constituting said fence, said fence to be maintained in accordance with other provisions of these restrictions, said fence not to exceed six feet (6) in height, and the height of permitted vehicles and boats so stored behind such fence shall not unreasonably exceed the height of such fence.”

The solid fence is to include a solid wood gate, and for the most part, be closed as to not be an “eyesore” or offensive to neighbors and the neighborhood. The fence height has been adjusted to six foot six inches (6’6”) to accommodate a six (6) inch “kicker board” at bottom of

fence.

We understand that homeowners with multiple vehicles take vacations and may leave a vehicle for more than 60 hours during a 72 hour period from time to time. There might be that unusual situation that a vehicle might be inoperative for a short period of time while solving a mechanical problem. Contrary to what one might think, Board members do not travel the neighborhood 24/7 looking for these violators of this deed restriction. Unless it is a flagrant violation, usually a complaint will come in from one of the other homeowners, and it has to be addressed. If you get a notice concerning this restriction, or any other restriction, contact the office if you think there is an extenuating circumstance concerning the potential violation. I don’t want...you don’t want...nor does anyone else want this to be a problem that might include legal action. Be conscious of the intent of the restriction, and be a good neighbor.

We have great homeowners who are wonderful neighbors. Enjoy your home that you have worked so hard to get, and appreciate the friends and neighbors you have. **TOGETHER WE CAN MAKE A DIFFERENCE!**—Rudy Laney; MCHOA Board