



NEWSCASTER

A publication of
Spring Shadows Civic Association, Inc.

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HOUSTON, TEXAS 77043

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PCT. 5 CONSTABLE 281-463-6666

www.springshadows.org

ISSUE 312
PUBLISHED BI-MONTHLY

OCTOBER 2024



ASSOCIATION INFORMATION

- Executive Committee MeetingsMons. OCT 7, NOV.12, 6:45 pm
- BOD Meetings Tues. OCT 8 General Mtg, Tues. NOV 18, 6:45 pm
- ACC Meetings Weds. OCT 23, NOV 20, 6:45 pm
- Garbage pickup* Every Friday
- Recycling* Fris. OCT 4, 18, NOV 1, 15, 29
- Junk Pickup* Large Trash*Fri. OCT 25
- Tree Waste Pickup* Fri. NOV 22

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

OCTOBER

TUES. 1 National Night Out
 TUES. 8 General Meeting
 MON. 14 Columbus Day
 THURS. 31 Halloween
 OCT. Breast Cancer Awareness Month

NOVEMBER

SUN. 3 Daylight Saving Time Ends
 TUES. 5 Election Day
 THURS. 28 Thanksgiving Day
 FRI. 29 Black Friday

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
Amy Peck Council Member District A	
	832-393-3010
BARC (Roaming Dogs)	713-837-0311

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. View it 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*

AUTHORIZED SPRING SHADOWS CIVIC ASSOCIATION ONLINE SITE

www.springshadows.org
on Facebook **LIKE**
Spring Shadows Civic
Association

Check the website often for
current updates.

DISCLAIMER:

The Facebook page
entitled Spring Shadow
Neighborhood group is not
maintained nor sanctioned by
SSCA.

It is privately owed by a
Spring Shadows
resident.

ARCHITECTURAL CONTROL COMMITTEE - ELIZABETH EMERY

YARD MAINTENANCE

There has been a lot of rain this past month, so many yards lawns/trees/shrubs and flowerbeds are bursting with growth. When mowing the lawn, please be sure to edge the grass at the curb and perimeter of the yard. Ensure grass, weeds and other debris are removed from tree wells, shrubs, flowerbeds and the area around the mailbox.

PROTECTING YOUR LAWN FROM FUNGAL DISEASE

Due to significant rain, watering is no longer an issue. However, overwatering may invite fungal disease. Taking care of St. Augustine turf grass can really seem like an art form. Fungal disease typically takes on 2 primary forms in St. Augustine: gray leaf spot, and brown patch. Luckily there are several ways to combat this. First and foremost, you should never water grass in the evening. As tempting as it might be, when water is allowed to sit on the grass blades and in the soil overnight with cooler temperatures, it is creating an ideal environment for fungus to breed. Try to avoid this if you can. If the weather has been wet and you can't avoid moisture, luckily, there are many preventative and curative controls available to combat fungal disease.

Please refer to local gardening expert Randy Lemmon's website at randylemmon.com for a list of chemicals that can help prevent fungal disease.



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 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.

WINNERS OF THE SEPTEMBER 2024 YARD OF THE MONTH

Area 1 2511 Palo Pinto

Area 4 9707 Colleen

Area 2 2618 Durban

Area 5 2119 Eaglerock

Area 3 3023 Kevin

PATROL & SAFETY REPORT - ROB COOMS

Hi everyone.

By the time that you read this hopefully the worst of the hot temperatures will be behind us.

Thankfully, the level of crime has been low in Spring Shadows. A lot of the credit here goes to our Constables' fast response to calls and deterrence by their presence in our subdivision. Remember that they are fully authorized law enforcement officers who can make arrests and issue traffic tickets. Also the vigilance of our residents to report suspicious activities/people is also critical.

Having said this, we recently experienced a small wave of break-ins into motor vehicles. Valuables, including work tools were left in vehicles that were parked in front of houses in the middle of the night. Please don't leave them there. Please don't leave guns in your vehicles. If you don't park your vehicles in your garage, don't leave valuables in plain sight. Preferably, don't leave them in your vehicle overnight. Also, please be sure that your vehicle is locked.

The Spring Shadows Office has refrigerator magnets, with phone numbers, and window stickers for cars. If you need these, please call or go by our office. If you have a life-threatening emergency, you should call **911** first. Then, if possible, call the Constables. If you have a non-life-threatening matter, we suggest that you first call the Constables since their response time is usually faster than that of the Houston Police Department since they're most likely to be already in Spring Shadows. The HPD Non-Emergency Number is: 713-884-3131.

As we always say, **IF YOU SEE SOMETHING, SAY SOMETHING.**

One last thing, the sun is now going down earlier, and then we'll experience the time change. If you walk at night and there is no sidewalk, please walk facing oncoming traffic so that you can see what's headed your way.

Stay safe!

OCTOBER GENERAL MEETING

TUESDAY OCTOBER 8, 2024

7:00 PM

JOHN KNOX PRESBYTERIAN CHURCH FELLOWSHIP HALL
2525 GESSNER ROAD
HOUSTON, TX 77080

This is an Board of Directors election meeting.

SEE YOU THERE!



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

HURRICANE PREPAREDNESS

The American Red Cross recommends the following supplies for a hurricane kit. Also, be sure to read our [disaster survival kit reviews](#) (go to Ready.gov) for the best emergency kits you should have on-hand for your car, home and office.

Water and non-perishable food — at least a 3-day supply

Flashlights

Battery-powered portable radio

Extra batteries

First aid kit

Medications (7-day supply) and any other necessary medical items

Sanitation and personal hygiene items

Copies of personal documents (medication list and pertinent medical information, proof of address, deed/lease to home, passports, birth certificates, insurance policies)

List of emergency contacts

Mobile phones with chargers

Extra cash

Emergency blanket

Baby supplies (bottles, formula, baby food, diapers)

Pet supplies (collar, leash, ID, food, carrier, bowl)

Tools/supplies for securing your home

Extra clothing and shoes

Rain gear

Insect repellent and sunscreen

Printed recent photos of your family members, including pets

Evacuation Plan

In the event your local authorities issue a voluntary or mandatory evacuation, you need to have a plan in place.

Plan how and where you'll go if you're told to evacuate

Know where the nearest emergency shelters are operating. If you have pets, most public shelters will only take service animals.

If needed, identify a place to go that takes pets (friend's house, hotel).

Have a portable emergency kit stocked and ready to go.

CONTINUED ON PAGE 8

HURRICANE PREPAREDNESS

Follow the identified evacuation route. Don't take shortcuts, as there may be flooding or damage on the roads.

If you've been upgraded to a hurricane warning, you have precious little time (36 or fewer hours) to put all your plans into practice. Here's what you should do:

Fill your car's gas tank.

Bring in all loose items from your porch and yard (bicycles, lawn furniture).

Secure your hurricane shutters or board up all windows and doors with plywood.

Turn your refrigerator and freezer to the coldest settings so your food will last longer if the power goes out.

Turn off propane tanks and unplug small appliances.

Follow your evacuation plan if necessary.

Charge your cell phone and prep a battery backup , if you have one.

Fill bathtubs with water in case clean water supply is cut off.

Evacuate immediately if told to do so.

During high winds, go to a small, interior, windowless room or hallway on the lowest floor that's not subject to flooding.

If trapped in a building by flooding, go to the highest floor. Don't climb into a closed attic—you may become trapped by floodwaters.

Keep your radio on for the latest emergency notifications.

Use a generator outdoors only and away from windows.

Don't walk, swim, or drive through floodwaters. You can get knocked down by just six inches of fast-moving water, and only one foot of moving water can sweep your vehicle away.

Avoid bridges over fast-moving water.

More advice on hurricane preparedness on [Ready.gov](https://www.ready.gov) .

COMMUNITY GOVERNMENT JANET MARTON

Spring Shadows North Drainage Project. Vice Mayor *Pro Tem* Amy Peck is still planning a public meeting to present the details about the Spring Shadows North Drainage Project to our community. A representative of Houston Public Works will be included. As soon as updated design and other project details are finalized, a meeting date will be announced.

Panel Replacements on Kempwood. The panel replacement project on Kempwood from Stetson Lane to Gessner Road, originally scheduled to start on August 19, 2024, has been temporarily postponed. The Project Manager found that a portion of a lane near the median was sinking and has requested that City Wastewater do a CCTV investigation. This will delay the start of the replacement project and a new start date will be issued when the CCTV investigation is completed. This is a much needed repair!

Rosefield Extended North of Kemp Forest. The extension of Rosefield, north of Kemp Forest, opened in July. Rosefield now goes through Spring Brook Village (formerly Pinecrest Golf Course) to connect to Windfern, and goes through the traffic light at Clay and Windfern. More traffic can be expected at the intersection of Kempwood and Rosefield affecting those travelling to the Monarch School, Northbrook Middle School, and Spring Shadows north of Kempwood.

WELCOME OUR NEW NEIGHBORS



2530 Bandelier	2607 Moss Hill
2835 Bernadette	9643 Philmont
9723 Colleen	9714 Philmont
2603 Durban	2515 Pine Village
2919 Durban	2610 Pine Village
2410 Eaglerock	2502 Pomeran
2327 Elmgate	3018 Riata
2619 Fontana	2631 Rosefield
2634 Hollow Hook	2823 Shadowdale
3006 Kevin	3003 Shadowdale
2731 Kismet	2711 Shadowdale
2930 Kismet	9903 Vogue

A FEW REMINDERS

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

The 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.(002060)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 insure that Spring Shadows remains a beautiful and well maintained subdivision.

SPRING SHADOWS MARKET INFORMATION — ARLENE NOVICK

Active Listings on 08/31/2024 22

12 months ending August 31, **2024**:

Number of Homes Sold	85	(2% decrease over prior year)
Average days on the market	49	(8% increase)
Highest Priced Home	\$810,000	
Average Sales Price/SqFt	\$215.81	(3% increase)
Average Sales Price	\$512,278	(6% increase)
Sold Price range	\$295,000 - \$810,000	

Prior year - 12 months ending August 31, **2023**:

Number of Homes Sold	83	
Average days on the market	45	
Highest Priced Home	\$727,000	
Average Sales Price/SqFt	\$209.80	
Average Sales Price	\$480,662	
Sold Price range	\$250,000 - \$727,000	

HOUSTON — (August 14, 2024) — The Greater Houston real estate market was significantly impacted by Hurricane Beryl which left more than 2.2 million households without power for days. While the storm delayed some closings, increased sales activity in the high end of the market contributed to overall single-family home sales growth in July.

According to the Houston Association of Realtors' (HAR) July 2024 Market Update, single-family home sales across the Greater Houston area rose 1.8 percent year-over-year. The Houston Multiple Listing Service (MLS) recorded sales of 7,635 units compared to 7,501 last July. Months supply of homes expanded from 3.1 to 4.3.

The average price of a single-family home climbed 4.7 percent to an all-time high of \$445,440, topping the previous record in May 2024 when it was \$441,641. The median price increased 2.9 percent year-over-year to \$350,000.

July marked the third consecutive month where total property sales declined, with sales down 2.1 percent year-over-year. Total dollar volume rose 4.4 percent to \$3.8 billion. Active listings, or the total number of available properties, increased with 30.5 percent more listings for sale compared to July 2023.

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

- \$250,000 - \$499,999: decreased 2.1 percent
- \$500,000 - \$999,999: increased 6.8 percent

Information obtained from HAR MLS, is believed to be accurate but is not guaranteed. This should not be considered an opinion of value.

MOSQUITO & HEALTH COMMITTEE REPORT - DEBBIE DILL

On behalf of the Mosquito & Health Committee, welcome to all new Spring Shadows residents!

As you know, this summer has been very hot and wet which has made it ideal for the mosquitoes that are more than just a nuisance—they can carry several diseases one of which is the West Nile Virus. Unfortunately, as of mid-August, there were 22 confirmed human cases in the Houston area. Please be advised that symptoms often mimic a flu-like illness so if you or anyone in your family gets ill, talk to your doctor. While outdoors, please protect yourself and your family by wearing light colored, long sleeve shirts and pants or use mosquito repellent. Also, talk to your vet about protecting your pets as mosquitoes can carry heartworms.

In order to protect our residents from mosquitos and the diseases they carry, Spring Shadows Civic Association has contracted with a pest control company to spray for mosquitos from March 15th through November. It is a weekly truck-based chemical fogging that usually occurs at night. The chemicals that are used and the method of spraying is in compliance with the formulas approved and suggested by the County and City Boards of Health. Please note that if the contractor is unable to spray due to the weather, spraying will occur on their next available time and day.

Mosquito control is an ongoing battle and we ask that everyone do your best to eliminate any and all standing water on your property and please maintain your pools, hot tubs and clean your bird baths regularly. Also, check for standing water in places that aren't easily seen like low areas around your home, along the curb in front of your home and plant saucers, etc. Also, don't forget to clean and change your pet water bowls. Unfortunately, all of this maintenance must be done often because the life cycle of the mosquito from egg to adult is only 8-10 days.

Please take precautions during these remaining hot days of summer by limiting heat exposure during the hottest parts of the day and stay well hydrated. Also, be sure to take care of your pets by making sure that they have plenty of clean water and a cool place to shelter from the heat and take care when walking them. If the pavement is too hot for your skin, it is too hot for our pet's paws and hot pavement may cause them severe burns.

One final reminder, school has started so please pay attention in school zones and be careful of children in the neighborhood walking to school or those waiting for, boarding or exiting school buses.

PLEASE CALL 311 for the following problems:

- **Yard trimming, grass clippings, or small tree branches that were not picked up**
- **Street lights that are not working.**

NO WINNER

So \$75.00 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

Leading Cancer Care

houstonmethodist.org/cancer

HOUSTON
Methodist
NEAL CANCER CENTER



J. Craig Terrell
Owner

Cell: 281-541-9808 10134 Hammerly Blvd. #158
Office: 713-460-2085 Houston, TX 77080
Fax: 281-356-1727 jcterrell@jctroofingandremodeling.com

JCTRoofingAndRemodeling.com



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Shawn Raske

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713-240-3305

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Houston, TX 77280



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Office 713-934-9599/ Cell-Text 281-236-6348

Therese@HoustonianProperties.com



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Joan Kehlhof

Attorney at Law

281-928-5026

**General practitioner including litigation,
contracts, leases, wills and probate,
debtor-creditor and bankruptcy law**

jkehlhof@whklp.com

1515 Witte, Houston, TX 77080

A Spring Shadows Resident

Brenda Stardig

Broker Associate

Brenda@TaylorRealEstate.com

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Ivan
346-448-1373

fers.propainters@gmail.com



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Aaron Wilson
OWNER

832-795-2412

askbespokereno@gmail.com

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BUILT-INS | CUSTOM ACCENT WALLS | CABINET RE-FACING

DRYWALL INSTALLATION AND REPAIR

TILE FLOORING INSTALLATION

CUSTOM TILE BACKSPLASH INSTALLATION | CUSTOM TILE SHOWER INSTALLATION

NOTICE TO ADVERTISERS

The next issue of the SCA Association will be December 2024. Please advise the Association office if you plan to discontinue or change your ad for the year no later than November 1, 2024. 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 Newsletter is greatly appreciated.

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- Emergency Assistance
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- Glass Repair
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- Painting
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- Residential Construction
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- Tile Work
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- Window Repair
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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, 1/8th 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.

NOTICE TO ADVERTISERS

The next issue of the SSCA Association will be August 2024. Please advise the Association office if you plan to discontinue or change your ad for the year no later than September 2, 2024. 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.

