

December 2012

Official Newsletter of the Atascocita Community Improvement Association

Volume 2, Issue 12

OCTOBE

HARRIS COUNTY PRECINCT 4 CONSTABLE'S OFFICE CONTRACT ACTIVITY STTISTICAL REPORT ATASCOCITA – A.C.I.A.

TMDE OF A CTIVITY	OCT 2012	GEPT 2012	VTD 2012
TYPE OF ACTIVITY	OCT 2012	SEPT 2012	YTD 2012
BURGLARY OF A HABITATION	0	1	6
BURGLARY OF A MOTOR VEHICLE	0	0	20
THEFT FROM A HABITATION	0	0	4
THEFT OF MOTOR VEHICLE	1	0	3
THEFT - OTHER	0	1	17
ROBBERY	0	0	0
ASSAULT	1	0	4
SEXUAL ASSAULT	0	0	2
CRIMINAL MISCHIEF	1	2	20
DISTURBANCE – FAMILY	2	3	23
DISTURBANCE – JUVENILE	1	0	10
DISTURBANCE - OTHER	8	8	100
ALARMS	24	40	271
SUSPICIOUS VEHICLES	15	8	107
SUSPICIOUS PERSONS	8	9	100
RUNAWAYS	2	1	5
TELEPHONE HARASSMENT	2	0	5
OTHER CALLS	56	51	525

ACIA CRIME STATS					mth	YTD VARIANCE
YEAR 2012	Oct-12	Oct-11	YTD Oct 2012	YTD Oct 2011	2012 vs 2011	2012 VS 2011
BURGLARY OF A HABITATION	0	3	6	15	(3)	(9)
BURGLARY OF A MOTOR VEHICLE	0	1	20	35	(1)	(15)
THEFT FROM A HABITATION	0	2	4	10	(2)	(6)
THEFT OF MOTOR VEHICLE	1	1	3	2	0	1
THEFT - OTHER	0	2	17	11	(2)	6
ROBBERY	0	0	0	3	0	(3)
SUB-TOTAL		9	37	51	(9)	(14)
ASSAULT	1	0	4	5	1	(1)
SEXUAL ASSAULT	0	0	2	1	0	1
CRIMINAL MISCHIEF	1	3	20	19	(2)	1
DISTURBANCE - FAMILY	2	0	23	16	2	7
DISTURBANCE - JUVENILE	1	1	10	39	0	(29)
DISTURBANCE - OTHER	8	2	100	118	6	(18)
ALARMS	24	24	271	273	0	(2)
SUSPICIOUS VEHICLES	15	18	107	156	(3)	(49)
SUSPICIOUS PERSONS	8	7	100	83	1	17
RUNAWAYS	2	4	5	10	(2)	(5)
TELEPHONE HARASSMENT	2	1	5	6	1	(1)
OTHER CALLS.	56	72	525	901	(16)	(376)

RIME STATO

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ACIA Happenings - December 2012 1

COMMUNITY CONTACTS

BOARD MEMBERS

Jimmy Wells, President	jwellsacia@yahoo.com
Ron Jones, Treasurer	rwjones2012@hotmail.com
Laura Lammers, Secretary	l.lammers@yahoo.com
Jon Hubbard, Trustee	jhubbard006@comcast.net
Anthony Karasiewicz, Trustee	anthonyk@embarqmail.com
Sterling Assoc. Services	servicedesk@sterlingasi.com

ARCHITECTURAL CONTROL COMMITTEE

Janel Dale
Ron Jones
T: M.:11
Tim Mulkey

EMERGENCY INFORMATION

Fire, Medical or Life Threatening Emer	gency 9-1-1
P-4 Constable Dispatch	
Humble ISD Police (Schools)	281-641-7900
Atascocita Volunteer Fire Dept (AVFD)	
Non-Emergency Number	281-852-2181
Harris County Animal Control	281-999-3191
Texas Poison Control Center	800-222-1222

UTILITIES

O I IEI I IES	
Electric, (multiple providers)	www.powertochoose.org
Power Outages	713-207-7777
Street Light Outages	
Gas, Centerpoint Energy	
Gas Leaks	
Water, Severn Trent	281-579-4500
24 Hour Emergency Number	281-209-2100
Telephone, Centurylink	877-290-5458
Trash, Waste Management	888-964-9734
Humble Post Office	281-540-1775
Harris County MUD #132	www.hcmud132.com
Harris County MUD #151	www.hcmud151.org

SCHOOLS

Humble ISD	281-641-1000
Website	www.humble.k12.tx.us
Pine Forest Elementary	281-641-2100
Maplebrook Elementary	281-641-2900
Atascocita Middle School	281-641-1000
Atascocita High School	281-641-7500

NEWSLETTER INFORMATION

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ACIA Annual Meeting & Election Results

The annual meeting of ACIA was held Thursday, November 8, 2012. There was a large crowd of more than 100 residents attending. Mr. Kevin Kilgore, new owner of the golf course, was the featured speaker. He gave a great presentation of some of the future plans for the golf course area. Thanks so much to Mr. Kilgore for this vital information. Sergeant Lekas from Precinct 4 spoke to the residents about neighborhood safety concerns and staying safe during the upcoming holidays. All candidates were introduced and gave a short speech. Congratulations to Mr. Jon Hubbard and Mr. Anthony Karasiewicz on their election to the ACIA Board of Trustees.

<u>Thinking about... .</u>

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Valuing Deed Restrictions

Definition of restrictive covenants/deed restrictions

Deed restrictions are legally binding rules, filed with the real property records, which provide for building, maintaining and using the homes in your neighborhood. They control how homes look and what can be done in the subdivision.

Your Home, Your Community

Think for a moment about why you bought your home in the first place. You may have liked the curb appeal of your house or its floor plan, but you probably also considered the neighborhood - how the houses looked next door and down the street. You bought the neighborhood at the same time you bought your house. You bought a lifestyle and surroundings, which were much larger than your own property, encompassing everything from the subdivision entrances and the recreation center to all the other homes in the neighborhood, assuming it would stay that way.

Unfortunately, many subdivisions don't stay as nice as when they were new. Neighborhoods are living creatures, homeowners change but one of the constants is the governing documents. Just like a home, a neighborhood can be well maintained or it can be allowed to fall apart. The big difference between an attractive and an unattractive neighborhood is not really the deed restrictions. Most neighborhoods have reasonably good deed restrictions. One crucial factor is the willingness of the men and women who make up the association's board of directors to enforce the rules that you do have. Another crucial factor is the homeowner's willingness to comply with the restrictions that are in place.

If the deed restriction violations are not corrected, there can be very negative results. Dr. Barton Smith of the University of Houston Center for Public Policy estimates that property values in a subdivision with an inactive association can fall as much as forty percent due to failure to enforce restrictions.

To illustrate, multiply an average home price of \$155,000.00 times the number of homes in our subdivisions of approximately 2440 homes. This yields a total property value of \$ 378,200,000. This represents the majority of the value of the assets that the association is trying to protect. If that property value is reduced by ten percent, the homeowners in the neighborhood lose \$37,820,000; we do not want to even think about forty percent.

Obviously, this would be a disaster for home prices, even worse, think about living in a subdivision that deteriorated that badly! Even a one percent decrease in property values because of lax or no enforcement of deed restrictions results in a \$3,782,000 reduction for the community as a whole and for the individual homeowner on average a \$1550 reduction. These reductions can be cumulative depending on the enforcement and the property owners' adherence to the deed restriction.

Let us not forget the bargain. When property owners purchase

property in a deed restricted community, they implicitly and/ or explicitly agree to abide by the Covenants, Conditions and Restrictions in force in that community. The community through its Board of Trustees implicitly and/or explicitly agrees to provide certain services to the property owner and work to maintain property values. This is the contract between the property owner and the community. To make this work everyone has a part to play.

Community costs for deed restriction enforcement

These are some year to date costs associated with ACIA deed restriction management. In any given month, the management company fields calls from homeowners regarding possible deed violations, more violations result from visual inspections performed by the management company. In a given month, the ACIA Compliance log may run to 43 pages. It can be overwhelming task just compiling the list and in most cases represent an unnecessary expense to the community. The figures below are year-to date expenses relating to deed restriction noncompliance issues.

Deed Restriction Management	\$8,052
Postage	\$2,050
Mail-outs	\$2,500
Legal Deed Restriction Expense	\$16,148

We do, however, recover some these costs, but a percentage will not be recovered or recovered years later and represent a net waste of maintenance fees that support the ACIA. Money that could be used for infrastructure maintenance and expansion or set aside in the associations' reserve fund for emergencies.

Summary

A large portion of the information in this article is attributable to an internet article that can be found at http://www.crystallake-tx. com/whydeed.htm. Some aspects of the article have been modified to reflect our ACIA communities, specifically average home price which was derived by using HCAD neighborhood 2395.

As you can see, deed restrictions play a vital role in our community. They stabilize and increase property values, and they contribute to good neighbors. Although it is hard to quantify the contribution to maintaining good neighbor relations, I think we can all agree that this is an important factor in the enjoyment of our properties. So make yourself aware of the deed restrictions, they are on the ACIA website, they may have been part of your closing document or they can be obtained from the management company.

Although the ACIA deed restrictions may seem a nuisance, they are an important factor in maintaining property values for you and your neighbors. If for some reason you find that you may find yourself in temporary violation a deed restriction, contact the management company.

Submitted by Ron Jones, ACIA Trustee

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Christmas Yard Decorating Contest

The ACIA, in collaboration with the Atascocita Garden Club, announces a Christmas Yard Decorating contest. Any resident can nominate a yard within the ACIA boundaries. The Atascocita Garden Club will choose the winner and the winning yard will be featured in the newsletter and on the ACIA website. The Atascocita Garden Club will judge yards the week of December 10, 2012. Please have your outside lights on by dark if you wish to participate. Submit your nominations by email to the ACIA Secretary, L.Lammers@yahoo.com or to Sterling Association Services at servicedesk@sterlingasi.com or call 832-678-4500.



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- · Gutter Repair/Replacement
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ACIA Online Access

Sterling A.S.I. and Atascocita C.I.A. are pleased to announce internet access to your Atascocita C.I.A. information such as account balances, assessment amounts, payment information, your account contact data, forms, governing documents, etc., just to name a few. When you receive your 2013 assessment billing, documentation will be provided on how to access your account.

The website has two tool bars which provide beneficial information for homeowners. One tool bar is related to your community association information and the other to your individual information. Below are some of the more commonly used features:

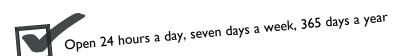


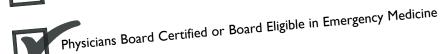
- By clicking on the "Home" tab, located on the top tool bar, you will find your most commonly used resources such as your pool forms, bylaws and restrictions, helpful links, community event calendar, and other useful resources.
- To see if your assessment payment has been posted or for a history of past payments look under the "Account Detail" tab which can be found on the second toolbar.
- The "Account Link" tab allows you to link multiple properties that you may own under the same log in.
- The "Architectural" and "Compliance" tabs provide you with a history of past letters and applications and allow you to respond directly to the support personnel associated with that function.
- The "E-Payment" tab informs you how to pay your assessments
- The "User Profile" tab allows you to update your contact information and subscribe to receive information online.

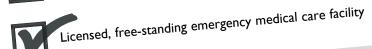
We hope you will find accessing your account online a more efficient use of your time and that the information provided meets the needs of the community. If you have any suggestions once you have had time to peruse the site, please let us know.

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3115 Dixie Farm Road, Suite 107 FM 518 at Dixie Farm Road 281-648-9113

17255 Spring Cypress Road, Suite A Spring Cypress at Skinner Road 281-304-9113

ATASCOCITA 19143 W. Lake Houston Parkway W. Lake Houston Pkwy at FM 1960 281-540-9113

Atascocita Community Association Residents:

Garbage Collection Service Guidelines

Service days are Tuesday & Friday

CURBSIDE SERVICE

Please have your trash out by 7am on your service day.

Household garbage, grass clippings, leaves, branches and tree trimmings are collected at the curb. Important! - For the safety and protection of our employees and equipment, we do require that branches and tree trimmings be no greater than three inches (3") in diameter and be cut, tied and bundled in four foot (4') lengths weighing no more than forty to fifty pounds (40-50 lbs.) Containers over 45 gallons must have all trash bagged. Due to safety concerns WM will not service anything over 65 gallons

10 items per service day (can/ bag/ bundle)

BULK TRASH COLLECTION

Provided on the second collection day of each week for moving boxes (please break them down and bundle them), old furniture and appliances. Please note that we can no longer dispose of CFC refrigerant containing items (i.e., refrigerators, freezers, etc.) without certification that the freon has been properly removed and recycled, pursuant to current Federal law. 2 items second collection day of the week

UNACCEPTABLE ITEMS

- gasoline
- motor oil (and used filters)
- paint
- vehicle tires
- batteries
- large pieces of metal
- construction debris (disposed of by the contractor performing the work).

HOLIDAYS

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving
- Christmas Day

No service on these holidays. Service on the next regularly scheduled collection day.

CUSTOMER SERVICE

Our Customer Service Department is at 800-500-5804. Our office is open from 8:00 a.m. to 5:00 p.m., Monday through Friday.

Reporting Curb Damage for Repair

All curb repairs, except those of driveway aprons/ transitions to the street are the responsibility of Harris County Precinct 4 Road Maintenance. Driveways are the responsibility of individual homeowner. Individual residents should report any broken curbs with the specific address directly to Harris County Precinct 4 at (281) 353-8424, or via http://www.cp4.hctx.net/cad/worf. htm, using the online work orders for street maintenance. Your efforts to report these items help to keep our neighborhood beautiful!



Yacht Club Christmas Boat Parade

The Atascocita Yacht Club is planning their 2012 Christmas Boat Parade. They were not able to do the parade last year because of insufficient water in the lake. This year they are planning the parade for Saturday evening, December 15, 2012. This is a parade of decorated boats. The parade will begin on the Huffman side of the lake about 5:30 PM, and be coming down the Atascocita side of the lake about 6:15-6:30 pm, from south to north, ending near Atascocita Point. Some of the parade participants will put their boats in and take them out at the Atascocita Marina. The gate to the marina will be open that evening so other folks in the community have a place to watch the parade, and some of our judges have a place to judge the boats.

For more information contact Mr. Jim deMasi, by email at texdemasi@comcast.net.

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Earn college credit close to home!

Spring Credit classes at Lone Star College-Atascocita Center are listed below. Registration is in progress; classes begin week of Monday, January 14.

ACCT 2401 Class 2890	Principles Of Accounting I	G
ACCT 2402 Class 2892	Principles Of Accounting II	G
ANTH 2351	Cultural Anthropology	G
ARTS 1301	Art Appreciation	
Class 15816 RCIS 1405	Business Computer Apps	Н
Class TouTe	3IIN 1:3U-3:23D	
BIOL 1408 Class 6837	Intro Biology I (Nonmajors) Th 6:00–8:50p 3 Online/Lab F 9:00–10:00a	H
Class 15838	Online/LabF 9:00-10:00'a	
Class 6981	Intro Biol II (Nonmajors) 	H
BIOL 2401 Class 6533	Human Anatomy & Phys I	H
BIOL 2402	Human Anatomy & Phys II	
BUSI 1301	Business Principles	
	Intro to Computers	M
Class 16014	1TTh 1:30–3:25p	
Class 3233	Intro Teaching Profession Hybrid MW12:30–1:50p* HybridTh 5:30–8:30p*	M
	HybridTh 5:30–8:30p* Dev Reading I	(
Class 13332	2TTh 8:00-9:50p* 4MW 9:00-10:50a*	(
ENGL 0305	Dev Reading II	M
	2TTh 10:30a-12:20p* Dev Writing I	
Class 13378 Class 13380	Dev Writing I 3TTh 6:00–7:50p* 3MW 11:00a–12:50p*	M
Class 13794	Dev Writing II 4TTh 8:30–10:20a*	PS
Class 13813 Class 13815	3	
ENGL 0308	ESOL Language Skills Late Start TTh 8:30–10:30a*	PS
Class 8270	Late Start TTh 8:30-10:30a*	
ENGL 0372 Class 8321	ESOL Writing II Late Start TTh 10:40a-12:40p*	S
ENGL 0373		
ENGL 1301	Comp & Rhetoric I	SI
Class 10797 Class 10798		SI
ENGL 1302	Comp & Rhetoric II	
Class 11221 Class 11222 Class 11223	TTh 8:00-9:20a 2 TTh 9:30-10:50a 3 TTh 6:00-7:20p	

1	GEOG 1303 World Geography Class 14111W 6:00-8:50p
	GOVT 2301 American Government I
	Class 12343
	GOVT 2302 American Government II
	Class 14105 MW 9:30–10:50a
	Class 15154
	HIST 1301 US History to 1877
	HIST 1301 US History to 1877 Class 3928
١	HIST 1302 US History Since 1877
1	Class 12279TTh 8:00-9:20a
	Class 12279TTh 8:00–9:20a Class 12282MW 12:30–1:50p
	HIST 2301 Texas History
	Class 12294TTh 11:00a-12:20p
	HUMD 0330 College Success: 1st Yr Exp
	Class 12857TTh 4:30–5:50p
	Class 16005
	Class 16007TTh 1:00–2:20p
	MATH 0306 Pre-algebra Math
	Class 11533 MW 9:30–10:50a Class 11534Th 6:00–7:20p
	Class 11535
	Class 14106TTh 1:30–2:50p
	MATH 0308 Intro Algebra
	Class 11586 MW 11:00a–12:20p Class 11587TTh 6:00–7:20p Class 11588TTh 9:30–10:50a
	Class 11588TTh 9:30–10:50a
	MATH 0310 Intermediate Algebra
	Class 11654TTh 11:00a–12:20p Class 11655MW 6:00–7:25p Class 14093MW 8:00–9:20a
	Class 14093 MW 8:00-9:20a
	MATH 1314 College Algebra
	Class 11702 MW 9:30–10:50a
	PSYC 2301 General Psychology Class 7017
	Class 7018 MW 11:00-12:20p
	Class /01911h 9:30–10:50a
	PSYC 2314 Life-growth/Devel
	Class 13434 MW 12:30–1:50p Class 13439 W 6:00–8:50p
	SOCI 1301 Principles of Sociology
	Class 7015 TTh 9:30–10:50a
	Class 13442 M 6:00-8:50p
	SPCH 1311 Intro Speech Comm Class 15067Th 9:30–10:50a
	SPCH 1318 Interpersonal Comm
	Class 15068Th 11:00a-12:20p
	* = Additional lab hours may apply.

* = Additional lab hours may apply.

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