



ACIA

Happenings

Ivy Point, Pinehurst, Club Point, Golf Villas, The Shores, The Pines and Estates of Pinehurst

June 2014

Official Newsletter of the Atascocita Community Improvement Association

Volume 4, Issue 6

JULY 4TH PARADE HONORING THE STARS AND STRIPES

Start off your July 4th festivities by joining the ACIA community's 4th of July Parade. Whether you are a participant or spectator it will be a good time for all! If you would like to participate (children and adults alike) sign up begins at 8:30 am at the Atascocita Library parking lot and the parade is scheduled to start at 9:00am. The Parade will end at The Overlook (former Country Club) where Refreshments will be available and prizes will be awarded. Visit the ACIA website at www.aciahomeowners.org for more information.

As special invitation from Jimmy Wells to all active military and veterans alike to contact him if you would like to form a group to march in the parade. He can be contacted at jwellsacia@yahoo.com

We are also in need of volunteers to assist with the parade. Anyone wishing to volunteer please email Jimmy Wells at jwellsacia@yahoo.com

Thanks to Kevin Kilgore for helping sponsor this year's July 4th events. There will be a fireworks display at the Overlook at 20114 Pinehurst Dr. in the evening. Please stay tuned to the web at aciahomeowners.org for more information.

YARD OF THE MONTH



*Congratulations to the
C. W. Burney Family
at 19522 Shady Cove Lane*

ACIA HAPPENINGS

COMMUNITY CONTACTS

BOARD MEMBERS

Jimmy Wells, President..... jwellsacia@yahoo.com
Laura Lammers, Vice Presidentl.lammers@yahoo.com
Anthony Karasiewicz, Trustee.....anthonyk@embarqmail.com
Sue Boaz Raymond, Secretary/Treasurer
..... sueboazraymond@comcast.net
Ric Halbrook, Trustee rhalbrookacia@yahoo.com
Sterling Assoc. Services.....servicedesk@sterlingasi.com
James Longoria, Chairperson..... Tennis Committee

ARCHITECTURAL CONTROL COMMITTEE

Greg Campbell.....
Janel Dale.....
Ron Jones.....
Tim Mulkey.....

EMERGENCY INFORMATION

Fire, Medical or Life Threatening Emergency 9-1-1
P-4 Constable Dispatch..... 281-376-3472
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

Electric, (multiple providers) www.powertochoose.org
Power Outages 713-207-7777
Street Light Outages 713-207-2222
Gas, Centerpoint Energy..... 713-659-2111
Gas Leaks 713-659-2111
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

Editor - Sue Boaz Raymond sueboazraymond@comcast.net
Advertising advertising@PEELinc.com



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ACIA HAPPENINGS

ACIA Landscaping and Beautification

Additions and changes to our area landscaping are ongoing. Additional perennials have been installed at all entrances and these plants are thriving. These colorful plants are evergreen and will bloom during the growing season. They will last for many years and replace the practice of planting annuals for the different seasons. Many dead and dangerous trees have been culled and pruned ensuring resident safety. New stone entrance monuments have been designed for entrances located on the south side of FM 1960. These entrance monuments will be similar in design and materials as those installed on the north side of FM 1960. Construction will begin soon. As always, the ACIA welcomes your comments, questions, and suggestions. Please email any concerns you may have to L.Lammers@yahoo.com.



VOLUNTEERS NEEDED

Volunteers are the life's blood that keeps our community a great place to live and enjoy. Volunteers are needed for positions on the Safety Committee, Nominating Committee, ACC, Social Committee (egg hunt, July 4th parade, National Night Out), and Recreation Committee (pool/parks/marina). Just a few hours of your time can make a difference in the quality of our neighborhood. Please contact any Board member (email address located on the website) or call Sterling Association Services at 832-678-4500 for more information or to volunteer.



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DEED RESTRICTIONS

When you bought your home in the ACIA neighborhood you knew you were moving into a deed restricted community (or should have known) and received a copy of the deed restrictions at closing. Each section in the ACIA neighborhood has their own deed restrictions with the homes living of the golf course having a few added. While you should know what section you live in, if you do not, you can find on your tax report at the Harris County Appraisal District website. All deed restrictions are posted on our website: www.aciahomeowners.org, please feel free to read them as it will really make you a better neighbor to everyone in the community.

If you are going to change or do anything to the exterior of your home, like an addition or, replacement roof, driveway, fence, paint, garage door, siding, brick, decks, swimming pool, major landscaping or really anything that can be seen by others, you need to fill out a ACC (Architectural Control Committee) approval request form (also found on our website). If you do not you will probably be getting a letter from our management company, Sterling Association Services, when you do please respond to them so problems do not escalate, part of being a good neighbor.

A deed restriction violation that is brought to our attention does not affect just you, but, the entire neighborhood. Number one, the violation was probably brought to our attention by one of your neighbors, yes our management company drives through our neighborhood and reports violation, however, many come from our neighbors and when they do we have to respond, that is our job as a Home Owners Board. While we are not permitted by state law to say what we are doing with a specific address or homeowner, we are working on it. That said, it costs all homeowners part of their dues to take legal action against another homeowner, just because a few feel they have the right to ignore the very restrictions they agreed to when they bought a house in the neighborhood. Number two, yard upkeep and trash. You have to keep your yard in good condition, yes you have to get the yard mowed and edged. Yards cannot be unattractive or unsightly, nor have grass growing over the curb. Violations for these violations are way to abundant.

In closing, I urge all neighbors to follow the deed restrictions. It cost our neighborhood way too much in legal fees and we do not want to increase your due because of a few. If you wondering what expense these violations have been in the past, let me just say we could have had a new pool and park for what we spent fighting violators. It's not hard to fix, just follow the deed restrictions.

Thank you all
ACIA Board

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ACIA HAPPENINGS

The "Take Care of Texas" Guide to Yard Care



Plant Selection and Care

Using native and well-adapted plants is one of the easiest ways to create a low-maintenance and environmentally sound yard.

The many advantages of using native plants include using less water, reducing the need for soil modification, and using little or no fertilizer. They are less susceptible to pest problems, and are tolerant of stressful environments such as drought.

Incorporate a variety of plants to provide food and cover for a variety of living things. Diversity also minimizes damage from pests because many of them attack only one plant species. Dense plantings can provide shade that keeps out invading weeds.

Avoid frequent or deep cultivation, which can damage plant roots, dry out the soil, disturb healthy soil organisms, and bring weed seeds to the surface where they can germinate. Cover all bare soil between plants with a solid mulch layer.

Visit www.KeepCyFairBeautiful.org to access free "Take Care of Texas" publications and a Guide to Native Plants

NOTICE OF REGULAR BOARD MEETING

Dear Homeowners:

The Board of Directors for the Atascocita Community Improvement Association will hold a regular meeting on Monday, June 23, 2014 from 7:00 p.m. to 8:00:pm., at The Overlook 20114 Pinehurst Drive, Atascocita, TX 77346.

The subject of the meeting is general business of the Association, including discussion of items related to the Association budget and expenditures as well as discussion of items related to the assets owned by the Association.

Items that may be discussed in executive session include: actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the Association attorney, and other business that is confidential by request of the affected party.

Any changes to meeting time, place, or agenda will be posted on our website: aciahomeowners.org

Very Truly Yours,
Atascocita Community Improvement Association



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Architectural Control Requirements

As spring arrives many members may start home improvement projects. Please note the below quote from your ACIA Architectural Control Guidelines requiring a ACC project submission form to be submitted to the ACC Committee. Failure to do so is considered a Deed Restriction violation. This form can be obtained from our website at www.Atascocitacia.org or from the Sterling Management office. Additionally at our website various policies defining the detail requirements of the listed policies such as pool installation, fences, painting, etc. can be found. Some of these policies are newly adopted into law by the recent Texas legislature. Before commencing any projects please review these and complete the ACC project submission sheet.

“No building, structure, fence, wall, or other improvements shall be commenced, erected, constructed, placed or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the detailed plans and specifications therefore shall have been submitted to and approved in writing as to the compliance with minimum structural and mechanical standards, location and situation on the Lot, and as to harmony or external design or location in relation to property lines, building lines, easements, grades, surrounding structures, walks, and topography (including the orientation of the front and rear of any such building with respect to the Lot lines), by the Architectural Control Committee.”

Development Plan

The ACIA board of trustees is seeking funding from Harris County MUD 132 for construction of additional amenities for the Shores and Pinehurst recreation areas. Items include pavilions, ADA compliant walkways, a jogging path, and children’s playground equipment. All plans are contingent upon MUD approval and approval is not guaranteed. Items granted approval would be acquired over a period of several years. A special “Thanks” to all residents that participated in the Recreation Survey posted on the ACIA website. Your contribution was invaluable.

Land Sale

The ACIA Board of Trustees has a contract with a local home builder to sell 16 undeveloped lots in Pinehurst Section 8. The lots face onto Powerscourt Dr. in the area that lacks a thru street. These lots were platted in the original plat of Section 8 and can only be developed with single family homes subject to all the restrictions and covenants of ACIA. The lots were originally deeded to ACIA from a homebuilder that didn’t want to continue development. In their current condition, the individual lots are worthless because they all lack street access and utilities. As a grouping, the lots have value to builders that have funds to continue the paving of Powerscourt Dr. and install drainage. Funds received from this sale will be added to the Reserve Fund and improve the financial future of ACIA.

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ACIA HAPPENINGS



Boy Scouts of America Stars and Stripes Across Humble

Troop 56 Invites YOU to Participate
In Our Neighborhood Flag Program.

**We are now taking subscriptions for the
2014 Season! Don't be left out!**

Please join us in a visible example of our community patriotism by supporting our Stars and Stripes Across Humble program, conducted by Boy Scout Troop 56, chartered by the Atascocita United Methodist Church. We want to be sure that everyone in the neighborhoods we serve have the opportunity to display a flag in their yard on Memorial Day, Flag Day, Independence Day, and Labor Day each year. Seeing flag after flag along our streets on these holidays makes one proud to be an American and proud of our community.

The 2014 subscription is \$25 for the 4 Flag Holidays. Scouts will place a flag in your front yard each morning of the above holidays and take it down that evening. Our Troop goal is to display 1000 flags per holiday.

The majority of the funds we receive through the Flag program

are used for equipment and camping trips. This summer, the troop will be attending Camp Orr in the Ozark Mountains of Arkansas. During the monthly campouts, the Scouts learn many useful skills such as canoeing, cooking, marksmanship, and technical climbing.

Please fill out the form below, enclose a \$25.00 check, made payable to "BSA Troop 56" and mail to: BSA Troop 56, 19325 Pinehurst Trail Drive, Humble, Texas 77346, using the enclosed addressed envelope. For more information, visit our website at <http://troop56.mytroop.us>. If you need to contact the Troop by phone concerning the Flag Program, please leave a message on the flag phone line at 281-978-5613.

We thank you for your patriotism and for your continued support.

Troop 56 Flag Committee - Atascocita, Texas

2014 Stars and Stripes Across Humble Renewal Form

Make checks Payable
to "BSA Troop 56"

NAME: _____

AMOUNT ENCLOSED: _____

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ACIA HAPPENINGS

WASTE DISPOSAL

As the warmer weather approaches many people are starting to do spring cleaning and yard work. Please remember large item pickup is the second day of the week of your normal garbage pickup. Please do not use the dumpsters at the former Country Club as they are for the construction crews and are not for residential use. Also, please do not use the storm drains for pine needles and leaves. These must be put in containers for trash pickup.

As a reminder the following are the guidelines for garbage pickup:

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 Day, and Christmas Day

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

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PET SAFETY

To ensure your pet's safety as well as your neighbors, while walking your pet or having them out in public (aside from a fenced backyard) please keep in mind there is a leash law that is enforced per Harris County's Leash Law.

Harris County Animal Control advises, "All dogs and cats must be kept under restraint while in the unincorporated areas of Harris County, Texas. The custodian of a dog or cat is not authorized to have, harbor, or keep any unlicensed dog or cat, nor to allow any dog or cat to become a stray."

Restraint is defined as "the control of a dog or cat under the following circumstances:

1. When it is controlled by a line or leash not more than six (6) feet in length, if the

line or leash is held by a human being, who is capable of controlling or governing the dog or cat in questions

2. When it is within a fully enclosed vehicle

3. When it is on the premise of the custodian and the animal does not have access to sidewalk or street.

Impoundment requests should be made to Harris County Animal control for any animal freely roaming the neighborhood.

Let us keep our pets and neighbors safe by keeping your pet on a leash when walking them (including The Golf Preserve of Atascocita, formally the Atascocita Golf Course) or having them out in an area where they have access to sidewalks and streets.



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 & HOT TUB
 FIRST



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 FROM
 DRAINS



BE SAFER
 AT THE
 BEACH



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 & REFRESH
 SKILLS YEARLY