
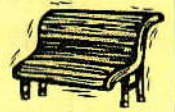


# Our Park Bench



The Newsletter for University Park Patio Homes

Spring 2010



## *New Updates to the Architectural Guidelines*

The Architectural Guidelines have been updated and are in the process of being registered with Harris County. This document describes guidelines for landscape and home improvements, such as colors, materials, sizes, placements and other things. This document, along with the Declaration of Covenants, Conditions and Restrictions (DCCR's) are used by the Architecture Control Committee to guide the review and approval process of Home Improvement Applications (HIA's). The changes generally clarify some previously confusing points, and have been updated especially in regards to the new perimeter fence.


This is a very important document, and belongs safely stored with your copy of the DCCR's. Please take the time to look through it. Also, please review this document whenever you plan on doing a home or landscape improvement project. Reviewing the guidelines and making sure your HIA complies will make the approval process go much faster and with less worry!

Copies of the new Architectural Guidelines document will be distributed to all homeowners in the next few weeks, hopefully about the same time as our upcoming annual meeting.

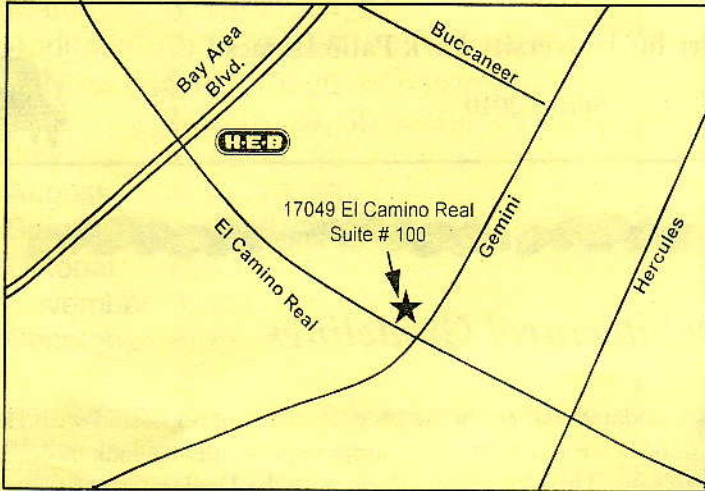
## *Perimeter Fence Update*

We are finally finished with the first phase of the perimeter fence replacement project. While we had a slow start, due to a longer than expected engineering and permitting process, as well as bad weather and holiday interruptions at the beginning, the construction was otherwise a fairly smooth process. We replaced half of the concrete fence with a brick fence that looks better, was MUCH cheaper than the concrete and should last longer than the concrete fence. Additionally, about 83% of the new fence was paid for using insurance funds we received for damages from hurricane Ike!

We still have to replace the remaining concrete fence along Park Shadows Drive. Since we will (hopefully) not have insurance money to pay for the remaining work, we will have to wait till we save enough in our reserve accounts. This will likely take another 3-4 years, as we will need to raise somewhere in the neighborhood of \$120,000 (not including current reserves) to complete the project.



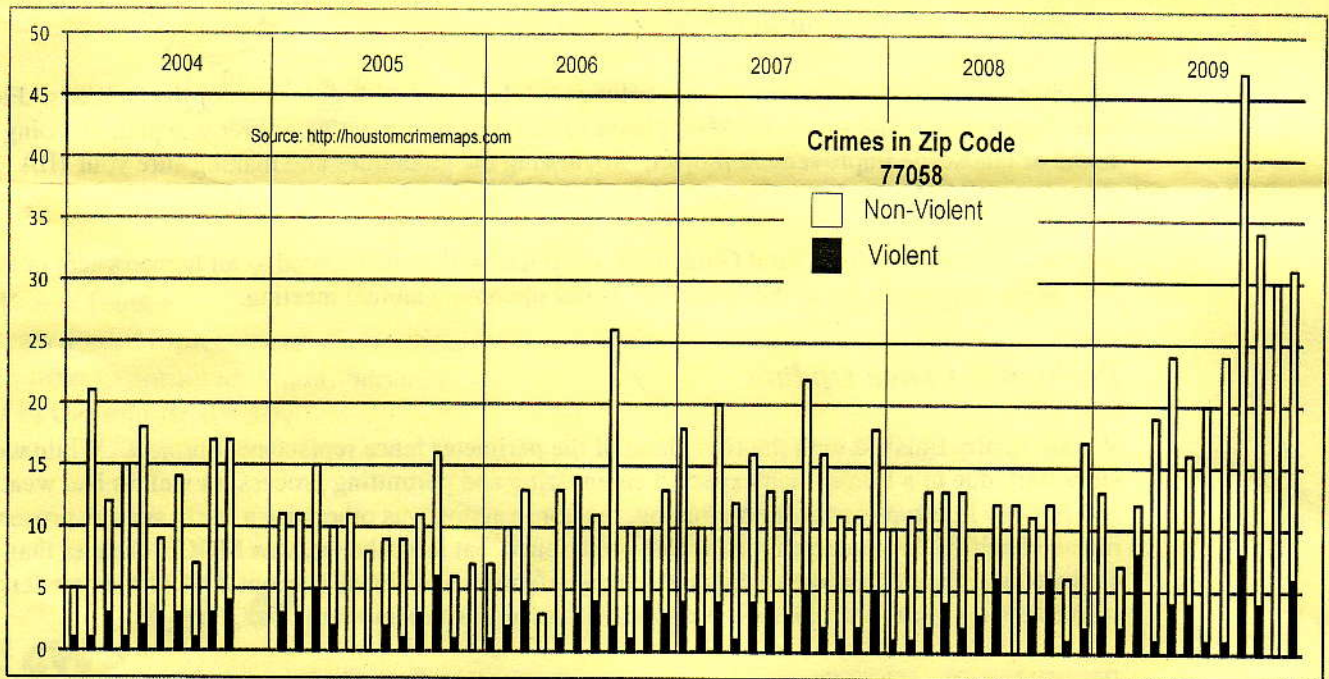
## Annual Meeting



University Park will be having it's annual meeting on Monday, May 17th at 7:00pm. We have a large room reserved at the Houston Community Management Services office at the corner of El Camino Real and Gemini

17049 El Camino Real # 100  
Houston, TX 77058

We will be holding an election for 3 positions on the Board of Directors. We will also be discussing the results of the perimeter fence replacement project as well as future plans.



### Crime in Our Area

The above chart shows the history of crimes that have occurred in zip code 77058. You can see that there has been an increase in 2009. Please be aware of what's going on in your neighborhood, and don't be afraid to report unusual activity to the Pasadena Police Department! It might also help to turn your front lights on in the evenings.

## We Need Volunteers!

Bell Wallace has done an excellent job as chair of the Social Committee, but unfortunately for us, she will not be able to continue in that role. Anyone interested in chairing or just serving on the Social Committee should contact a Board member or Debbie Newnam (our property manager).

Becky Overcash is the chair and lone member of the Beautification Committee, and she could use some help! This involves putting up holiday decorations at the entrances, selecting the winner of the Yard of the Month, and possibly other one time projects. Again, contact Becky, a Board member or Debbie Newnam if you can help.

Thanks Belle and Becky! You both have done good work and we really appreciate it!

## Mold and Mildew and Paint (Oh my!)

There are a lot of houses that have mold and/or mildew stains on the gutters chimneys and wood work. Please keep an eye on this, as it is a recurring problem for all of our houses. For the do-it-your-selves, there are a number of products that can help with this, such as Jomax House Cleaner and Mildew Killer, available at Lowes & Home Depot. A mild bleach solution may also help. For the oxidation on aluminum gutters, some homeowners have reported excellent results with a product called LA's Totally Awesome Orange All Purpose Degreaser & Spot Remover, available at the Dollar store next to the HEB Supermarket.

If you decide you need to paint your house, call Debbie Newnam to get a color chip for the correct paint color. Don't forget to submit a Home Improvement Application as well.



## Mowing Schedule '10

January 13  
February 10  
March 3, 10, 17, 24, 31  
April 7, 14, 21, 28  
May 5, 12, 19, 26  
June 2, 9, 16, 23, 30  
July 7, 14, 21, 28  
August 4, 11, 18, 25  
September 1, 8, 15, 22, 29  
October 6, 13, 20, 27  
November 3, 17  
December 8, 22

Fertilization in March, July and November  
Mulch in November



### Board of Directors

**Suzie Hebert**, President

(281) 480-7690

**Ole Smistad**, Vice President

(281) 488-2267

**Dave Reinhardt**, Treasurer

(281) 461-4759

**Ted Cummings**, Secretary

(281) 480-1461

**Dave Zimmerman**, Director

(281) 990-8339

### *Committee Chairpersons*

**Belle Wallace**, Social

(281) 280-8450

**Jim Kidd**, Webmaster

**Becky Overcash**, Beautification

(281) 486-8503

*Copies of Board Meeting minutes can be obtained directly from:*

**Houston Community Mgmt. Services**

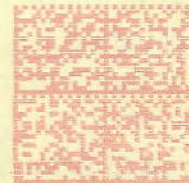
**Debbie Newnam**, Association Manager

(832)-864-1200

Park Bench Banter  
University Park Homeowners' Association  
c/o Houston Community Mgmt. Services  
17049 El Camino Real # 100  
Houston, TX 77058

# Newsletter

[WWW.ourparkbench.com](http://WWW.ourparkbench.com)



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