

Kingwood Greens Community Villager



From the President . . .

Hello Neighbors!



George Champagne

Spring is upon us and what a beautiful season this year. Everything has greened up and summer will be here soon. Everyone seems to be getting ready as we have several property enhancement projects underway in our community. Again,

let me remind everyone that most all exterior projects require approval by the Architectural Review Committee (ARC) of your Board of Directors. The process is easy and we have streamlined our approval process to expedite the review and approvals. Remember the more information that you provide, the easier and quicker the approval. Contact our Community Manager-First Service Residential for assistance. They will walk you through the process and help you get what you need.

As I write this note, I think of all that has happened in our community over the past decade, plus since I joined your Board of Directors. Nancy and I moved into Kingwood Greens some twenty years ago. At that time, there were more vacant lots than houses, but now the community is all built out and maturing. We continue to maintain high resale values, which is important to all of us, and as I complete my term as President later this year, I hope to leave that legacy going forward. I will also be stepping down

from the Board, but leaving it in very capable hands with our current group of Directors.

Before I step aside, I want to finish a couple projects that are in process. The first is to upgrade the last two multiple zone irrigation controllers so we can increase even more the efficiencies that we are getting from the new units that we installed a couple of years ago. The second project deals with a review and update of our Association rules and guidelines, including Architectural Guidelines and what requires ARC review and approval. Our current Association rules and guidelines were written when we were a young community, including new home construction. As we have matured, certain items are no longer applicable, while others need to be modified based on current conditions and experiences over the last twenty plus years. These changes will require some amendments to our Articles and By-Laws which will require the approval of the community. We want to make sure that we have the most accurate contact information, we request all residents contact Thomasene Smith of FirstService Residential to verify your contact information. Be assured that this information will not be shared and only used for community related information and important notifications.

And now a final subject for this notification deals with a very important situation that has evolved in our

community. The condition of the sidewalks in our community is a serious problem. There are many areas of broken and uneven sidewalks throughout our community. It has become such a problem that many residents are having to walk exclusively in the street. It is a serious trip and fall hazard that needs to be addressed by each affected homeowner. Yes, that is correct, the sidewalk in front of your residence is your responsibility to maintain. The City of Houston has a program to assist homeowners and our Community Manager has names of contractors that you may choose to hire. We recognize that the street trees that are planted in the area between the street and sidewalk have caused a significant portion of the problem. The repairs may require that some roots may need to be cut and may damage some of the trees. That is unfortunate and hopefully will be isolated; however, if the trees ultimately die, it will be left to the option of the homeowner whether to replace the tree or not. This is a departure from current Association Guidelines, but an adjustment that has become necessary.

I look forward to seeing many of you throughout the community in the coming months. Your input regarding our community is welcome and encourage your attendance at our regular Board meetings. Thank you for your support.

Treasurer's Report

Lester Wilkes

At February 28, 2017, Association operating funds amounted to \$171,000 and as of that date and for the nine months then ended of our current fiscal year, our revenues exceeded our expenses by \$17,000. We have favorable variances in our landscape extra spending and in our water consumption as we are experiencing improved efficiency from our irrigation system enhancements.

Our Capital Reserve/Replacement Fund amounted to \$99,000 at the end of February. During the current fiscal year \$12,000 was contributed to the fund. Additional irrigation system improvements are planned for this spring costing approximately \$8,000.

Our new fiscal year begins June 1, 2017. Our annual budget revenues total \$175,000, consisting of owner assessments of \$156,100 (\$700 per lot) trash pick-up rebate from the City of Houston \$16,992 (\$1,416 per month) and \$1,908 from interest and late payment fees. We will again contribute \$12,000 (\$54 per lot) to the Capital Reserve/Replacement Fund next fiscal year. No major expenditures are planned for next year and annual assessment will remain at \$700 per lot.

KSA Park Committee Tom DeBoise

Two items of interest.

1. East End Park (east end of Kingwood Drive): The number of vehicle parking spaces has more than doubled. Great place to take a walk and enjoy nature in Kingwood.

2. Deerwood Park (south end of Woodland Hills Drive)-We now have 10 brightly colored outdoor adult workout stations available to use while kids or grandkids are playing on the playground. We also have a fantastic 18 hole Disk Golf Course available. Great outing for family or neighborhood Frisbee challenge (need to bring your own disks). Please be advised a K-Sticker on your vehicle is required to park in this park. Vehicles parked without a sticker will be towed. Visit KSA Office for your sticker.

FirstService Residential

**Thomasene Smith,
Community Manager**



We want to keep you updated on Kingwood Greens Village activity and communicate to you via Email. We can share information received from Council Member Martin, Waste Management, KSA, Security alerts and First Service Residential. In order for us to do that, we ask that you please provide us with your contact information: NAME, ADDRESS, EMAIL, ID(s) and PHONE NUMBERS(s). Your information is only used for Kingwood Greens Village and is not shared with anyone. Please email me your contact information at thomasene.smith@fsresidential.com or call me at 713.332.4603. Also, please visit the community website at www.kingwoodgreenvillage.org for additional information (i.e. Governing Documents, Architectural Applications, Newsletters, etc.). *Thank you.*

Public Safety

Norma L. O'Donnell, Chairman



Our Houston Police Department is kept very busy as they have a large area to cover. HPD services all of Kingwood, area to near Deerbrook Mall, 59 North shopping area, Huffman and Summerwood. Calls for service have to be prioritized with the large area to cover. Please keep this in mind when you call. If possible use the non-emergency number when appropriate. (See Telephone Numbers to assist you in this Newsletter.)

A large problem in Kingwood is BMVs. (Burglary to Motor Vehicles) Numbers have reached more than 50 per month as cars left out, not garaged, for the most part are unlocked. Items stolen include: wallets, checkbooks, guns, garage door openers, computers, more... Lt. Salazar recently initiated a concentrated effort for crime reduction which was effective with officer support. Officer Daniel vonQuintus keeps communities informed on "Next Door". If you are not signed up; it's a great idea.

We had new Captain C.C. Weatherly for just about two months when he was re-assigned – regrettably. He was replaced by Lt. H. H. Conn and she will become Captain shortly.

At the April 18 PIP monthly meeting we were honored to have a "first time" visit and educational talk by our Houston Chief of Police, Art Acevedo. We wanted a good turn out for the Chief and attendees were able to ask questions with answers.

Both monthly PIP and Public Safety Meetings welcome visitors. This is where you learn about what is going on in your community. Meetings are also attended by the Mayor's Kingwood Liaison and representative from Councilman Martin's Office.

Newsletter Editor, Public Safety Chairman, Annual Meeting Social Planner; 20 year Board Member- (volunteer or elected positions) will bidding a farewell to Kingwood Greens. I am building a new home in Kingwood's last and newest Community –Royal Brook.

I also thank such faithful homeowners (clients) who recognized the quality work of O'Donnell Interior Improvements. I will continue on with that business established right here in Kingwood 40 years ago.

Neighborhood Watch

Dianne Lansden

We have an email chain that is coordinated by Block Captains for each street in our subdivision. If you wish to be placed on this email chain (which is used for notification of burglaries and such), please email me and I will forward your name, address and email address to your Block Captain. Include a cell phone number, then your Block Captain can notify you quickly, if needed.

If you are willing to serve as a Block Captain, or assistant for your street, please let me know that also. Our Neighborhood Watch is JUST for notification purposes. We do not patrol; we just notify our neighbors. diannelansden@gmail.com 713.569.2222

Reminders

All animals must be on a leash and pick up of waste is mandatory.

House numbers: Please be sure house numbers are visible. Not only for visitors, but more importantly for EMERGENCY.

Telephone Numbers to assist you. . .

Mayor's Office - Kingwood Community Liaison,
Melissa Mayorga
832.393.0945
melissa.mayorga@houstontx.gov

City Council - Dave Martin
832.393.3008

Congressman Ted Poe
281.358.8866
ted@tedpoe.com

Animal Control - 281.999.3191

Street Light Out
713.207.2222 - Option #4
Have the pole number available

FirstService Community Manager
Thomasene Smith
thomasene.smith@fsresidential.com
713.332.4603

POLICE – Non Emergency
713.884.3131
Houstonpolice.org

Rustic Woods Sub-Station
832.395.1800

KSA
281.358.5192

Severn Trent
281.358.2828

Neighborhood Watch
Dianne Lansden
713.569.2222
diannelansden@gmail.com

City of Houston
Report a service that requires a work order dial 311 or 713.837.0311. Be sure to obtain a "work order" number and you will be able to track the progress of your request.

Kingwood Greens Board Members

George Champagne, President (Estates I)

Ellie Mulliken, Vice President (Estates I)
Landscaping

Lester Wilkes (Estates II)
Treasurer

Thomas DeBoise (The Park)
Representative for KSA

Marjorie Landry (The Villas)

Dianne Lansden (The Estates)

Norma L. O'Donnell (The Park)
Public Safety Chairman, Newsletter Editor

Note: All Board Members Participate on the Architectural Review Committee