

Suncreek Ranch News



for Suncrest Ranch Property Owners, Rosharon, TX, - January - August 2009

Board of Directors

vacant

President

Ted Villien

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Vice President

(Section II)

Terrence Stephens

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Treasurer Secretary

(Section III)

Management

PMG

Chris Warfield

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Annual Meeting Highlights

The annual meeting of property owners was held in Rosharon, TX at First Baptist Church of Rosharon on February 21, 2008.

The meeting was called to order by the association president, Norris Widener.

There was some lively discussion allowing attendees to get connected on important issues including:

- Forced mowing

- Maintaining the Lake Level
- Park Maintenance
- Street Signs
- Street Maintenance
- Annual Picnic
- Annual Dues collection
- Board Representative from each section



- Riding Club
- Trails Club
- Unleashed pets
- Architecture Control
- Section 2 - abandon house

All of the above topics are being addressed by your board.



You can stay connected by attending meetings and participating.

1st Annual Suncrest Ranch Picnic

Can you believe it - we finally had a community picnic. After years of talking about it we finally did it. Thanks to a Section III property owner who kept after the board to take action. In April, the board authorized the picnic described below:

Goode Co. BBQ, beautiful weather, a moonwalk, and an eighteen foot slide... how fun is that!!

The annual, Suncrest Ranch Picnic was held on Saturday, June 20, 2009.

A small group of home and landowners from sections I, II and III met at the park for some fun, family time and to get acquainted. Both kids and adults enjoyed the slide and moonwalk. The fun started around noon and rounded up around 3:00 p.m.

There were games including water balloons toss and 3-legged race with prizes for winners. Kids and adult kids (smile) had a great time. Besides the bar-be-cue, there was lots of ice cream and tea.

For 2010, we'll try to have the event in the April - May timeframe.

... see more photos on page 4.



Local Resources

Contact Brazoria County
- Municipal Court
- Tax Office
- Police
- Fire and EMS
- Animal Control

Electricity
- Centerpoint

Propane
- BayGas
- Amerigas

Water-Section II
- Quadvest

Cable
- Direct TV
- Dish

Garbage
- AmeriWaste
- IESI

Internet
- Skynet
- Hughes

Telephone
- Verizon

More important numbers for Suncreek Ranch will be on our Web site.

Disaster Ready and Recovery

We made it through Hurricane Ike, but we are already into this year's Hurricane Season.

To help SCR prepare, we're putting some lists and articles online on the Web site.

There will be links there on how to prepare, to help you put together a disaster supply kit and help you prepare an evacuation plan.

We're also putting up some information about issues that are health related.



Here is a sample of some of the resources online:

Hurricane Preparedness – www.txdps.state.tx.us/dem/pages/weather_aware_hurricane.htm

Red Cross – www.redcross.org

Swine Flu - top 20 answers – www.uthealthleader.org/archives/Infectious_Disease/2009/swineflu-0427.htm

Mowing Update

There have been great strides made in creating a system for the mowing program. Feedback from residents at the annual meeting (see page 1) showed that we needed more than just height requirements; we need dates when we could look around the neighborhood and see a clean, consistent look. So, we have added mowing periods and ask that land/home/hay owners communicate

these to those that mow for them.

Lawns, land and, yes, even hay, needs to be mowed between these dates. Violations will be treated as they were last year, but we expect that having dates will make compliance much easier for everyone.

Remember, there is a list of folks who would be happy to take over the mowing. That list is posted on the

Web. If you don't have Internet/Web access, contact a board member for the list.

Mowing dates:
July 2009 - complete
October 2009
January 2010

Thanks for your cooperation!

Management Company Changes

The community has retained Principal Management Group of Houston, but our contact has changed.

We welcome Chris Warfield as our new contact. Chris is

here to answer questions for home owners and the neighborhood association.

Chris (see email address on the 1st page) is the fourth PMG contact that we have

had in the last two years.

If you need to contact PMG, you can reach them online at <http://www.pmg-houston.com> or you can call them at 713-329-7100.

More Picnic Photos

- photos by Beth Watson



Picnic Photos



Website/Newsletter Changes

Hope you've noticed the changes we are making in communicating! We are excited about our new newsletter and upcoming changes to the web site.

We're changing to keep up with what we hear we need. We've heard that we need more information about clubs, more images and opportunities for socializing as a community.

New arrivals to the community need

information on how to join in and how to get basic services.

Plus, if we want the community to grow, we have to get the word out about who we are.

So, we are growing to try to reach some of these new goals. Send us e-mail with your suggestions!

And, thanks to Beth Watson for the creativity and countless hours in putting together this newsletter.

What's Coming Up

- ✚ Architecture Controls Committee Guidelines Enforcement.
- ✚ What 2 Watch 4
- ✚ Street maintenance
- ✚ Launch new Web Site
- ✚ Bi-Annual Newsletter
- ✚ Entrance Signs flower beds improvements
- ✚ Fall Mowing program
- ✚ Hopefully seeing you at the "Fall Roundup" for those horse riders to share, meet and greet.
- ✚ Soliciting "Section Representative" to help the community grow! We have a lot more neighbors and the board needs your help!

Pooch Reminder



One of the advantages of country living is immediate access to wide open spaces, as well as less traffic, and enjoying the outdoors. Even the animas we love so much enjoy the open spaces. There just is no substitute for an uninterrupted stroll or ride through the neighborhood.

However, it has become less enjoyable for some because of the number of family dogs that have free reign to roam near their homes.

Yes, they do they part by barking at strangers and in some instances give chase to bike riders. That's why we acquired them; to help protect our property, get exercise and oh

yeah, they are family too.

More and more property owners have complained of the immediate need for the dog owners to keep their animals safely in their yards and not disturb the neighbors. Please help with containing your dogs.

Board Meetings ... an update

So far this year, we have:

- hosted the annual meeting
- assimilated a new board member and a new PMG representative
- held monthly meetings (we have had only three property owners attend even though it is open to all property owners.). The meetings are typically the 3rd Monday of the month from 6 pm – 8 pm. We'd love to get your participation!
- Settled lawsuits
- Collected late dues and other fees
- Orchestrated an annual picnic
- Architecture Committee re-focus
- Implemented Forced mowing. Completed 1st mowing in July 2009
- Handled park maintenance
 - Repaired lights from storm damage
 - Removed branches from storm damage
 - Replaced cooking grills
 - Replaced mulch
 - Cleared debris near the lake
- Handled street repairs in Section II
- Made available deed restrictions and by-laws for each Section upon demand.
- Spearheaded the newsletter and Website

Trails & Riding Clubs

In 2008, we had a lot of interest in designating trails in Sections I, II and III. We had several meetings, looked at some maps. We even wrote down some preliminary rules and identified some issues & concerns that we would need to work out. We determined that the best place to ride (today and in the future) is on the easements. Then hurricane Ike hit and it literally sucked all the wind out of the effort. We've not had a meeting since last summer. However, we are still mowing the easements of which you are encouraged to use for horse riding, hiking, etc. Please, no motorized vehicles of any kind.

Drainage Committee

Remember 2006 and all the rain? How time flies and how soon we forget when there is a draught!

A small group of property owners spent a lot of hours studying the drainage maps for SCR and surrounding areas, talking with the developer, the county engineer, the engineering company who was hired by the developer. We even went to the Rosharon Drainage District on FM1462 to seek advice. We learned a lot and we'll use this space in the future to educate everyone on the drainage. If you should hear of any development north of FM1462, please share with a board member.

What 2 Watch 4

Here are the top ten deed concerns.

1. All property improvements, new construction and changes to existing homes must have Architecture Control Committee prior approval.
2. All propane tanks must be screened from public view by either plantings or decorative structures.
3. All lots should be maintained to limit grass and weed growth below 24 inches in height.
4. All lots should not contain debris, for example, construction material, fallen

trees, disabled vehicles, etc.

5. Boats, trailers, campers, RVs, and equipment can only be stored behind a structure and cannot be visible to the public.
6. The first 25 feet of all driveways must be constructed with concrete or asphalt; gravel can be used beyond this point.
7. No signs are allowed on unimproved lots, and for sale signs are limited to 2 feet by 2 feet in size.
8. All vehicles being stored outside must have current plates and inspection stickers.
9. Pets need to stay in their yards
10. Property Owner fees can be avoided if bills are paid on time.

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Health Corner

Summer time is a great time to get out and get some exercise.

A healthy lifestyle includes both good food and good exercise. To stay healthy, you should exercise at least 30 minutes a day, most days.

For weight loss, work out at least a hour a day most days of the week.

Eating well includes eating a balanced diet. To lose weight, most Americans need to watch their vegetable intake (increasing it) and their fat intake (decreasing it).

Some good super foods that are great for you are:

- whole grains
- berries and nuts
- garlic and onions
- vegetables
- olives and olive oils
- fresh fruit

-Beth Watson

Have an Idea to Share

Would you be interested in writing an article ... or how about an idea or a photo that should go into the newsletter or online on the Web site. We're interested in articles or comments from land/home owners.

Maybe there is a Suncreek Ranch event you want publicized.

We are looking for new ideas for each newsletter. For the next newsletter, our special MEMBER

SUBMISSION will be a health idea. Send your idea for a healthy exercise, routine, walking club or recipe.

Contact the Board or send us information by email.

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