



# NEWSCASTER

A publication of  
Spring Shadows Civic Association, Inc.

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HOUSTON, TEXAS 77043

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[www.springshadows.org](http://www.springshadows.org)

**ISSUE 315**  
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**APRIL 2025**



## **ASSOCIATION INFORMATION**

- Executive Committee Meetings .....Tues. Apr.1, Mon. May 12 , 6:45 pm
- BOD Meetings ..... Tues. General Mtg. Apr.8, Mon. May19, 6:45 pm
- ACC Meetings .....Wed. Apr.23, Wed. May 28, 6:45 pm
- \* Garbage pickup, \*Yard Waste ..... Every Friday
- \* Recycling ..... Fri. Apr. 4, 18, May 2, 16, 30
- \* Junk Pickup \* Large Trash .....Fri. Apr. 25
- \* Tree Waste Pickup ..... Fri. May 23

\* Subject to change or delays per City of Houston Solid Waste Department Call 311 or 713 837 0311 for delayed pick up information.

**APRIL**

Tues. 8 General Meeting  
Tues. 15 Tax Day  
Sun. Apr. 20 Easter Sunday

**MAY**

Mon. 5 Cinco de Mayo  
Sun. 11 Mother’s Day  
Sat. 17 Armed Forces Day  
Mon. 26 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. View it 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*

**GENERAL MEETING  
APRIL 8  
7:00 PM**

**JOHN KNOX  
PRESBYTERIAN  
CHURCH**

**2525 GESSNER RD  
HOUSTON, TX 77080**

## ARCHITECTURAL CONTROL COMMITTEE

Spring is here once again! Early spring is the ideal time to give your lawn its first feeding of the season. After enduring winter, your grass could use a boost to start the growing season strong. There are two main types of products to choose from: lawn feed and weed & feed. Be sure to read and follow the application instructions on the label for the best results

Spring is also the perfect time to give your gas-powered lawn mower and edger—or 'weed whacker,' if you prefer—a yearly tune-up. Replace the blades or have them sharpened at a lawnmower repair shop. If you sharpen them yourself, be sure to keep them balanced, as an off-balance blade can cause excessive wear on the axle and bearings.

Don't forget to change the oil, oil filter (if applicable), and air filter. Avoid using compressed air, a vacuum, or even a brush to clean the air filter, as these methods can damage the filter material and create tiny holes, allowing dirt to enter the engine. This can increase engine wear by three to seven times the normal rate. Filters are inexpensive engines are not. Always use new filters and replace them at least once a year. For electric lawn equipment, consult the owner's manual for lubrication and maintenance guidelines. If you have an electric hedge trimmer, be sure to clean and oil the blades for optimal performance.

Replacing Fence(s) - Our Deed Restrictions specify that fence pickets must be made of either cedar or redwood, with a maximum height of 7 feet, including a rot board. If the fence to be replaced is a front fence with no rot board then the overall height should only be six feet. The structural components (such as posts and rails) may be made of treated pine or other approved materials. Before starting your fencing project, you must submit an Architectural Control (AC Application, available at [www.springshadows.org](http://www.springshadows.org)). Your application should include:

- A description of your planned fence work, i.e. replacing existing perimeter fence and the type of wood and dimensions for the pickets.
- A street-view photo of the front of your house.

Following these steps ensures compliance with community guidelines and helps avoid delays. Thank you for your cooperation!

## HTX COLLECTS, MISSED PICK-UPS, APPFOLIO



The HTX Collects mobile app can remind you of your collection day, so you'll never forget again! The new tools are also on our website at [HoustonRecycles.org](http://HoustonRecycles.org) where residents can print a personalized collection calendar, sign up for service reminders by email or phone, and/or download your personal collection schedule to your iCal, Google or Outlook calendar.

**CALL 311 or 713 837 0311 for all missed garbage, recycling, trash or yard waste pickups.**

**CALL CENTERPOINT ENERGY at 713-207-2222 : Street lights that are not working.**



### 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

If you do not receive an email, are unsure if you have one on file, or would like to create an account for a second owner, please contact the SSCA office at 713-460-1718 or [office@springshadows.org](mailto:office@springshadows.org)

## PATROL AND SAFETY - ROBERT COOMS

### Hi Spring Shadows Residents and Happy Spring!

We have a new Constable in our area — Sgt. Valencia. He's not really new, but he is new to Spring Shadows. Sgt. Valencia has been a Constable for many years and comes to us from SW Houston, If you see him, please be sure to say hi and welcome him to Spring Shadows.

We also want to thank Sgt. Cessna for his four years of service here. He's been re-assigned within Pct. 5, and we wish him the best!

### Traffic Safety Reminder:

- On undivided streets (no medians), vehicles in **both directions** must stop for school buses picking up or dropping off students.
- On divided streets with medians (like Gessner, Kempwood, and Hammerly), only vehicles **behind or alongside** the bus must stop. Those on the opposite side may proceed cautiously — but stay alert for children crossing (004990). Children don't always pay attention when they should.

### Pedestrian Safety Tips:

- Walk facing traffic.
- Use sidewalks where available.
- Avoid walking in groups across the road.
- At night, wear bright or reflective clothing to stay visible.

### Vehicle Safety:

- Don't leave valuables in your car, especially overnight. Always lock your vehicle if parked outside.

### Stay Vigilant:

Neighbors and Constables are our best protection. If you see suspicious activity, please call:

- **Pct. 5 Constables Dispatch:** 281-463-6666
- **Houston Police Non-Emergency:** 713-884-3131
- For emergencies, call **911** first, then the Constables if possible.

Remember: **“If You See Something, Say Something.”** The Constables are “real” law enforcement officers and can make arrests and issue traffic tickets.

## New Spring Shadows Civic Association Website – Karen Snead

We encourage curious homeowners to explore the new Spring Shadows HOA website; same address but with a new look and organizational structure ( <https://www.springshadows.org/> ).

In response to some past feedback from residents trying to find specific relevant documents and needed HOA information on the old website, we simplified the navigation structure of the site and provided a viewing experience that hopefully reflects our neighborhood ambience.

Much of our **specific HOA information**, including news updates, current editions of the Newscaster, bylaws, deed restrictions , leadership and upcoming board meeting dates and agendas can be accessed directly from the [HOA information page](#).

Also included on the site is information pertinent to Spring Shadows such as neighborhood school links, City of Houston public utility/trash/recycle links and future neighborhood updates affecting our homeowners.

Other more sensitive information that residents seek is, and will continue to be, posted within the homeowner account, *Appfolio* portal (an explanation of how to create a resident account can be found here <https://www.springshadows.org/appfolio> ).

To maintain the relevance and utility of our website to our homeowner community, we encourage all to visit it frequently and share thoughts and suggestions when so inspired. And please, for those of you wanting to help us save trees and postage costs, sign up for exclusively emailed/electronically shared editions of the NewsCaster and other general HOA communications. You can sign up by completing the '*Email/Electronic Opt In*' form on the NewsCaster webpage of our site - <https://www.springshadows.org/e-newsletter>. Happy surfing!



## SPRING SHADOWS LAW ENFORCEMENT



Sergeant Johnny Valencia is a seasoned law enforcement professional with seventeen years of dedicated service at the Harris County Constable Precinct Five's Office since 2008. With extensive experience in the Patrol Division, Sergeant Valencia has served across multiple districts within Precinct Five. As a Field Training Officer, he has played a crucial role in mentoring newly hired deputies. Now serving as a Field Training Supervisor, he oversees the Field Training Officers and manages the new recruits' training program, ensuring they receive the necessary skills and guidance to succeed in their roles. Committed to proactive policing, Sergeant Valencia works closely with the community to prevent criminal activity and address neighborhood safety concerns. His collaborative approach strengthens trust between law enforcement and residents, fostering a safer environment. A graduate of the Spring Branch Independent School District, Sergeant Valencia is familiar with the Spring Shadows area. Outside of his professional responsibilities, he enjoys traveling and spending quality time with his wife of over thirty years and their son.



Deputy Victoria Ensley has been with Harris County Constable Precinct 5 for the last five and half years on nightshift patrol. Prior to, she worked in Harris County Jail for 4 years and attended the University of Houston Downtown to obtain her Basic Peace Officer's license. Deputy Ensley is currently in the process of obtaining her Bachelors in Criminal Justice as well. She enjoys traveling, especially cruises and loves cooking when she is not serving. Deputy Ensley has done a lot of community service outreach programs, such as being a Girl Scout troop leader and mentoring youth.



Jacob Blair - Hello, everybody. I hope all is well. I am Jacob Blair with the Harris County Constable Office Precinct 5. My unit number is 5L21 and I have the pleasure of serving the community of Spring Shadows. My current work schedule is a power shift from 7pm-3am Thursday through Monday. I have been working with Precinct 5 since November of last year shortly after graduating from Houston Community College Police Academy. I am looking forward to serving and helping the community in any way I can. Feel free to reach out to me about anything I am always looking to help.



Deputy Carlos Mota began his career with Pct. 5 on January 29, 2024, and is currently assigned to Spring Shadows area. He is working a mixture of evening shift and night shift. Deputy Mota previously served for three years on active duty for the United States Army as a Military Police soldier serving in Fort Leavenworth, KS. Deputy Mota is currently a Sargent in the Texas National Guard. Deputy Mota enjoys fishing and training in Brazilian JiuJitsu.



Hello, everyone my name is E. Thompson with the Harris County Constable Office Precinct 5. My unit number is 5L27, currently working 2pm-10Pm Tuesday through Saturday. I have been working with Precinct 5 for a little over 2 years and I am happy to be serving the community. Feel free to reach out to me if need be, glad to help.



## COMMUNITY GOVERNMENT JANET MARTON

**Spring Branch Trail.** The Parks Board is in the process of installing the Crossing Signal in the median on Gessner.

**89th Texas Legislature.** Rob Cooms, Director 14A, is monitoring bills filed that affect property owners associations. As proposed, many of these bills could override deed restrictions. Currently filed bills include:

- Allowing raising chickens and rabbits, growing produce, home agriculture businesses, and clotheslines,
- Allowing residents to teach swimming lessons using residential pools, and
- Requiring special elections by Members to fill vacant positions on the Board.

**Campbell Road Bridge.** TXDOT work continues. The date for completion of reconstruction is getting closer!

**Terrace Elementary School Rebuild.** Spring Shadows resident Shari Robey, the Association's representative on the Terrace Elementary Project Advisory Team, reports that the Team has developed a draft of a beautifully designed school, welcoming to both children and adults, which includes the following guiding principles for the Project:

1. A welcoming and inviting facility for students, staff, and parents.
2. A learning environment with contacts with the outdoors.
3. An engaging learning environment allowing students to collaborate and learn.
4. A campus reflecting the community's diversity and engagement.

The draft design will be reviewed by other participants before being finally accepted.

**Spring General Meeting.** The Association's Spring General Meeting will be held on Tuesday, April 8, 2025, at 7:00 p.m. at the John Knox Presbyterian Church Hall. A representative from CenterPoint Energy will share information on the company's resiliency efforts in the Spring Branch area.

**Spring Branch Super Neighborhoods.** It has been proposed that the various Spring Branch Super Neighborhoods, including Spring Branch Super Neighborhood North, merge in order to become a stronger advocate for the Spring Branch area.

Gessner at Kemp Forest. Development has begun for a private sports field to be located at the corner of Gessner and Kemp Forest.

**Spring Shadows Neighbor Assistance Program ("SSNAP").** SSNAP is a non-profit corporation (501(c)3) established in 2001, the mission of which is to further the Association's social welfare purpose under 501(c)4. The purpose of SSNAP is to provide assistance to homeowners in the Spring Branch area who cannot maintain their property because of various hardships. An effort is being made to revitalize SSNAP. If you are interested in more information about SSNAP, volunteer opportunities, or making a donation of money, time or talent, please contact Robert Blum, Director 13A, at 713-827-0303, or rbblum@comcast.net.

## WELCOME OUR NEW NEIGHBORS



2610 Moss Hill

2318 Elmgate

2502 Pomeran

2722 Kismet

2830 Triway

9911 Emnora

9603 Philmont

2122 Stetson

2738 Triway

2711 Shadowdale

### A FEW REMINDERS

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

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 ensure that Spring Shadows remains a beautiful and well maintained subdivision.

# SPRING SHADOWS MARKET UPDATE - THERESE LANDA

## Market Analysis as of March 5, 2025

This **Current Market Analysis** evaluates SOLD properties from the past **180 days**, as market conditions from **90-180 days** provide the most accurate reflection of current property values.

- **Active Listings:** 29
- **Number of Homes Sold:** 41
- **Average Days on Market:** 73 (indicating a longer selling period)
- **Sold Price Range:** \$260,000 – \$846,000

### Price Per Square Foot:

- **Highest:** \$334.86
- **Average:** \$223.62
- **Lowest:** \$140.05

### Mortgage Rate Update

Interest rates have seen a slight decline this week, with national averages as follows:

- **30-Year Conventional Loan:** 6.25% – 6.75% (varies based on borrower profile)
- **FHA 30-Year Loan:** ~6.12%
- **VA 30-Year Loan:** ~6.13%
- **Jumbo 30-Year Loan:** ~6.95%

These rates fluctuate daily and are subject to individual financial qualifications.

### Market Insights

- The **average days on market** suggest a slight slowdown, with increased inventory contributing to a more balanced market. Currently, **Spring Shadows has approximately 4 months of inventory**.
- A **six-month inventory** typically signals a **buyer's market**, while the current four month supply suggests **market equilibrium** rather than a strong advantage for buyers or sellers.

## MOSQUITO & HEALTH COMMITTEE REPORT - DEBBIE DILL

On behalf of the Mosquito & Health Committee, I wish to extend a warm welcome to the neighborhood's new Spring Shadows Residents.

Spring is quickly approaching which means warmer weather, rainstorms and prime conditions for mosquitoes. In order to protect our residents from mosquitoes and the diseases they carry, Spring Shadows Civic Association contracts with a pest control service during the months of April through November for a weekly spraying/fogging service in our neighborhood. 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. We don't know as yet which day of the week (last year it was usually Wednesday) the spraying will occur, but it is usually in the evening. If for some reason (such as the weather) the contractor is unable to spray, it will take place on the next date/time the contractor has available.

Please remember that mosquito control is an ongoing battle and we all must be proactive and do our part to help by eliminating any and all standing water on your property. Please be sure to check any low areas in and around your home and yard, wherever standing water may accumulate. Don't forget to check under leaves in your garden and yard and please regularly empty your plant saucers and rain gauges. Of course, always clean and maintain your swimming pools, hot tubs, fountains and bird baths.

Also, please check the curb in front of your home for leaves, debris and standing water. Keep in mind that when it rains, the seemingly small amount of leaves in front of our homes all wash down the street towards the drains, which together with our neighbor's leaves can easily block the too few drains in our neighborhood. Just a reminder, never put anything into our street drains including yard clippings. Doing so is not only against the city ordinance, it may cause street flooding and possibly home flooding during rainstorms.

## **\$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.

### **HILLEND AHL LIBRARY HOURS**

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

832-393-1940

The library has a donation box for used glasses. Donate your old prescription glasses to help others see.

**Yard of the Month**

**will resume in April**

**The winners will be listed in the June/**

**July issue of the NewsCaster**

### **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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OWNER

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## HOUSTONIAN PROPERTIES

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## More Than a Pool...It's a Spring Branch VIBE Membership is Now Open!

- **2+ Acres** of land for families to play
- Investment in the **community**
- A **new board** with fresh ideas
- Social events
- **Year-round** heated pool
- **Complete resurfacing** coming in March 2025
- Connecting with neighbors
- **Movie nights, holiday parties**



### Home of the Spring Branch Stingrays Swim Team

Want to know more? Contact us at [membership@sorapool.org](mailto:membership@sorapool.org).  
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## NOTICE TO ADVERTISERS

The next issue of the SSCA Association Newscaster will be June 2025. Please advise the Association office if you plan to discontinue or change your ad for the year no later than May 1, 2025. The price is \$50.00 per issue for standard size and \$200.00 for ½ page. There are six (6) issues per year. Your support by advertising in the Newscaster is greatly appreciated.

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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 1,967 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 Newscaster will be June 2025. Please advise the office if you plan to discontinue or change your ad for the year no later than May 1, 2025. The price is \$50.00 per issue for standard size and \$200.00 for ½ page. There are six (6) issues per year. Your support by advertising in the Newscaster is greatly appreciated.

**GENERAL MEETING  
APRIL 8  
see pages 3,9**