

# Harvest Bend

## The Village

Volume 1, Issue 3

October 2004

[www.harvestbendthevillage.com](http://www.harvestbendthevillage.com)

### Nominations Being Accepted

Nominations are being accepted for a position on the Harvest Bend The Village Board of directors, which will be elected at the 2004 Annual Meeting on October 20<sup>th</sup>.

If you have an interest in serving on the Board, please call SCS Management Services at 281-463-1777. The Nominating Committee will recommend a candidate to fill the expiring term of office, and nominations will be accepted from the floor.

### CONSTABLE'S CORNER

*by Deputy Brian Hodges*

As everyone knows, school is back in. With this comes the children getting on and off the school buses, crossing roadways and in some case riding the bikes home. Please be mindful of this as you make your way through the neighborhood while coming and going. The safety of the children can never be taken lightly.

It is that time again! Halloween is upon us and soon the ghosts, goblins and witches of all types will be invading Harvest Bend the Village in search of tricks and treats of all kinds. With safety in mind, we can all have a fun filled Halloween. Here are a few safety tips to guide you as you prepare:

- Travel in groups
- Stay on a planned route through the neighborhood
- Parents know where your children are planning to go. As always, an adult escort is preferable.
- Children, no matter how tempting, **DO NOT EAT** any of the candy or treats until you have arrived back at home and have had a parent inspect it.
- Carry a flashlight, light stick or some kind of illuminating device
- If your costume has to be dark colors, make sure you have some kind of reflective tape on it.
- Remember, these kids aren't going to be looking for you in the roadways; we have to be looking out for them.

In case of an emergency, dial **911** or you need the police, call **281-376-3472 (24 hr emergency dispatch)**.

*Have a safe and happy Halloween!*

### ANNUAL MEETING

**OCTOBER 20, 2004**

**7:00 p.m.**

**Francone Elementary**

### Pool House Committee

*By Charles Darilek*

We are making progress with the pool house. The board has had an opportunity to review the first round of schematic drawings and make comments. These are being presented to the architect.

The proposals really look promising, and we are on schedule to present these at the October annual meeting.

If you have any questions or comments for the committee please email me at [HBTVPoolhouse@yahoo.com](mailto:HBTVPoolhouse@yahoo.com).

### WOW

*By Charles Darilek*

I bet you didn't know that the deed restrictions for Harvest Bend The Village require that every residence in the subdivision have a working disposal.

On a more serious note we have become aware that there are more and more recreational vehicles, motor homes, camping trailers, utility trailers, hunting vehicles, boats and inoperative vehicles being stored on lots, in clear view of the street. This is a clear violation of the Harvest Bend the Village deed restrictions.

This becomes a time consuming process for the Association and the Management Company, as well as an expensive item for those violating the deed restrictions. These violations take much needed time away from the Board Members and may create a substantial cost to the homeowner. The cost by the homeowner to rectify this situation could cost \$1,000 or more. If you are like me you have other items that this money would be better spent on. The Board would appreciate any help and consideration you could give in complying to the Deed Restrictions.

# HARVEST BEND THE VILLAGE

## IMPORTANT NUMBERS

Emergency .....	9-1-1
Constable Precinct 4 - 281-376-3472	
<b>Architectural Control</b>	
Chairman:	
Sandra Thompson .....	713-914-7135
Deed Restrictions .....	281-463-1777
<b>Management Company</b>	
SCS .....	mtownsend@scsmgmt.com, 281-463-1777
7170 Cherry Park Drive; Houston, TX 77095	
<b>Pool Company</b>	
Southwest Pool Management, www.swpools.com .....	281-370-2474
<b>Tennis Court Keys</b>	
Laura Mlcak .....	lmlcak@yahoo.com, 713-914-7135
<b>Schools</b>	
Francone Elementary .....	http://schools.cfsid.net/francone, 281-897-4512
Willbern Elementary .....	http://schools.cfsid.net/willbern/, 281-897-3820
Campbell Jr. High .....	http://schools.cfsid.net/campbell/index.stm, 281-897-4300
Cy Falls High School .....	http://schools.cfsid.net/cyfalls/, 281-856-1000
Cypress Creek High School .....	http://schools.cfsid.net/cycreek/index1.stm, 281-897-4200
Cypress Fairbanks ISD .....	http://www.cfsid.net/, 281-897-4000
Cypress Ridge H. S. ....	http://schools.cfsid.net/cyridge/index.htm, 281-807-8000
<b>School Buses</b>	
Falcon Transp. ....	http://www.cfsid.net/dept2/transp.htm, 281-897-4380
<b>Other</b>	
Animal Control .....	281-999-3191
Cy-Fair Ambulance .....	713-466-6161
Cy-Fair Fire Department .....	(emergency) 281-466-6161
.....	(non-emergency) 281-550-6663
Cy-Fair Hospital .....	281-890-4285
DPS Sex Offenders .....	Website: http://records.txdps.state.tx.us/
FBI .....	713-693-5000
Highway Patrol .....	713-957-8192
Houston Chronicle .....	713-220-7211
Houston SPCA .....	713-869-8227
Leaking Gas Fire .....	713-659-3552
Metro Transit Info .....	713-635-4000
NW Library .....	281-890-BOOK
Poison Control .....	1-800-764-7661
Time-Warner Cable .....	713-462-9000
Toxic Chemical & Oil Spills .....	1-800-424-8802
Texas Environmental Waste .....	281-368-8397
<b>Harris County</b>	
Commissioner, Pct. 4 .....	281-353-8100
Animal Control .....	281-999-3191
Flood Control District .....	281-684-4000
Tax Office .....	713-224-1919
Health Department .....	713-526-1841
Post Office - Willow Place .....	281-890-2392
<b>Utilities</b>	
CenterPoint (Gas) .....	713-659-2111
CenterPoint (Electric) .....	713-207-7777
ECO Resources (Water) .....	281-240-1988
Entex Gas .....	713-659-2111
Emergency Gas Leaks .....	713-659-3552
Reliant Energy (give pole # of street light which is out) .....	713-207-7777
Southwestern Bell .....	800-246-8464
Water Repairs .....	281-240-1300
Trash Company (Republic Waste) .....	281-446-2030
<b>Newsletter Publisher</b>	
Adver. Donna Sommer .....	dsommer@Peelinc.com, 832-237-4684
Nicole Peel .....	npeel@Peelinc.com, 512-589-3727
Kelly Peel .....	kelly@Peelinc.com, 512-589-5471

## Board of Directors

Voice Mail .....	713-914-7135
<b>President</b>	
Laura Mlcak .....	lmlcak@yahoo.com
<b>Vice President</b>	
Thomas Brady .....	TBRADY@houstonisd.org
<b>Secretary</b>	
Charles Darilek .....	crd.4@juno.com
<b>Treasurer</b>	
Jerry Wilson .....	jerry@huntseek.com
<b>Board Member at Large</b>	
Craig Atkinson .....	craig@craigatkinson.com
<b>Board Committees include:</b> Security, Pool Registration, Pool Building, Recreation, Architectural Control(ACC)	
<i>If you are interested in volunteering on a committee, or establishing a new committee please contact one of the board members.</i>	

## Procedures for Submitting Articles and Classifieds

If you would like to submit an article for publication in the Harvest Bend The Village newsletter, you must adhere to these guidelines.

Articles, classified ads (limit 30 words), questions regarding our regular columns, and teen job postings (i.e., additions, deletions and changes) must be submitted to the editor, Laura Mlcak, via email at [lmlcak@yahoo.com](mailto:lmlcak@yahoo.com). Photographs and graphics are accepted in either format and may be submitted along with any article.

When submitting articles and classifieds, please submit typed items only. Handwritten information will not be accepted. Always include your name and telephone number, as we must be able to contact you prior to printing your article.

The deadline for submission of the above is no later than the 5<sup>th</sup> of the month and will appear in the following month's newsletter. In order for the newsletter to be released on time the article submission deadline will be strictly adhered to. No articles will be accepted after the 5<sup>th</sup> of the month. Advertisers should contact Donna Sommer at 832-237-4684, or [dsommer@Peelinc.com](mailto:dsommer@Peelinc.com) for advertising and "Business Classified". Advertising deadline is the 10<sup>th</sup> of each month

**ALL ARTICLES AND CLASSIFIEDS  
MUST GO THROUGH THE EDITOR.**

Articles submitted directly to the publisher will not be accepted or published.

*Thank you, Laura Mlcak*

**Rachael's**



**15% OFF**

**any single item**

Not to be combined with any other offers. Expires 11-15-04

**9105 Beltway 8 @ West Road • 281-890-9500**

## Attention Teenage Job Seekers

If you are interested in having your name listed in the Teenage Job Seekers column in the newsletter please submit the following information to Laura Mlcak via e-mail to [lmalcak@yahoo.com](mailto:lmalcak@yahoo.com) by the 5<sup>th</sup> of the month.

- Name
- Age
- Please indicate whether you would like to be listed under babysitting, pet sitting, or yard work
- If you are listed under babysitting please indicate whether you have CPR or First Aid Training
- Other job ideas you might want to consider listing yourself for are car washing, house cleaning, computer services, tutoring, etc.

## Teenage Job Seekers

	Age	Baby Sitting	Pet Sitting	Yard Work	Tutoring	Car Washing	Computer Services	Roof & Gutter Cleaning	Bicycle Repairs	
Bockoven, Bobby	16	**	*	*	*	*				832-237-7125
Bryant, Casey	13	#								281-955-7458
Gentry, Mikey	16			*						281-813-1998
Henson, Kellie	9		*			*				281-894-8950
Henson, Ryan	14		*	*		*		*	*	281-894-8950
Hollander, Ashli	15	**	*							281-507-7418
LeCompte, Chris	14			*						281-807-9774
Leos, Christina	17	**	+							281-924-1962
Leos, Jonathan	15			*		*				281-924-1962
Mai, Jonathan	16		*			*				832-640-2871
McNeil, Amber	14				*					281-970-1652
		**CPR Trained	+First Aid Trained			#Red Cross Certified in Baby Sitting				

## Security Report - August 2004 Harris County Pct. 4 Constable

Type of Activity	Aug-04	Jul-04	Year-To-Date
Burglary of a Habitation	2	0	7
Burglary of a Motor Vehicle	0	1	8
Theft from a Habitation	0	1	2
Theft from a Motor Vehicle	0	1	2
Theft - Other	1	0	2
Robbery	0	0	0
Assault	0	1	5
Sexual Assault	0	0	0
Criminal Mischief	1	4	20
Disturbance - Family	0	1	12
Disturbance - Juvenile	0	2	12
Disturbance - Other	0	11	49
Alarms	5	7	53
Suspicious Vehicles	3	2	23
Suspicious Persons	3	2	24
Runaways	1	0	6
Telephone Harassment	0	1	2
Other Calls	42	37	222

## Treasurers Report - August 2004

by Laura Mlcak

As of August 31, 2004 the association has a total of \$196,317 in their checking accounts, mutual funds, and CDs. There is still \$33,650 outstanding in uncollected assessments and legal fees.

Total expenditures for August 2004 were \$31,423. All of these expenses were routine operating expenses for the association. Total year-to-date expenses through July 31, 2004 total \$154,763. A summary of the significant expenses made to date are as follows:

- 21% for Patrol Services; conducted for Constables Precinct 4
- 19% for Pool Management, Lifeguards and Pool Maintenance; contracted to Southwest Pools
- 13% for Street Lights; paid to Reliant Energy
- 7% for Collection Efforts; performed by SCS Management Services
- 7% for Insurance
- 5% for Deed Restriction Inspection and Enforcement; performed by SCS Management Services and Butler and Hailey
- 4% for Billing and Accounting Services, performed by SCS Management Services
- 4% for Gates and Fence Improvements; performed by Peet Services
- 5% for Landscaping and Mowing Services; contracted to Troy's Landscaping
- 3% for Management - Administration Services; conducted by SCS Management Services
- 2% for Water and Sewer; paid to Reid Road MUD
- The remaining 11% are miscellaneous items that range from repairs, audit, bank fees, postage, printing, taxes, telephone, mosquito fogging, etc.

Due to tightened purse strings our year-to-date expenses are approximately \$28,004 less than what we originally projected and our revenue is approximately \$449 over where we projected we would be at this point this year. So overall we are in pretty good shape for August 2004; however, if our uncollected assessments and legal fees do not dramatically improve our revenue picture could look a whole lot different in the coming months.

Our overall expenses are up significantly from last month and this is attributed to several July invoices that were paid in August that should have been paid in July. Our insurance premiums, totaling \$10,469, were paid during the month of August. A check was cut in error during August for landscaping services totaling \$2,403 SCS will be crediting this amount back to our account in September.

## Bashans Painting



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- Wood Replacement
- Pressure Washing
- Sheetrock Repair & Texturing
- Cabinet Painting
- Door Refinishing & Replacement
- Wallpaper Removal
- Custom Staining

References Available • Insured • No Payment Until Completion

# Harvest Bend the Village Market Report

Courtesy of "DAVID FLORY"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Mar 04	Apr 04	May 04	Jun 04	Jul 04	Aug 04
\$120,000 +	1	1	0	1	1	0
\$110,000 - 119,999	0	0	0	1	0	1
\$100,000 - 109,999	0	0	0	0	1	0
\$ 90,000 - 99,999	0	0	0	0	0	0
\$ 80,000 - 89,999	2	1	0	1	1	2
\$ 80,000 -	0	1	1	1	1	1
<b>TOTAL</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>4</b>	<b>4</b>	<b>4</b>
Highest \$/Sq Ft	79.05	83.84	82.96	81.07	80.96	83.78

**# 3** *Realtor In Houston* Out Of 10,000

Ranked by Houston Business Journal 3/2004

David *"Super Dave"* Flory



- Top 1% of Realtors in the U.S.
- Over 450 Homes SOLD in 2003
- Over 96% of David's Listings Result in a Sale

HIGHEST PRICE PER SQ.FT. resale homes sold  
in Harvest Bend the Village: \$83.84

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