



NEWSCASTER

A publication of
Spring Shadows Civic Association, Inc.

10355 CENTREPARK DRIVE, SUITE 220
HOUSTON, TEXAS 77043

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PCT. 5 CONSTABLE 281-463-6666

www.springshadows.org

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ASSOCIATION INFORMATION

- Executive Committee MeetingsMons. DEC 9, JAN 13, 6:45 pm
- BOD Meetings Tues. DEC 16, JAN 21, 6:45 pm
- ACC Meetings Weds. DEC 18, JAN 22, 6:45 pm
- Garbage pickup* Every Friday
- Recycling* Fri. DEC 13, 27, JAN 10, 24
- Junk Pickup* Large Trash*Fri. DEC 27
- Tree Waste Pickup* Fri. JAN 24

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

DECEMBER

Monday, Dec. 2, Cyber Monday
 Tues., Dec. 24, Christmas Eve
 Wed., Dec. 25, Christmas Day
 Tues. Dec. 31 New Years Eve

JANUARY

Wed., Jan. 1, New Years Day
 Mon., Jan. 20, Martin Luther King Day

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

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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 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

We are getting our first taste of Texas fall with crisp mornings and mild afternoons. With that first cool front, our trees will start losing their leaves and we all need to keep up with the leaf pickup, both to keep our neighborhood looking smart but also to keep an excess of leaves from entering the storm drains.

Fall is also a great time to give your lawn what it needs to grow deep strong roots. Look for fertilizer with a high phosphorous content. Another trick for achieving a fuller, greener lawn next spring is performing a core aeration followed by a compost top dressing. The aeration helps break up compaction in your soil and allows water and nutrients to reach deep down into the roots. The compost acts as an amendment to our hard clay soils by adding hundreds of beneficial microorganisms back into the ground.

Contrary to what many people may think, sod can be planted during any time of year. Randy Lemmon, host of Gardenline, a local gardening radio show recommends a 4-step method known as kill-till -fill-sod, which involves the killing and removal of undesirable weeds/grasses and filling it in with nutrient-rich top-soil prior to placing down the new sod. Once the new sod has been installed, be sure to keep it well watered for 2-3 weeks after to give the roots a chance to establish in the ground.

Also consider giving your trees and shrubs a good feeding for the winter months. With the cooler weather, most of our turf grasses, plants, shrubs, and trees go into dormancy making it an ideal time to repair bare sections of the lawn, shape up your shrubs, and trim your trees.

Other than reviewing applications for exterior changes, most of what the ACC does is to make sure everyone keeps up with their yard and exterior home maintenance. For a neighborhood our size, the number of people we need to remind is relatively small. I would like to thank and commend every homeowner that makes our job easier by maintaining their yards and homes. Spring Shadows is and has always been one of the jewels of Spring Branch.



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.

PATROL & SAFETY REPORT - ROB COOMS

Happy Fall to y'all.

Well, it's that time of year again. By the time this is read, hopefully we'll be in Houston's other season – Not Hot. Hopefully you'll be enjoying the weather by getting a little exercise, including walking. As you know, there are very few sidewalks in Spring Shadows, and many of you will walk while it is still dark. As such, you will be walking in the streets. If so, please walk facing traffic so that you can see what's coming (even in daylight). Also, please wear light clothing so that motorists can see you. Consider wearing a flashing light or a reflective vest, so that vehicles can see you. When cars are coming, please do not walk abreast, please walk single-file.

Please do not leave valuables in your vehicle, particularly if your vehicle is left outside. If you have a vehicle outside, please keep its doors locked. Please also be especially sure not to leave valuables in plain sight. It is an invitation to thieves to break into your car or truck and take possession of your computer or holiday shopping purchases. Likewise, please don't leave firearms in your car, whether in your driveway or in the street.

We should all have our street numbers clearly visible in the day or night. That way, if you call for emergency services, the responders can easily find your house. It is best to use some sort of reflective material, so that your address can be seen easily at night.

As always, **“IF YOU SEE SOMETHING, SAY SOMETHING.”** Our crime rate is pretty low due to the deterrence caused by the Pct. 5 Constables patrolling Spring Shadows. Another reason is your vigilance in calling Precinct 5 to report suspicious vehicles or people. When calling the Constables, they will usually respond very quickly and this helps deter crimes from occurring in Spring Shadows. **The Constables Pct, 5 Dispatch Number is: 281-463-6666.**

As always, we advise that if you have a life-threatening emergency, you first call **911**. If you have a chance, then call the Constables. If you do not have a life-threatening emergency, and you wish to call HPD instead of the Constables, please call the HPD Non-Emergency number at: 713-884-3131. If you do call HPD, we would ask that you also call the Constables so that they are aware of things that are happening in Spring Shadows.

Thanks, and we hope that you have a happy, and safe, holiday season.

NEIGHBORS NIGHT OUT

A total of seventeen (18) parties were held during Neighbor's Night Out. There were three hundred and thirty-four (334) adults and one hundred and twenty children (120).

Thank you for those who organized your neighborhood gatherings and to all those that attended.

We hope you enjoyed meeting your new neighbors and chatting with those you've known for awhile.



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

**Spring Shadows Civic Association
2025-26 Term Director Elections for subsections
General Meeting – October 08, 2024**

Teller's Report

<u>SECTION</u>	<u>CANDIDATE</u>		<u>SECTION</u>	<u>CANDIDATE</u>	
Section 1			Section 10		
Position 1B	JANET MARTON	19	Position 10B	OPEN	
Position 1D	BRIAN STANFILL	18	Section 11		
	(Write-In)		Position 11B	JOSHUA SRADER	2
Section 2			Section 12		
Position 2B	OPEN		Position 12B	OPEN	
Section 3			Section 13		
Position 3B	SEAN GAMBINI	10	Position 13B	MIRAL GANDHI	6
Section 4			Section 14		
Position 4B	CHRISTY ROBINSON	7	Position 14B	OPEN	
Section 5			Section 15		
Position 5B	ALEX ROME	2	Position 15B	DAVID FRASER	6
Section 7			Section 16		
Position 7B	OPEN		Position 16B	GREG JANAK	3
Section 8			Section 17		
Position 8B	DAVID DURHAM	14	Position 17B	MAX FERRER	6
			Position 17D	OPEN	
Position 8D	OPEN		Section 18		
Section 9			Position 18B	OPEN	
Position 9B	OPEN		Section 19 –		
			Position 19B	OPEN	

All candidates in the unchallenged positions won.

Total Votes cast October 2024 93 (2 Write In's Included)

Total Votes cast October 2023 179 (3 Write In's included)

Total votes cast October 2022 115

Total votes cast October 2021 275

As prepared by Sharon Noake, verified by Janet Marton & Liz Anderson October 9, 2024

Protect Your Sprinkler System

To protect a pressure vacuum breaker (PVB) from freezing, you can:

- **Drain the PVB:** In areas where freezing temperatures are possible, you should drain the PVB before winter.
- **Insulate the PVB:** You can wrap the PVB with insulation material or a towel, and then cover it with a plastic bag to protect the insulation from moisture. You can also use heat tape or a heated protective enclosure.
- **Open the bleeder valves:** Leave the smaller bleeder valves open so that water can expand and freeze without causing damage.
- **Turn the ball valve handles:** After the draining water slows, turn the ball valve handles on the backflow device to a 45-degree angle.
- **Cover exposed pipes:** Wrap exposed hose bibs and pipes to protect them from freezing.
- **Protect the main shut off valve:** Wrap the main shut off valve with insulation and a plastic bag. Freezing can damage a PVB's checks, valves, gaskets, and housing. A frozen PVB can also seize and fail, allowing backflow into the water supply..

Safety for Children on Emnora

Children walking on Emnora are having to walk in the street because numerous vehicles are parked along the roadside, and there is no sidewalk available for them.

We would greatly appreciate it if you could consider moving vehicles off the street during after-school hours to help ensure the children can get home safely.

CALL 311 for Yard trimming, grass clippings, or small tree branches that were not picked up.

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

COMMUNITY GOVERNMENT JANET MARTON

Spring Shadows North Drainage Project. Vice Mayor *Pro Tem* Amy Peck reports that there is no further information from Houston Public Works about the Spring Shadows North Drainage Project community meeting. Vice Mayor *Pro Tem* Peck will keep us apprised as soon as an update is available.

Panel Replacements on Kempwood. Work is being done on the panel replacement project on Kempwood from Stetson Lane to Gessner Road.

Campbell Road at Buttermilk Creek. The Bridge over Buttermilk Creek on Campbell is closed for an indefinite period of time.

Spring Branch Trail. A hybrid beacon facing southbound traffic on Gessner has been installed for the mid-block Trail crossing connecting the *Emnora Lane Hike-and-Bike Trail* east of Gessner to the portion of the Trail west of Gessner. Trail users will cross to the median on Gessner and will turn to face traffic before crossing to the other side. The beacon will alert motorists to the crossing and stop traffic when necessary.

Terrace Elementary School Rebuild. Spring Branch Independent School District has announced the beginning of the planning phase for the rebuilding of Terrace Elementary School and has formed a project advisory team to provide communications to the community during the design phase. This team will participate in discussions that will lead to recommendations for the new campus.

An Old Way to Stay Informed in a Disaster. A recent article in the Houston Chronicle suggested that CenterPoint customers were unable to receive emergency updates during Hurricane Beryl because of an interruption in cell phone and internet service – black holes of information. Disaster experts recommend that for now, the most reliable ways to get emergency information are old ones: owning a battery-operated radio, knowledge of local radio resources, and talking to neighbors. In Houston, KUHF 88.7 FM and KTRH 740 AM are designated as primary emergency alert system stations, and local emergency management officials are responsible for transmitting messages to the stations for broadcast. *Rice, Jen, “In disasters, old ways best to stay informed,” Houston Chronicle, 9-25-2024.*

89th Legislature. Monday, November 11, 2024, marks the first day legislators and legislators-elect may file bills for the 89th Legislature. The Session convenes at Noon on January 14, 2025. Rob Cooms, Director 14A, has agreed to monitor bills filed that affect property owners associations.

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 the Association’s Director, Robert Blum, SSNAP will provide assistance, as it is able, to appropriate Spring Shadows residents to remedy 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.

WELCOME OUR NEW NEIGHBORS



2631 Anniston	9522 Moorberry
2727 Bernadette	2306 Parana
2918 Durban	2515 Parana
2919 Durban	2627 Parana
2922 Durban	2618 Pine Village
2735 Fontana	9711 Philmont
2747 Fontana	2906 Riata
2606 Hollow Hook	2218 Rosefield
2630 Hollow Hook	2303 Rosefield
9638 Lawngate	2823 Shadowdale
2219 Lexford	2719 Stetson
2231 Lexford	2910 Stetson
2419 Lexford	2618 Talina Way
2911 Manila	2603 Teague

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 (002940) Spring Shadows remains a beautiful and well maintained subdivision.

SPRING SHADOWS MARKET INFORMATION — ARLENE NOVICK

Active Listings on 10/31/2024 28

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

Number of Homes Sold	88	(2% increase over prior year)
Average days on the market	47	(8% increase)
Highest Priced Home	\$810,000	
Average Sales Price/SqFt	\$217.83	(3% increase)
Average Sales Price	\$514,914	(6% increase)
Sold Price range	\$295,000 - \$810,000	

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

Number of Homes Sold	75
Average days on the market	52
Highest Priced Home	\$740,000
Average Sales Price/SqFt	\$216.74
Average Sales Price	\$493,162
Sold Price range	\$250,000 - \$727,000

HOUSTON HOUSING MARKET SHOWS SIGNS OF STABILITY IN SEPTEMBER. ***After a down August, sales return to positive territory as prices and inventory hold steady.***

HOUSTON — (October 9, 2024) — The Greater Houston housing market showed signs of stability in September after recent market fluctuations. Home sales rebounded, prices held steady and inventory remained sufficient to meet buyer demand. These positive indicators point to a more balanced market.

According to the Houston Association of Realtors' (HAR) September 2024 Housing Market Update, single-family home sales across the Greater Houston area rose 1.7 percent year-over-year with 6,973 units sold compared to 6,858 last September. Inventory expanded from a 3.4-months supply to 4.4 months over the last 12 months, remaining unchanged from the previous month and the highest since September 2012.

HAR also breaks out sales figures for existing single-family homes. In September, existing home sales totaled 4,873, which is down 0.7 percent compared to the same time last year. The average price rose 3.0 percent year-over-year to \$429,787, and the median sales price increased 3.1 percent to \$335,000.

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

- \$250,000 - \$499,999: increased 4.2 percent
- \$500,000 - \$999,999: decreased 3.6 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.

.....
Yard of the Month will resume in April.
.....

NO WINNER

So \$100.00 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.

CHRISTMAS DÉCOR

You can begin putting up your Christmas décor the day after Thanksgiving.

Judging will take place December 15th & 16th. Your display should be lit on both of those evenings so the judges can see your decorations. Winners will be listed on the website www.springshadows.org and in 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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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 February 2025. Please advise the Association office if you plan to discontinue or change your ad for the year no later than January 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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- Emergency Assistance
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- Exterior Painting
- Fence Repair
- Glass Repair
- Handles, Hinges, & Hardware Repair
- Home Care & Home Repair
- Interior Painting
- Install New Fixtures
- Painting
- Power Washing
- Residential Construction
- Sheetrock Repairs
- Siding Installation
- Tile Work
- Wallpaper Removal
- Water Damage 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 1,967 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, 1/8th 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 February 2025. Please advise the Association office if you plan to discontinue or change your ad for the year no later than January 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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