

HAMBLEDON-BRIARCHASE

May 2007

www.hambleton-briarchase.com

Volume 1, Issue 2

Hambleton Homeowners Association, Inc. Board of Directors Meeting – March 8, 2007

The Hambleton Homeowners Association Board of Directors meeting was held at the MUD Administrative Building located at 14003 Walters Rd. Director Sidney called the meeting to order at 6:30 p.m. after they established a quorum with the following present:

Michelle Smothers
Anthony Sidney
Joe Garcia
Deborah Whitehead

Also in attendance were Sgt Hensley and Deputy Simon, Harris County Constables, Robert Alexander, HOA attorney and Kate Loeffler representing VanMor Properties, Inc.

SET AGENDA - The Agenda was accepted.

SECURITY REPORT- Sgt. Hensley and Deputy Simon reported on crime statistics for the month of January 07 and gave the board six crime stopper signs for placement around the Community. Sgt. Hensley noted a task force was in effect for DWI offenses with several police agencies participating.

GUEST/HOMEOWNER FORUM- Mr. Alexander was present to discuss the HOA ability to collect delinquent assessments. He provided the Directors with a handout detailing his cost for services as well as the HOA legal rights in collecting assessments, which included non-judicial foreclosure.

Discussion was held regarding payment plans offered to the delinquent accounts

being handled by the attorney, provided the owner signs an agreement and pays a minimum of 1/3 of their balance due as a down payment. Should an owner, who has not entered a payment plan, issue partial payment, it is the attorney's practice to return the check asking that the full balance owed be submitted. Mr. Alexander explained this action ensures that all legal fees are collected from the owner who incurred the fees and not left to be absorbed by the HOA.

COMMITTEE REPORTS

Website/Newsletter – Director Sanchez reported Peel Inc. would be publishing their first HOA newsletter during the first week of March 07. Contents of the newsletter are to be included on the website.

Yard of the Month – Director Garcia offered to handle the yard of the month program for the year with his wife, Lena's assistance. April winners would be picked during the first week of the month.

APPROVAL OF MINUTES- Upon a motion duly made the Minutes of the February 15, 07 Board Meeting and Executive Session were approved.

MANAGEMENT REPORT- Tabled for discussion during executive session of the Board.

PENDING BUSINESS

MUD 22 Meeting Follow Up

The Board agreed to attend the March 14th Mud 22 Directors meeting in an effort to request shared police patrols whereby the mud facility as well as the residents of Mud 22 could participate and benefit mutually

from such a program.

Briarchase Detention Area Fence

Discussion was held regarding a walk through gate being installed along Briarchase detention area. It was noted Bayou City Remodeling was in the process of completing the improvement, however the Board expressed dissatisfaction with the progress and location to date.

NEW BUSINESS

Landscape Proposals – 42-visit Contract

The Board agreed to invite a representative from Westco Landscapes to the April Board meeting to clarify contractual terms prior to awarding the landscape contract to them. It was agreed to have the property manager ride through the Community with Westco prior to the meeting to ensure all common areas were included in their proposal.

Marquee Repair – Replacement

The Board accepted a proposal from R & R Sign Shop to refurbish the Community marquee at a cost of \$504.24. A bid from Fast Signs to replace the marquee was declined in the amount of \$3,181.00.

NEXT BOARD MEETING- The next meeting scheduled is to be held on Thursday, April 12, 2007 at 6:30 p.m. at the MUD Administration building, 14003 Walters Road.

ADJOURNMENT - There being no further business to discussion the meeting was adjourned at 8:45 pm.

Don't want to wait for the mail?

**View the current issue of the Hambleton-Briarchase Newsletter
on the 1st day of each month at www.PEELinc.com**

HAMBLEDON-BRIARCHASE

Hambleton Board of Directors

HOA PRESIDENT:.....Michelle Smothers
smothers_hoa@yahoo.com..... Briarchase Estate
HOA SECRETARY:..... Erika Sanchez
Erika@ErikaSanchez.com Briarchase Estates
..... Mobile: 832-473-8442
..... Office: 281-893-8400
..... Fax: 281-537-3328
HOA DIRECTOR:..... Debora Whitehead
deborawhitehead@sbcglobal.net Briarchase Estates
HOA TREASURER:..... Joe Garcia
astrojoe88-hambleton@yahoo.com Hambleton
..... Home: 713-609-9803
HOA VICE PRESIDENT Anthony W. Sidney
sidney-hoa@earthlink.net Hambleton
..... 281-539-0794

Management Team

Manager Kate Loeffler
Kate@Vanmor.com 832-593-7300 office
..... 832-593-7301 fax
Assistant Kim@Vanmor.com

***Vanmor Properties has moved!
Please make note of new address**

8711 Hwy 6 North
Suite 270
Houston Tx 77095

Important Numbers

EMERGENCY 911
Precinct 4 Constable 281-376-3472
Sheriff Central Dispatch..... 713-221-6000
DPS 713-957-6192
Poison Control Center..... 800-764-7661
Animal Control (Stray Dogs)..... 281-999-3191
Houston SPCA 713-869-7722
Waste Management (trash)..... 713-686-6666
Hambleton Website www.Hambleton- Briarchase.com
Spring ISD Administration 281-586-1100
Beneke Elementary School 281-586-5460
Wells Middle School..... 281-586-2630
Westfield High School 281-586-1300
Spring I.S.D. Police 281-893-SISD

Newsletter Information

Publisher

Peel, Inc. www.PEELinc.com, 512-989-8905
Advertising advertising@PEELinc.com, 512-989-8905

Editor

Erika Sanchez.....Erika@ErikaSanchez.com, 832-473-8442

Have Something Special to Say?

This newsletter can be a great communication tool! Please submit any stories, news, etc that you would like to share with our community to Erika@ErikaSanchez.com. We will gladly print submissions such as Announcements, Births, Promotions, Anniversaries, Graduations, Awards, Etc. In the email, please provide a name and number contact you if necessary.

*****Please Visit Our Website*****

www.Hambleton-Briarchase.com

You will find some great information about our community. Also log on to receive our monthly e-newsletter.



Classified Ads

Personal classifieds (one time sell items, such as a used bike...) Run at no charge to Hambleton-Briarchase residents. Please email to Erika@ErikaSanchez.com.

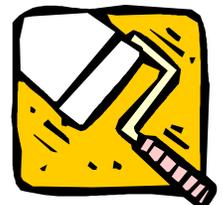
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bashanspainting@earthlink.net

Yard of the Month Kick Off

By Joe Garcia

The summer is approaching fast and that can only mean one thing in Hambleton: It is time to start up the annual "Yard of the Month" project. The Yard of the Month (YOTM) competition runs from April through the end of September.

The purpose of Yard of the Month is to give recognition to homeowners that go "above and beyond" their regular yard maintenance requirements for their front yards. The reward is bragging rights for a month and to proudly display the Yard of the Month sign. We may also publish a picture of your home on the Hambleton-Briarchase website. Most importantly, the competition helps us build and maintain a beautiful community that we can all be proud of.

The Hambleton subdivision is divided into three sections: Hambleton, Hambleton @ Briarchase and Briarchase Estates. One winner will be declared per month in each section.

The YOTM committee uses the following guidelines to judge the yards

1. Consistency Across Yard

Yards should be trimmed, relatively weed free, minimal brown spots, all beds should be neat as visible from street

2. Balance

The yard does not have to have special landscaping, but should have a nice mix of greenery and color. The yard should appear "unique" amongst the neighbors. No professional services are necessary.

3. Seasonal Color

Use of seasonal plants or flowers that add color greatly adds to the uniqueness factor

4. Trash and Storage

Trash cans should be hidden or inconspicuous. Yard should be free of trash and debris

5. Account In Good Standing

All Homeowners fees should be up to date with no outstanding violations.

6. One Award Per Year

A specific address is only eligible for the award once per calendar year.

The Yard of the Month Committee members typically perform a YOTM drive through the first weekend of the month and issue the YOTM signs during the first week of the month. The YOTM homeowners can then display the signs until the following month when the signs are picked up to be distributed to the subsequent month's winner.

There are so many beautiful yards in our community. If you would like to nominate an exemplary yard, please send an email to astrojoe88-hambleton@yahoo.com with the street address of the nominee. All nominations will be considered carefully and impartially

We look forward to seeing all of the yards and the creative ways to make them unique. See you at the next meeting.

Sincerely,

Joe Garcia

Hambleton HOA Treasurer - YOTM Chairman

YARD OF THE MONTHS

Winners April 2007

for Hambleton-Briarchase

The winners for the Hambleton-Briarchase Yard of the month for April 2007 are:

4126 Hambleton Village

3719 Kristen Lee

13943 Bentpath

Take a moment to congratulate our neighbors for taking pride in their gorgeous lawns. Maintaining our lawns and landscaping shows our pride in ownership! Lets keep up the good work and show off our gorgeous lawns. We will be out again next month to look for new winners! We hope you are one of them!

Check out their pictures on our website www.Hambleton-Briarchase.com.

Yard of the Month Committee

Hambleton HOA Board

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Constable Corner Ron Hickman Constable

There has been a rash of Daytime Burglaries where the home owners have not set their alarm systems. Please set you alarm when you are not home. Make sure your alarm company calls Pct.4 Dispatch direct at 281-376-3472, this will save time.

Please report ALL suspicious vehicles and persons in the neighborhood. If you see a vehicle or persons on foot that look suspicious, or you don't think they live in the area, please call in and have them checked out.

We have had several complaints about the multiple cars parked on the streets. When all possible please park your vehicle's in the driveway. This will also keep down the mischief to your vehicle.

We will be posting CRIME STOPPERS signs at the entrance of the subdivision. Please report any TIPS to CRIME STOPPERS at 713-222-TIPS. Crime stoppers pays up to \$5000 dollars for tips leading to an arrest or conviction of any crime or you can call the Constables Office.

Constable Office 24 hrs 281-376-3472

Sgt. D. Hensley

Deputy S. Simon

Harris County Constable Pct.4

www.cd4.hctx.net

Board Meetings

2nd Thursday of each month @ 6:30 PM Mud 22 Administration Building

Please try to make it to our meetings. I know we are very busy, with our children, work, and keeping our households, however less than an hour a month is all it takes. Let's be involved in our community! This is the biggest investment we are going to make, owning a home; we should be involved in the community to help improve our property values!

At no time will any source be allowed to use the Hambleton-Briarchase Community Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Hambleton-Briarchase Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Hambleton-Briarchase residents only.



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Heard Sunday's from 1 pm to 2 pm on 950 AM KPRC - Houston's Place To Talk!

HAMBLEDON-BRIARCHASE

Cy-Fair Recreational Soccer Fall Soccer Registration



FALL EARLY BIRD REGISTRATION OPEN NOW!

Go to www.cyfairsoccer.org for more information and to register today. This is where you want to play!

We are dedicated to player development; promoting youth soccer through encouraging a love of the game and teaching the skills necessary to play the game well. Instilling in our players a sense of fair play, teamwork and sportsmanship is our top priority.

Serving Northwest Harris County for over 26 years, we offer programs for all levels of experience. Starting with the small-sided game we offer fun, volunteer run competitive youth recreational programs and group play for Pre K up to Division III. (Ages 4 – 18).

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QUESTIONS?

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Please...Please....Please

Let's Be Hambleton-Briarchase Proud!!

Do not leave trash cans out after trash pick up. It causes a huge eye sore seeing **green** trash cans for several days. If it all possible, try to put the trash cans out **after dark the day before** Waste Management comes, and please put them back after the trash has been picked up **THE SAME DAY**. Please...do not store the GREEN Trash Cans in view, (i.e. in front of garage) for everyone to see. Our homes are so gorgeous and have such great curb appeal to be ruined by a GREEN Trash Can!

We all have garages to store our vehicles...right? So let's use them! Our neighborhood has a huge problem of having cars parked on the street as permanent parking spots. **DO YOU ALL LIKE WHAT YOU SEE AS YOU DRIVE THROUGH?** Having cars parked on our streets is **NOT** illegal; however it is a huge eye sore! Let's try our best to put them in our driveway and/or garage. I am sure you will see a major improvement in our curb appeal.

Let's keep our eyes and ears open for any suspicious activity. The police or the HOA do not have a way of knowing about an incident unless we all speak up! Call Vanmor, email the Directors, call the Police that is the only way The Board will know about it and make the rest of us aware of the problem

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Beneke Elementary Calendar for 2007

April 30	May 4 Teacher Appreciation Week
May 3	Teacher Appreciation Lunch 10:30-1pm
May 3	Kindergarten Round-up (Early Registration for Kindergarten Students for 07-08)
May 9	Early Voting at Beneke
May 9	Volunteer Reception 1-2 PM
May 11	Field Day Intermediate (Grades 3-5)
May 12	SISD Bond Election
May 15	Math TAKS Retest (5th Grade)
May 17	PTO Scholarship Program/1st Grade Program? PTO Board Member Elections
May 18	Field Day Primary (PK-3rd)
May 28	Memorial Day Holiday (Staff and Students)
May 31	5th Level Celebration
May 31	Early Dismissal (11:15 AM) Last day of class

Classified Ads

Personal classifieds (one time sell items, such as a used bike...) run at no charge to Hambledon-Briarchase residents, limit 30 words, please e-mail erika@erikasanchez.com

Business classifieds (offering a service or product line for profit) are \$45, limit 40 words, please contact Peel, Inc. Sales Office @ 888-687-64445 or advertising@PEELinc.com.

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Teenage Job Seekers

Calling all TEENAGERS looking for job...Do you want to Baby sit, House sit, Mow Lawn/Yard, Pet Sit? Then submit your Name, Age, Address, Phone number and Service provided for publication in our Newsletter.

The HOA assumes no responsibility in publishing this information and any services engaged are strictly between the customer and the provider.

Email to Erika@ErikaSanchez.com

Teenage Job Seekers

Name	Age	Baby Sit	House Sit	Yard Work
Doe, John	15			111-1111

*-CPR Training

+First Aid Training

Attention Teenagers

The **Teenage Job Seekers** listing service is offered free of charge to all Hambledon-Briarchase teenagers seeking work.

Submit your name and information to Erika@ErikaSanchez.com by the 9th of the month!

Advertising Information

Please support the businesses that advertise in the Hambledon-Briarchase Community Newsletter. Their advertising dollars make it possible for all Hambledon-Briarchase residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales office at 888-687-6444 or advertising@PEELinc.com. The advertising deadline is the 10th of each month for the following month's newsletter.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

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Erika Sanchez
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