

SYDNEY HARBOUR

News For The Residents at Sydney Harbour • September 2014 Volume 2, Issue 9



YARD OF THE MONTH



The Landscape Committee is happy to present Daniela Sozanski of 18007 Billabong Crescent Ct. with the Yard of the Month in Sydney Harbour for August and say "a job well done". Thank you for helping our neighborhood stay beautiful.

Correction

*The Yard of the Month for JULY was Jerry and June Lohman of 17914 Folly Point Dr.
We inadvertently indicated they were the winners for August.*



Neighborhood Garage Sale

One person's trash is another person's treasure!

The Sydney Harbour Community Garage Sale was a huge success last year. Let's make it even bigger this year. The 2014 garage sale will be held on Saturday, October 18th, from 8:00 am-12:00 pm. Clean out your attic, garage and closets and bring out that un-needed stuff for others to enjoy.



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WHAT'S IN A NAME?

Written by Mathew Cross, SH BOD

That's a familiar question when selecting a name for a baby or a new pet. We can spend hours researching names to be sure we pick the one that is perfect and gives meaning to the life form on which it is bestowed. It is also a familiar question when naming a place.

Sydney Harbour subdivision is, of course, named for the beautiful harbor in Sydney, Australia. All of the streets within the subdivision are also named for locations within Australia. We may not always think about how a place came to be called what it is called. Driving down Opera House Row though, we can easily imagine the unique shape and architecture of the Sydney Opera House for which it is named.

Beginning with this issue we will examine street names within our subdivision, beginning with Circular Quay Lane. We will focus on the history and geography of our street names. If you don't live on the street in today's issue, watch for yours in an upcoming newsletter.

Circular Quay is a harbor in Sydney, New South Wales, Australia on the northern edge of the Sydney central business district. It is part of the local government area of the City of Sydney.

"Semi-Circular Quay", as it was originally named, was later shortened to Circular Quay for convenience. The name relates to the actual shape of the quay. Circular Quay was used for shipping and slowly developed into a transport, leisure and recreational center.



Circular Quay in 1892

Circular Quay was the focal terminal point of most electric tram services to the eastern suburbs. The first tram to operate through Circular Quay was horse-drawn, running from the old Sydney Railway station to Circular Quay allowing easy transfer to ferries. For many years, 27 regular tram services operated from Circular Quay.

Today the Circular Quay area is a popular neighborhood for tourism and is made up of walkways, pedestrian malls, parks and restaurants. It hosts a number of ferry quays, bus stops, and a train station.

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SYDNEY HARBOUR

(Continued from Page 2)



Circular Quay from the eastern side

Circular Quay is a focal point for community celebrations, due to its central Sydney location between the Sydney Opera House and the Sydney Harbor Bridge. It is one of the main congregation points for Sydney New Year's Eve.

Circular Quay is also the home of Sydney's Museum of Contemporary Art and the City of Sydney Library in the heritage-listed Customs House. In autumn 2006, the largest open-air art exhibition ever in Australia took place on Circular Quay: Over 7 weeks the Berlin Buddy Bears visited Sydney. Each bear represents a member-country of the United Nations, symbolizing the universal principles of peace, freedom and friendship.

There was also a racehorse named Circular Quay. Foaled February 26, 2004 in Kentucky, Circular Quay is a thoroughbred racehorse who was a 2007 Kentucky Derby contender.



Board of Directors Nominating Committee

Sydney Harbour By-Laws require the Board of Directors to establish a Nominating Committee to nominate Director candidates for vacant Director positions. This Committee does not currently exist and the Board is keen to establish it promptly. The By-Laws provide that the Nominating Committee be appointed by the President of the Board of Directors and be comprised of one Board member and at least two others. The Board would like to see representation on the Committee from throughout Sydney Harbour. If you have a candidate for the Nominating Committee, please send your suggested name (including their street) to Sterling at janine@sterlingasi.com by August 15, 2014.



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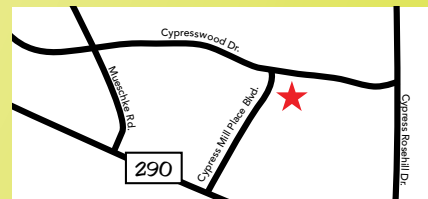
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Architectural Control Committee (ACC)

Sydney Harbour Board of Directors has two primary tools for keeping the neighborhood up to standard - deed restriction violations and the Architectural Control Committee (ACC). Deed restrictions violations are used to inform residents when some aspect of their existing property requires attention. When residents wish to modify their property, the ACC determines if these modifications meet standards. In this letter, the Board will explain the current status of the ACC.

When the current Board took office in March 2014, we thought that we had ACC authority and we acted accordingly. Upon due diligence by our attorney, we realized that, in fact, the Developer could still hold ACC authority. The Deed Restrictions provide that the Developer can keep ACC rights until 100% of the lots are sold. This situation was discussed at the May 2014 Board of Directors meeting. In May, the Board requested to the Developer to assign ACC rights to us as part of the assignment of the deed to the Common Areas, but the Developer decided to keep the ACC rights as the Deed Restrictions allow. We then attempted to convince

them to assign just the ACC rights for existing structures, not new builds. However, the Developer decided in June to keep all ACC rights.

We, then, sent all past ACC applications that this Board had approved to the Developer for their consideration. The Developer promptly approved all of them and indicated their intention to respond to all ACC applications in a timely manner. Pending ACC applications are with the Developer.

From the resident perspective, little may appear to have changed. The ACC process has not changed. The resident still will send ACC applications to Sterling and will receive communication back from Sterling. But, Sterling is now interfacing with the Developer to gain a decision on the applications, not with the Board. The Board's Deed Restriction violation duties and authority are unchanged.

As we can all see, the Developer is closing out Sydney Harbour with many houses under construction. After the Developer sells all the lots, the ACC rights will roll over to the Board. We will keep you informed.

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WHAT'S IN A NAME?

Written by Mathew Cross, SH BOD

This article will look at another street in our neighborhood, Double Bay Road, which is the southernmost road in Sydney Harbour. Like Circular Quay, Double Bay is also named for its harbor side location. Double Bay, NSW, Australia is actually located on the shore of Sydney Harbour. The name refers to the two geographical formations between Point Piper and Darling Point, which are interrupted by a miniature point in between. The eastern part is also known as Blackburn Cove.

Double Bay developed soon after initial European Settlement in



The exclusive suburb of Double Bay

1788. In the early years of the colony, Double Bay was used as shelter for fishermen who would regularly fish around the harbour. By 1814, farming of cattle and lettuce expanded the area to envelop the nearby valleys.

Today Double Bay is a luxurious waterfront suburb of impressive residential homes of the rich and famous. that features open parks and tree lined boulevards. This cosmopolitan cafe society is home to a number of designer boutiques, making it perfect for those with a liking for upmarket fashions.



Double Bay's Ferry Wharf

Lovely Sydney Harbour



We live in a lovely and unique community that requires a lot of maintenance from the landscape service, the lake service and the pool service to accomplish the ambiance that we all appreciate each day. We have many large common areas that contribute to the beauty of Sydney Harbour. The service companies do their job each week and we pay them well for their efforts. As the Landscape Chairperson, I have the opportunity to see every street of the community on a weekly basis. I see cigarette butts, candy wrappers, empty drink cans, etc. in the common areas. I see dog droppings and lawns that need mowing, weeding and irrigation. I see trash cans left out for days at a time or stored in the front of the garage and basketball hoops in driveways, etc.

Although we all pay HOA fees, they will not cover the daily trash removal, ignored lawns, and disregard for our Deed Restrictions. In order for us to have the kind of community that we can all be proud of, it will take all of us to take this community to its full potential. I am asking all the residents of Sydney Harbour to please help in keeping our community clean and beautiful. If you see a candy wrapper or an empty drink can on the ground, please pick it up. If you walk your dog, please, please pick up after them. If you see something in the community that needs attention, please notify Sterling Management, 281-447-3388, of the problem. I know that we all love Sydney Harbour but we also all need to take an active part in its maintenance.

Thank you all for keeping Sydney Harbour beautiful.

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SYDNEY HARBOUR

Sydney Harbour Real Estate Corner

Activity April 1, 2014– June 30, 2014

Presented by Kathy Emery

Home Sales	Number of Homes	Price Ranges
Active		
1 Story	7	\$249,000-\$393,559
2 Story	8	\$278,857-\$497,850
Sold		
1 Story	8	\$230,000-\$285,000
2 Story	3	\$289,000-\$330,000

*This representation is based on data supplied
by the Houston Association of Realtors.*

*Neither the Association nor its MLS guarantees
or is in any way responsible for its accuracy.*


Lake Pro, Inc. General Service Agreement with Sydney Harbour HOA

Lake Pro, Inc. is a professional lake management service company that offers a variety of lake management services. They have been managing lakes and ponds in Houston and surrounding areas since 1991. These services include lake maintenance for urban developments, vegetation treatment, fountain installation & repair, fishery management, and fish stocking. They use up-to-date field techniques to evaluate and maintain each existing lake or pond and incorporate a long-term management program to ensure success.

Lake Pro, Inc. performs ecological services at Sydney Harbour. The one-year agreement covers calendar year 2014 and provides the following services:

- Water quality analysis
- Labor for aquatic herbicide and dye applications
- Inspection of lake mechanical equipment
- Labor for repairing floating fountains and waterfall pumps
- Removal of minor trash and debris
- Labor for cleaning/replacing waterfall and fountain lights
- Inspection of bulkhead, overflow and erosion
- Submit water well permits and reports
- Monthly reports and recommendations
- Fishery surveys (if applicable)

SH HOA is charged \$1,600 per month. Costs for chemicals, repairs, parts, etc. are billed separately.

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www.sterlingasi.com, servicedesk@sterlingasi.com

EMERGENCY NUMBERS

Harris County Sheriff 866.222.7100
 Pct 4 Main Dispatch Number 281.376.3472
 Animal Control (Emergency) 281.999.3191
 Poison Control 800.764.7661
 Cy-Fair Volunteer Fire Department 713.466.6161
 Emergency 911

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 Water and Sewer-Eagle Management 281.374.8989
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 Gas-CenterPoint Energy 713-.659.2111
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You can choose your telephone provider
 Cable-Comcast 713.895.2539
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PUBLIC SERVICES

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 Metro Park and Ride 713.635.4000

MEDICAL FACILITIES

Methodist Hospital-Willowbrook 281.477.1000
 Cy-Fair Medical Center 281.890.4285
 Memorial Herman Hospital 281.392.1111
 North Cypress Medical Center 281.894.0003

COMMUNITY SCHOOLS

Cy-Fair ISD Administration 281-897-4000
 10300 Jones Road
 Farney Elementary School 281-373-2850
 14425 Barker Cypress
 Goodson Middle School 281-373-2350
 17333 Huffmeister
 Cy-Woods High School 281-213-1727
 16825 Spring Cypress Road

NEWSLETTER INFORMATION

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STERLING ASI PERSONNEL

Roxanne Martinez Association Manager
 832.678.4500, roxanne@sterlingasi.com

Janine Cruz Administrative Assistant
 832-678-4500 ext. 205, janine@sterlingasi.com
Contact for any concerns or general questions for the association regarding violations, deed restrictions, ACC applications, interest in joining a committee, clubhouse/pool rentals and any other questions regarding the property.

Susan Marshall Account Representative
 832-678-4500 ext. 215, susan@sterlingasi.com
Any accounting related questions, a payoff quote or a transfer fee, or just want to know information regarding homeowner's accounts

Angela Villegas Pool Card Administrator/Customer Service
 832.678.4500 ext. 224, angela@sterlingasi.com
Contact for homeowner's needing a pool card for access to the pool area.

Along with Janine, Susan and Angela, we have 6 customer service representatives that are familiar with the Association and area readily available to assist homeowners.

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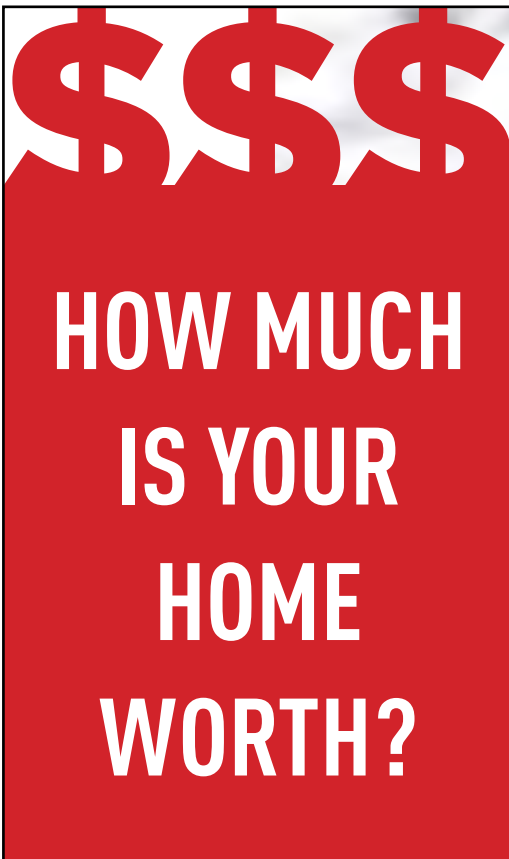


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