



The Harbour

COMMUNITY • CONNECTION • CULTURE

October 2011

Official Newsletter of the Chelsea Harbour Homeowners Association

Volume 2, Issue 10

Chelsea Harbour Neighbors,

Please review below on a number of important topics. My apologies for this large volume of information, but there was a lot to share. For detailed information, please click on the associated links.

LOWERING OPERATIONAL COSTS

In our continuing efforts to reduce costs, I am very pleased to report the board has further lowered operational expenses in the following areas:

1. New (trash services) contract with Waste Management to start 9/1/11 bringing savings of approximately \$20,000/year
2. New (electricity) contract with Reliant Energy to pay 6.4 cents/KWH instead of 12 cents/KWH started July 2011. This is a tremendous savings because our annual electricity bills total in excess of \$100,000. With this lower rate, our community stands to save tens of thousands of dollars over the next year.

HEALTHY CAPITAL RESERVES

I am pleased to report the HOA has a balance in excess of \$160,000 deposited into Capital Reserves. We have come a long way since the dire period of 2008-2009 when our cash accounts were dangerously close to negative territory. Thanks to all those who offered patience and understanding when services were reduced in order to control costs. These reserve dollars will be preserved to fund extra-ordinary capital requirements (e.g. restoration or replacement of water wells, fountains, playground, tennis court, clubhouse and pool equipment needs). We no longer have to worry about where to find money in case of such emergency needs. Cost of Lake Water

The extreme heat and drought conditions this year have caused our water wells to pump record levels over the past few months. In the months of June and July alone, our wells pumped over 10 million gallons. Historically, our lake water wells have pumped annually (Cycle = June 30 through July 1):

- 2008 – 25.0 million gallons
- 2009 – 30.3 million gallons
- 2010 – 25.6 million gallons
- 2011 – 10.7 million gallons (NOTE: Since June 1, 2011, the wells have already pumped over 10.7 million gallons)

(*We are permitted by the Subsidence District to pump a total of 50 million gallons per year.)

As communicated in the past, there is a cost (per gallon) to pump underground water into our lakes and this pricing schedule will only increase. For 2011, we budgeted \$33,000. For 2012 and going forward, we will need to increase this amount yearly. I wanted to educate and share this information so everyone will understand why HOA dues are not necessarily going to be reduced considering the operational savings presented above.

If anyone has questions or concerns on this topic, please send me an email (President@chelseaharbourhoa.com) and I'll do my best to explain in more detail.

2012 BUDGETING PROCESS

The board is working with Real Manage on a proposed 2012 Budget. There are many areas that homeowners have expressed desire to improve in our community. Please remember that nothing comes free. Wish list items such as reinforcement to fence along Mornington, Security Patrols, Extra Dye Coloring to Lakes, Extra Cleaning dates for Lakes, Extra Landscaping projects, Playground Improvements, Security Cameras, etc... are being considered for the 2012 budget. Ultimately, the 2012 annual dues will be determined based on priority and need of such projects.

If you wish to share thoughts or want to be part of the process, come to our next BOD meeting on 9/26/11 and let the board know what items are important to you.

FMI464 ROAD WIDENING PROJECT

According to communications received from TxDOT. The current FM1464 Road Widening Project is expected to be finished by January 2012. I will relay any new information as received.

POOL CLOSING AFTER LABOR DAY - (9/5/2011)

The 2011 pool season is coming to an end.

Pools will be closed after Labor Day on 9/5/2011

CRIME ALERT AND FREE CRIME STATISTICS DATA

It seems the local news services are always reporting on some criminal activity. Chelsea Harbour is certainly not immune to crime, but, it is important to understand the facts and not allow mis-information be the basis for alarm.

(Continued on Page 3)

COMMUNITY CONTACTS

BOARD OF DIRECTORS

President, William Leepresident@chelseaharbourhoa.com
Vice President, Anil Nairvp@chelseaharbourhoa.com
Treasurer, Mark Owczarczak... treasurer@chelseaharbourhoa.com
Secretary, John Rushing..... secretary@chelseaharbourhoa.com
Director, Don Charly at-large@chelseaharbourhoa.com
(At-Large)

*To email all board members -
Board@ChelseaHarbourHOA.com*

MANAGEMENT COMPANY

REAL MANAGE - www.RealManage.com
11777 Katy Freeway, Suite 441
Houston, TX 77079
Phone: 1.866.473.2573 (7:30am to 7pm M-F)
Fax: 1.866.919.5696

Community Manager: Kelli Hernandez

COMMITTEE MEMBERS

ARCHITECTURAL COMMITTEE

Chair..... Gerald Sill
Members Tracee Turner, Tim Hanzelka
Members (2) VACANT

CONVENANTS COMMITTEE

Chair..... VACANT
Members Sheri Hanzelka, Dee Dobbins, Anil Pasupuleti

BEAUTIFICATION COMMITTEE

Chair..... Gloria Smith
Members John Tan, Chau Bao, Tuan Huynh

Email all members - Beautiful@chelseaharbourhoa.com

LANDSCAPE AND LAKE COMMITTEE

Chair..... William Lee
Members Edward Haddad, Don Charly, Dhiren Desai
Members Jennifer Nguyen, Ann Sill

SAFETY COMMITTEE

Chair..... VACANT
Members Sheri Hanzelka, Anil Nair, Vijay Raj
Members Dan Charly, Seun Mabadeje, Dhiren Desai

NEWSLETTER INFO

ARTICLE SUBMISSIONS

John Rushing secretary@chelseaharbourhoa.com

NEWSLETTER PUBLISHER

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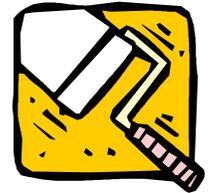
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Chelsea Harbour Neighbors- (Continued from Cover Page)

There are three reliable sources that I wanted to share so everyone can gain perspective and get facts on criminal activity in our immediate area:

1. <http://www.city-data.com/crime/crime-Sugar-Land-Texas.html>
2. <http://www.co.fort-bend.tx.us/getSitePage.asp?sitePage=20460> (note: Chelsea Harbour is located in Area 2 of the Ft. Bend County Criminal Statistics area map)
3. <http://crimemap.sugarlandtx.gov/> (note: Chelsea Harbour is located outside of the City of Sugar Land city limits)

Be vigilant and know your neighbors. To report any suspicious activity, call the Fort Bend Sheriff at 281-341-4665

WELCOME TO OUR NEWEST BOARD MEMBER MRS. GLORIA SMITH

As reported in past notices, Mr. Anil Nair resigned from the board in May 2011. Nominations were accepted through June / July. Because we are in mid-term, the board has appointed Mrs. Gloria Smith to serve out the remainder of this term.

Mrs. Smith serves as Chair of the Chelsea Harbour Beautification committee and has been a very enthusiastic member contributing her time and energy to make our community a great place to live.

The board welcomes Mrs. Smith to the position of Secretary. Our former Secretary (John Rushing) has transitioned to the Vice President position.

COMMUNITY GARAGE SALE EVENT

Under the leadership of Mrs. Cynthia Branch, plans for a "Neighborhood Garage Sale" is underway sometime in the near future. If you wish to participate, please contact Mrs. Branch directly at (cynthia_branch_2000@yahoo.com)

NATIONAL NIGHT OUT

Our At-Large (Don Charly) is busy making preparations for the National Night Out event for our community this coming October. We are seeking volunteers to help. If you are able to help, please contact Don directly at atlarge@chelseaharbourhoa.com

Annual General meeting coming this November

Formal elections will be held at the annual general meeting this coming November. More information to follow

FLAG COMMITTEE

Did anyone notice the flags put at our entrances during July 4th holiday? The flags and stands are the newest addition to our

(Continued on Page 4)



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THE HARBOUR

Chelsea Harbour Neighbors- (Continued from Page 3)

community inventory and I want to take a minute to thank the "Flag Committee members" who set up and took down the flag sets:

Daniel Grahmann
Chau Bao
Terrence Rolls

If anyone is interested in joining this committee and help setup the flag stands in the future, please email me at: president@chelseaharbourhoa.com

Get Involved!!!

Are you interested in serving on a committee or volunteering?

Become a block captain or join a committee: <http://www.chelseaharbourhoa.com/committees.asp>

Contact board@chelseaharbourhoa.com for more information

MONTHLY NEWSLETTERS

By now, all members have been receiving monthly newsletters which is a partnership between our community and the newsletter publisher (Peel, Inc.). At no cost to our community, the publisher prints and pays postage for monthly newsletters. Through this channel, the board and all homeowners gain a valuable medium to share community news (e.g. birthdays, anniversaries, wedding announcements, crime statistics, and community sale items). But, all these article ideas are only possible if people contribute to the newsletter.

Homeowners can submit helpful articles on safety, gardening, fishing tips, and anything else that is non-commercial in nature. In short, the newsletter is available for everyone to contribute. Submissions are encouraged by sending an email to secretary@chelseaharbourhoa.com

NEXT HOA BOD MEETING IS 9/26/11

Our next HOA BOD meeting is scheduled on 9/26/11 at 7pm (clubhouse).

Kind regards,

William Lee

President (Chelsea Harbour HOA)

Angels Takes Flight ... Dinner and Silent Auction

What: 13th Annual Dinner and Silent Auction in conjunction with the Homecoming Pep Rally

When: Wednesday, October 12, 2011 5:30 – 9:00 pm

Where: Austin High School Cafeteria
3434 Pheasant Creek Drive
Sugar Land, TX 77498

Cost:..... Dinner catered PAPPAS Bar-B-Q- \$ 10 or \$8 per adult, \$6 children under 9

Dinner tickets can be purchased until 10/5
Auction – FREE

Who: Austin High School Angels Dance Team

Why: The proceeds from the dinner ticket and all funds raised from the auction will go towards the Angels community service events (Tracie Hester Life Gift Scholarship Walk (scheduled for October 29, 2011) and a Angel Junior Clinic), guest choreographers, transportation and lodging for competitions, and costumes.

If you'd like more information about this event or to schedule an interview with The Austin Angels, please call Dr. Asha C. Vaidya at 281-565-3124 or e-mail Dr. Vaidya at vaidyas@msn.com.

CALENDAR FORMAT:

Sugar Land, Texas — Austin Takes Flight ...- Come to the dinner and silent auction to benefit the Austin High School Angels dance team - Wednesday, October 12, 2011- 5:30 to 9:00 pm at Austin High School - 3434 Pheasant Creek Drive, Sugar Land, TX 77498. The general public is invited. The dinner is from 5:30 to 7:00 pm and the silent auction will close at 9:00 pm. For a complete list of auction items and information how to purchase dinner tickets, visit www.austinbulldogband.org or email Asha Vaidya at vaidyas@msn.com. Attending the AUCTION IS FREE. You must purchase a dinner (catered by Pappas Bar-B-Q) ticket in advance. Dinner tickets can be purchased until 10/5.

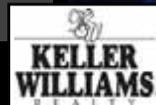
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To find out more about Denver, Please contact Stephanie Berka, Wendy's Wonderful

Kids Recruiter, at the Adoption Coalition of Texas, (512) 301-2825 or stephanieberka@adopttexas.org. To learn more about the foster care adoption process, please call the Adoption Coalition of Texas at (512) 301-2825. Email info@adopttexas.org and visit our website at www.adoptioncoalitiontx.org.

Adopting a child from the foster care system requires little or no cost to the adoptive family and funding may be available to help the adoptive family support the child or sibling group.

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- Harvest Bend The Village
- Kleinwood
- Lakemont
- Lakes of Fairhaven
- Lakes of Rosehill
- Lakes of Savannah
- Lakes on Eldridge
- Lakes on Eldridge North
- Lakewood Grove
- Legends Ranch
- Longwood
- North Lake Forest
- Riata Ranch
- Riverpark on the Brazos
- Shadow Creek Ranch
- Silverlake
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BRITT'S BOOK BUZZ: THE HUNGER GAMES

by Suzanne Collins

Remember the compelling and cult-following TV show, *Lost*? To me, *The Hunger Games* is the literary equivalent in that the writers creatively demonstrated survival and unity when faced with extremely harsh circumstances. The difference is that while *Lost* was the result of a plane crash on a strange island where anything could happen, *The Hunger Games* is ruled by the Capitol where young adults fight to the death as a form of entertainment for the government.

Set in the not so distant future, North America as we know it has been completely reorganized into separate districts (12 of them) all closely controlled by the militant, big brother, harsh "Capitol." These districts were formed when the Earth had become so violated environmentally and morally that war broke out. As a reminder to all of the segregated districts that rebellion is not tolerated, there is a yearly "Hunger Game"

where a male and female from each district aged 12-18 is chosen at random to fight each other to the death. There can only be one victor and everything is televised, complete with sponsors.

It is in district 12 that the heroine, Katniss Everdeen lives with her mother (a healer) and her younger sister. Her father was killed in a mining accident but left his oldest daughter with the gifts and talents of hunting, which is her family's key to survival.

When Katniss' sister is chosen as one of the "tributes" to fight in the hunger games, Katniss volunteers in her place. Her male counterpart, Peeta, is also chosen.

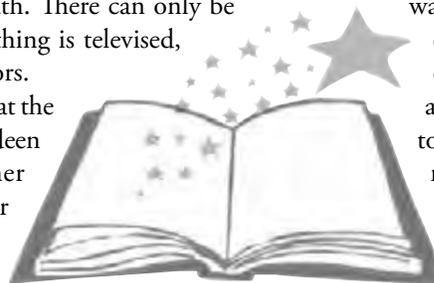
Their experience at the Capitol and the whole tradition around the hunger games

is so intriguing and fascinating as are the people they encounter. However, it is the way the hunger games are so carefully and technologically orchestrated and Katniss' amazing ingenuity and will to live and survive that kept me reading and enjoying the brutal, yet thoroughly entertaining book. At the time I am writing this review, I am already on the final book of the trilogy!

This book has it all -- a love triangle, a heroine, an underdog, fighting, mystery, science fiction--it is a reader's big Kit Kat bar!

Feel free to comment on this review, your thoughts on the book or suggest a book for me to review on my blog:

<http://brittsbuzz.blogspot.com>



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Austin Takes Flight



2011 Homecoming Dinner and Auction
Benefitting: Austin Angels Dance Team

Austin takes Flight ...

13th Annual Homecoming Dinner and Silent Auction
benefitting the Austin Angels Dance Team

October 12, 2011—AHS

5:30 —7:00 pm Dinner

6:00—9:00 pm Silent Auction

7:30—8:30—Homecoming Pep Rally



Enjoy a BBQ dinner catered by Pappas Bar-B-Q.
\$10.00 for adults (\$8.00 for vegetarian) and \$6.00 for children under 9

Dinner on Sale **September 26-30** in the **AHS Commons**.

Tickets will also be sold by all Angels members (until 10/5) or
contact Asha C. Vaidya at vaidyas@msn.com for more information.

Auction include items from the following:

Houstonian Golf Club	Sugar Creek Golf Club
St. Arnold's Brewery	AMF Bowling—Stafford
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