

# SYDNEY HARBOUR

News For The Residents at Sydney Harbour • January 2015 Volume 3, Issue 1



## YARD OF THE MONTH



*Congratulations to Calvin & Marisol Dodd of 18134 Billabong Crescent Ct. for claiming Sydney Harbour's December Yard of the Month. Thank you to the Dodd's for making Sydney Harbour shine.*



## DEED RESTRICTION COMMITTEE IN PLACE

The Sydney Harbour Deed Restriction Committee is in place and ready to hit the ground running. This Committee has representatives from across Sydney Harbour. We have met with Sterling and are in agreement on how the violation process will work going forward. Our Fines Policy is being documented and will be implemented for various violations. We will also start regularly utilizing the option of force mowing front lawns that are not in compliance after the appropriate notification, billing the cost back to the homeowner. Any Deed Restrictions for your residence can be found at [www.sydneyharbourhoa.org](http://www.sydneyharbourhoa.org) under Governing Documents. I know this is not the most popular part of our HOA, but Deed Restrictions are put in place to maintain the appearance of the neighborhood and value of our homes. Also, we spend money from our HOA yearly dues to send out letters, management company time, and, if needed, money on attorneys. Some of these costs are charged to the violator, but not all. This money could be utilized for other purposes in our neighborhood. If you have any questions, please contact Sterling from our website [www.sydneyharbourhoa.org](http://www.sydneyharbourhoa.org).

# SYDNEY HARBOUR

## SYDNEY HARBOUR Upcoming Community Events

Mark your calendars for the following events to be held for Sydney Harbour residents in 2015!! Watch for more details.

### **Breakfast with the Easter Bunny**

Saturday, March 28th, 9:00 am - 11:00 am

### **Valentines Party (Adult's Only)**

Saturday, February 7th, 8:00 pm - 11:00 pm

### **Pool Opening/Ice Cream Social**

Saturday, May 16th, 1:00 pm - 3:00 pm

### **National Night Out**

Tuesday, October 6th, 7:00 pm - 9:00 pm

### **Western BBQ**

Saturday, September 12th, (Details to be Announced)

### **Garage Sale**

Saturday, October 24th, 8:00 am - 12:00 noon

### **Christmas Lighting Contest**

Sunday, December 20th. Judging at 8:00 pm



## ANIMAL PICKUP

When you walk your dog, please bring your bag and pick up his/her waste. Be considerate – it makes Sydney Harbour look unkempt and your neighbors don't like stepping in it or mowing over it. Thank you to all Sydney Harbour residents.

## BASHANS PAINTING & HOME REPAIR

- Interior & Exterior Painting
- HardiPlank Replacement
- Sheetrock Repair
- Cabinet Painting
- Pressure Washing
- Fence Repair/Replacement
- Custom Staining
- Gutter Repair & Replacement
- Crown Molding
- Wallpaper Removal
- Wood Replacement
- Interior Carpentry
- Wallpaper Removal & Texture
- Garage Floor Epoxy
- Roofing
- Faux Painting

### **NO MONEY UP FRONT**

20 Years Experience • References Available

Commercial/Residential

~ FREE ESTIMATES ~

BashansPainting@earthlink.net

**FULLY INSURED**

**281-347-6702**  
**281-731-3383 cell**

**HARDIPLANK®**



## LIBERTY TAX SERVICE®



**Certified Preparers**

**Accuracy Guarantee**

**FREE Estimates**

**Federal & State Tax Returns for  
both Personal and Business  
LLCs, S-Corps, C-Corps,  
Partnerships, Estates and Trust**

**No charge for extra  
copies of returns**

**Year-around Support**

**Personalized Attention**



**26281 NW Fwy, Ste. 650  
Cypress, TX 77429  
281-304-7300**

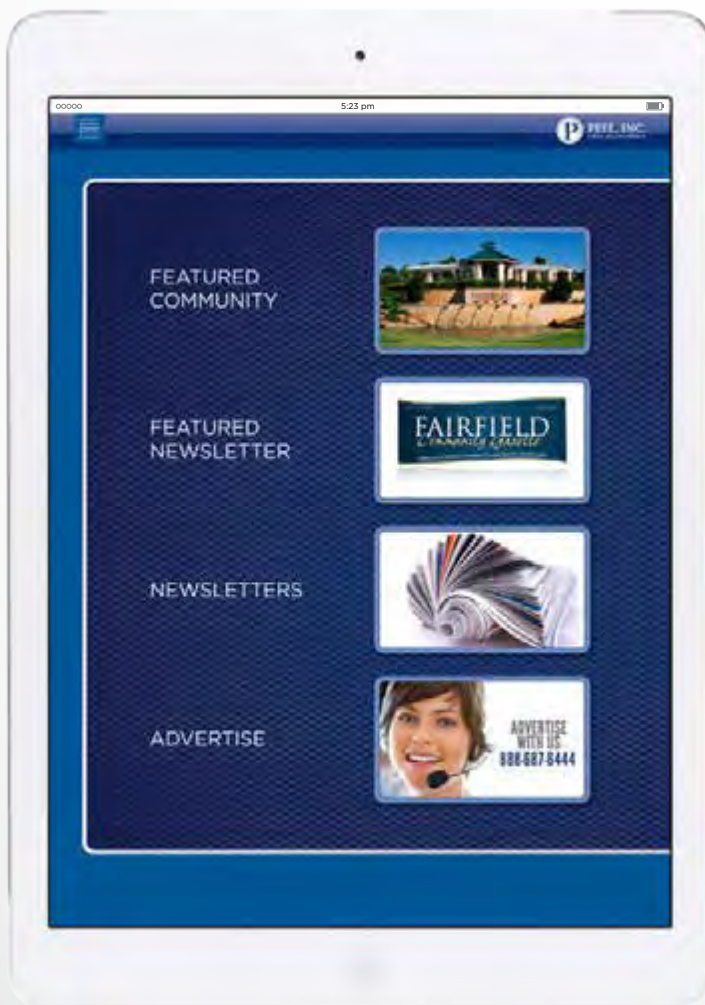
**LIBERTYTAX 866-871-1040 LibertyTax.com**



# Your Community at Your Fingertips



Download the Peel, Inc. App Available for Your iPhone and iPad



[www.peelinc.com](http://www.peelinc.com)  
512.263.9181

# SYDNEY HARBOUR

## Reserve Study Provides Long Term Planning Basis

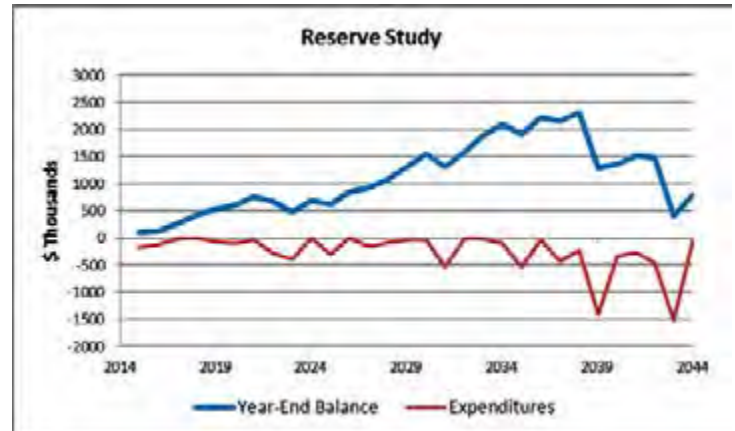
Reserve Advisors, Inc. completed a Full Reserve Study of Sydney Harbour HOA in October 2014 at a cost of \$4,000. The Study estimates replacement costs and timing for HOA assets based on accepted engineering standards. The Study recommends annual savings requirements to fund these replacements. Using the Study, the HOA Board can budget each year with the confidence that they are saving to maintain the standards of Sydney Harbour well into the future. The full Study is available on the HOA web site.

The graph shows the forecasted annual expenditures and the year-end savings balance. As expected, the biggest cost item is the concrete bulkheads surrounding the lakes. Bulkhead repairs are estimated to cost \$3.3M, but not for 25 – 30 years. Accordingly, the Study recommends a savings pattern that slowly builds up the needed funds. Other “big ticket” expenditures are irrigation and lake aerators.

Reserve Advisors is an architectural engineering consulting firm headquartered in Milwaukee. It specializes in reserve studies, insurance appraisals, and other engineering consulting. The Board selected this firm in July 2014 from among candidates suggested by Sterling. As part of this study, Reserve Advisors flew in two

engineers to Sydney Harbour from their Tampa FL office for an on-site inspection and meeting. The Board anticipates updating this Study every few years.

The Reserve Study is a guide. Each year the Board will consider the Reserve Study's longer term perspective and balance it against Sydney Harbour's near-term needs. The result will be smarter budget and annual assessment decisions.



## Your Cypress Specialist



17903 Camp Cove

Sydney Harbor  
1 story, 4 bedroom, water front



15821 Telge Road

Secluded 13+ acres, 1.5 story, pool  
backs to riding trails, bring the horses, CFISD



13906 Conner Park

Coles Crossing  
2 story on BIG lot, pool



Please Call Me for More Information or to Schedule a Viewing

*Gina Baker*

Broker Associate

Office: 281.304.1344

[www.ginabaker.com](http://www.ginabaker.com)



Cell: 281.685.0306

26321 NORTHWEST FRWY #100 • CYPRESS TX, 77429

## The Color of the Lakes

*By HOA Board of Directors*

In the summer, our lake contractor adds blue dye to the lakes at Sydney Harbour. Since August, we have stopped adding dye. Some residents strongly prefer the coloration, other residents equally strongly dislike the color; others don't care. This article will provide the facts on blue lake dye, explain the Board's 2014 action and its plan for 2015.

Our Lake Chemicals budget covers algacide and blue dye. Algacide is applied from April – September. Blue dye is a separate chemical that is purely cosmetic. The blue dye washes out over time depending on rainfall. In 2014, blue dye was added in April and August. The 2014 and 2015 Lake Chemicals budgets each are \$14,000 of which about \$5,000 is for algacide and \$9,000 for blue dye. Each blue dye application costs about \$2,000.

The Board delegates lake management to the Lakes Committee. The Board relies on its Committees to perform the tasks

required to run the subdivision and values the contribution from these volunteers. The Board stands behind the decisions of its Committees.

In August 2014, the extended dry weather caused our expensive well water consumption to be running well ahead of budget. As a cost saving measure, the Lake Committee decided to suspend the blue dye program. Algacide application continued as needed. Given the facts at the time, this was the right decision.

For 2015, algacide will be applied, as needed, on a non-discretionary basis. There is budget for 4 – 5 blue dye applications. The Lakes Committee will determine the timing of the applications within this budget. Past practice at Sydney Harbour has been to color the lakes from April to September when daylight hours are longer and there is more outside activity.

As always, we welcome your comments on our decisions.



## Considering a Private School?

Come explore the rich variety of private educational opportunities in our community. The 13th Annual NW Private School Preview will be held on Sunday, January 25, 2015 from 3:00 to 5:00 p.m. This free event provides the opportunity to visit with representatives from over twenty private, independent and parochial schools which represent all grade levels.

Sponsored by the McWilliams YMCA, Kid's Directory, Community Impact Newspaper, G. Michael Photography, and Tutor Doctor, the event attracts families from all over the greater NW Houston area. The preview will be held in the Schindedecker Building at D. Bradley McWilliams YMCA located on 19915 SH 249 @ Cypresswood Drive.

Register to win a \$500 tuition voucher to use at one of the participating schools.

## Cypress Symphony

**January 24th, 2015, 7:00pm  
The Centrum**

The Cypress Symphony presents  
"A String Potpourri" with  
Tom Hong as guest conductor.

*Featuring:*

Telemann Viola Concerto with Joan DerHovsepien, viola; Mendelsohn - Octet; and Copland "Rodeo".

**Visit [cypresssymphony.org](http://cypresssymphony.org)  
for tickets**



Watch for details  
regarding the  
**Adult  
Valentines  
Party**

on February 7!



# SYDNEY HARBOUR



Sydney Harbour now has an official Facebook page. You can find information about upcoming events, photos of past events, meeting notices, and articles from our committees.

We hope that as this grows, you'll find this to be a useful tool to keep up with Sydney Harbour.

Let us know what you think. Leave a comment on the **FEEDBACK** entry.

Like us! Help us reach our goal of 100 likes by the end of the summer.

Sydney Harbour Communications Committee

## BUSINESS CLASSIFIEDS

**TW CUSTOM WELDING**, Torrance Wright 281-853-6878; [torrancew@twcwelding.com](mailto:torrancew@twcwelding.com); [www.twcwelding.com](http://www.twcwelding.com). Specializing in steel and aluminium new builds and repairs: Driveway Gates, fences, walk gates, hand rails, wood fences, bbq pits, gate openers, gate keypads & more.

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).



## NORTHWEST FLYERS YOUTH TRACK CLUB FREE REGISTRATION/ORIENTATION BREAKFAST

The Northwest Flyers Youth Track Club will celebrate its 28th Anniversary Season by hosting its annual free Registration/Orientation breakfast on Saturday, February 7th, 2015, for all boys and girls who are interested in joining for the 2015 track season. The breakfast starts promptly at 8:30 AM at the Cypress Creek Christian Community Center Forum located at 6823 Cypresswood Dr., Spring, TX, 77379.

The free breakfast is the opportunity for youth athletes to register for the 2015 spring/summer track season, and to meet the Northwest Flyers coaches, staff, and other new and returning athletes. The event will be highlighted by a special presentation from a member of the USA Track & Field Olympic organization (USATF). All athletes and parents who wish to join the Northwest Flyers must attend the orientation.

The Northwest Flyers Track Club is a youth (ages 6 -18) track club, affiliated with USA Track & Field (USATF), that provides a

full program of sanctioned "track" events such as sprints, hurdles, middle distance, distance and relays, and sanctioned "field" events such as long jump, triple jump, high jump, pole vault, shot put, discus

and javelin. The Northwest Flyers has approximately 285 members. The club was founded 28 years ago by Olympic gold medalist Fred Newhouse to foster the development of youth track & field in the Northwest Houston area.

The Northwest Flyers is a member of the "Win With Integrity" program, a partnership between USATF and the American College of Sports Medicine. "Win With Integrity" brings elite track & field athletes and school-aged kids together to promote healthy lifestyles, keeping active, and living with integrity through the sport of track & field.

For additional information on the Northwest Flyers Track Club, please visit the team website at <http://www.northwestflyers.org>, contact Linette Roach at [linette.roach@sbcglobal.net](mailto:linette.roach@sbcglobal.net), or "Like" the club on Facebook.



## IMPORTANT NUMBERS

Management Company  
**Sterling Association Services, Inc.**  
P.O. Box 38113 Houston, TX 77238-8113  
(p) 832.678.4500, (f) 281.598.4487  
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

### LOCAL UTILITY/SERVICE PROVIDERS

Electricity- Reliant Energy ..... 281-897-8808  
*You can choose your electric provider*  
Water and Sewer-Eagle Management ..... 281.374.8989  
Garbage Pick-up ..... Monday & Thursday  
Recycle Pickup ..... Monday ONLY  
Gas-CenterPoint Energy ..... 713-.659.2111  
Telephone- AT&T ..... 800.464.7928  
*You can choose your telephone provider*  
Cable-Comcast ..... 713.895.2539  
*You can choose your cable provider*

### PUBLIC SERVICES

United States Postal Service ..... 281.373.9125  
..... 16635 Spring Cypress Road  
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

### Publisher

Peel, Inc. .... www.PEELinc.com, 512-263-9181  
Article Submission ..... sydneyharbour@PEELinc.com  
Advertising ..... advertising@PEELinc.com

## 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.



**RE/MAX®**  
**Prestige**  
**HOUSTON**  
NEW HOME TEAM



Alex Rezende

**(713) 516-6106**

**www.HoustonNewHomeTeam.com**

**"Other agents list homes... we SELL them."**

RE/MAX Prestige (281) 640-8900. Each RE/MAX office is independently owned and operated.



**PEEL, INC.**

308 Meadowlark St. South  
Lakeway, TX 78734

PRSR STD  
U.S. POSTAGE  
PAID  
PEEL, INC.

SYD



**PEEL, INC.**  
community newsletters

[www.peelinc.com](http://www.peelinc.com)  
**512.263.9181**