

Harvest Bend

The Village

Volume 3, Issue 11

November 2006

www.harvestbendthevillage.org

Summary Of October Board Meeting

Submitted by Sandra Thompson



The Board of Directors held their October monthly meeting on October 2, 2006 at the Reid Road MUD 1 Building at 11245 Harvest Bend Blvd. The following Directors were in attendance: Jerry Wilson, Susan Norris, Deanna Gideon and Sandra Thompson. Leigh Pollard and Albert Quintero represented Sterling ASI at the meeting.

One resident attended the meeting to discuss his concerns about the cost of the proposed pool building project.

The Constables gave a report of recent activity to the Board. They noted that members of the community should call them when they see suspicious persons or activities in the area. Their phone number is 281-376-3472. Many phones have the ability to store important numbers. This might be a good number to store on your phone. If your phone does not have this function, post the Constable's number in a handy place near the phone.

The budget for 2007 and the annual assessment rate were discussed. A decision was made to set the assessment at \$287.00 per lot for 2007. This increase is approximately 4.4% or \$12.00 above last year's rate of \$275.00 per lot. The increased cost of insurance, electricity, and vendor's contracts were among the reasons for the increase. The Board also discussed imposing a user's fee for pool registration. Further discussion of this option was tabled until a later meeting. The preliminary annual audit was received and will be discussed at the next monthly Board meeting.

Demolition of the porte cochere (covered drive-thru) at the pool house is scheduled to take place in October. The structure's framing members have deteriorated. The Board is not planning to replace the structure. When the pool house building is remodeled, the building will need to be brought up to code. This includes correcting the grade of the approach to the building to meet ADA standards. The remodeling plans include concrete work to convert the current driveway to a walkway which meets the ADA requirements.

Sterling ASI was directed to obtain proposals for additional mulch at the playground. The current depth of the mulch is too shallow. They were also asked to obtain proposals for the cost of removal of the broken spring equipment. Eventually, the fence near the small playground will need to be moved back to make room for a sidewalk along the frontage of the park property. The requirement for a walkway is part of the

County's new codes. Any substantial repair or remodeling of the pool building will invoke the requirement to bring the property up to current codes. In order to relocate the fence line, the existing playground will be reduced in size.

The new picnic tables were delivered. The wrong top was shipped for one of the tables. The correct table top should arrive soon. It was noted that the tables have already been vandalized with graffiti. The Board is prepared to press charges against anyone caught vandalizing the community property. Parents can be held financially liable for the actions of their children.

As of the October Board meeting, twenty four of the survey forms had been received. This represents less than a 3% response rate from the community. Forty-six percent of those responding preferred to tear out the pool, pool house and tennis courts. Thirty three percent preferred the option to authorize the Board to pledge the property as collateral for an outside loan. Twenty one percent responded that nothing should be done or that the building should be fixed with the funds currently available. Many of the responses included a comment that the users of the pool should pay for the pool, pool house, etc. The Board appreciates the comments and input from the community. The response rate was too low to form a mandate to direct the final decision for the future of the pool building. However, the opinions expressed by the members of the Association will be taken into consideration.

The Board considered the proposals from five companies and decided to award the contract for the management of the pool to Southwest Pool and Spa. Their bid (\$29,200.00) was the low bid. The company has been in business for twenty three years and one of its principals resides in the subdivision.

The Annual Homeowner's Meeting will be Wednesday, November 8th at 7:00 p.m. at Francone Elementary. Announcements will be mailed to the members prior to the meeting. In order to conduct business at the annual meeting, a quorum of 10% of the membership must be present in person or by proxy. If you are unable to attend the meeting in person, please send in your proxy or assign it to a trusted neighbor who will be in attendance. Members who are not be able to attend the meeting, but who are also hesitant to assign their vote to another may send in their proxy with the condition that the proxy is for purposes of establishing

(Continued on Page 3)

HARVEST BEND THE VILLAGE

IMPORTANT NUMBERS

Emergency9-1-1
Constable Precinct 4281-376-3472

Architectural Control

Chairman: Sandra Thompson

Deed Restrictions281-447-3388

Management Company

Sterling ASIservicedesk@sterlingasi.com, 281-447-3388
 P.O. Box 38113, Houston, TX 77238

Pool Company

Miller Aquatics.....713-777-7946

Tennis Court Keys

Sterling Management.....281-477-3388

Schools

Francone Elementary.....http://schools.cfsd.net/francone, 281-897-4512
 Willbern Elementary.....http://schools.cfsd.net/willbern/, 281-897-3820
 Campbell Jr. High.http://schools.cfsd.net/campbell/index.stm, 281-897-4300
 Cypress Fairbanks ISD.....http://www.cfsd.net/, 281-897-4000
 Cypress Ridge H. S.....http://schools.cfsd.net/cyridge/index.htm,281-807-8000

School Buses

Falcon Transp.http://www.cfsd.net/dept2/transp.htm,281-897-4380

Other

Animal Control.....281-999-3191
 Cy-Fair Ambulance.....713-466-6161
 Cy-Fair Fire Department(emergency) 281-466-6161
(non-emergency) 281-550-6663
 Cy-Fair Hospital.....281-890-4285
 DPS Sex OffendersWebsite: http://records.txdps.state.tx.us/
 FBI.....713-693-5000
 Highway Patrol.....713-957-8192
 Houston Chronicle.....713-220-7211
 Houston SPCA.....713-869-8227
 Leaking Gas Fire.....713-659-3552
 Metro Transit Info.....713-635-4000
 NW Library281-890-BOOK
 Poison Control.....1-800-764-7661
 Time-Warner Cable.....713-462-9000
 Toxic Chemical & Oil Spills.....1-800-424-8802
 Texas Environmental Waste.....281-368-8397

Harris County

Commissioner, Pct. 4.....281-353-8100
 Animal Control.....281-999-3191
 Flood Control District.....281-684-4000
 Tax Office.....713-224-1919
 Health Department.....713-526-1841
 Post Office - Willow Place.....281-890-2392

Utilities

CenterPoint (Gas).....713-659-2111
 CenterPoint (Electric).....713-207-7777
 ECO Resources (Water).....281-240-1988
 Entex Gas.....713-659-2111
 Emergency Gas Leaks.....713-659-3552
 Reliant Energy (give pole # of street light which is out).....713-207-7777
 Southwestern Bell.....800-246-8464
 Water Repairs.....281-240-1300
 Trash Company (Republic Waste)281-446-2030

Newsletter Publisher

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Board of Directors

President

Jerry Wilson..... president@harvestbendthevillage.org

Vice President

Susan Norris vice-president@harvestbendthevillage.org

Secretary/Treasurer

Sandra Thompson....sec-treasurer@harvestbendthevillage.org

Directors at Large

David Riddle ..board-member-at-large@harvestbendthevillage.org

Deanna Gideon.....board-member@harvestbendthevillage.org

Board Committees include: Security, Pool Registration, Pool Building, Recreation, Architectural Control(ACC)

If you are interested in volunteering on a committee, or establishing a new committee please contact one of the board members.

View the

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Board Meeting - (Continued from Cover Page)

quorum only. Those proxies will be counted towards quorum but will not be voted.

Two positions for membership on the Board of Directors will be placed on the ballot for the annual meeting. One of those positions is currently vacant and the other is currently held by Deanna Gideon. Deanna has agreed to run for re-election. Members who wish to be placed on the ballot should contact Sterling ASI at 281-447-3388. Nominations will also be taken from the floor at the annual meeting.

Additional business conducted included review of the deed restriction violation report, the receivables report and the status reports from the law office.

The next meeting is the annual Homeowners meeting – 7:00 pm on Wednesday November 8, 2006 at the Francone Elementary. The December monthly Board of Directors meeting will be at 6:30 pm on Monday, December 4, 2006 at the Reid Road MUD 1 Building. As always, anyone is welcome to attend the monthly Board meetings. Persons who wish to speak before the Board need to contact Sterling ASI at 281-447-3388 to be placed on the agenda.

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Happy Thanksgiving



Annual Homeowner Meeting!

**7:00 PM Wednesday
November 8, 2006
Francone Elementary**

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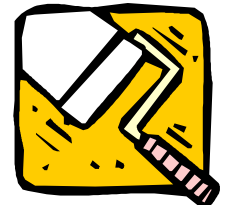
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Harvest Bend the Village Market Report

Courtesy of "DAVID FLORY"

This market information report is provided to keep you informed of resale market activity in your subdivision.

	Apr 06	May 06	Jun 06	July 06	Aug 06	Sept 06
\$120,000 +	0	0	2	1	2	3
\$110,000 - 119,999	0	0	1	2	1	1
\$100,000 - 109,999	0	0	1	1	0	0
\$90,000 - 99,999	2	0	1	1	1	1
\$80,000 - 89,999	0	0	2	0	1	1
\$80,000 -	0	0	0	0	3	0
TOTAL	2	0	7	5	8	6
Highest \$/Sq Ft	78.83	0.00	78.98	79.72	88.45	83.01

This chart represents the homes that have sold and closed in the past 6 months according to the Houston Multiple Listing Service.

#3 Realtor In Houston Out Of 17,000
 Ranked by Houston Business Journal 3/2006

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