

Canyon Gate at Cinco Ranch

February 2010

Onsite Office Hours

Monday	8:30 to 3:00
Tuesday	8:30 to 3:00
Wednesday	Closed
Thursday	8:30 to 3:00
Friday	8:30 to 3:00

Closed Saturday

Voicemail is available. Calls will be returned during scheduled office hours.

2010 Assessments

All homeowner association fees were due 1/31/10. Interest starts accruing on March 1st. While the HOA will work with homeowners if a payment plan is needed, you must contact the office directly via email (phardilek@ccbpropertymanagement.com) or phone (281-492-6020) to request a payment plan – they will not be set up automatically if you mail a payment to the bank lockbox with a note.

If a plan is set up, please pay the exact amount due on or before the due date as interest is calculated into the plan. **NO PLANS WILL BE SET UP AFTER APRIL 1st**. Accounts will be sent to the attorney's office on April 2nd, so if you set up a plan and no payment has been received by April 1st, you will be turned over for collection. Once an account has been sent to the attorney, payment arrangements must be made through them – payments will not be accepted at the office.

Reminders are sent out in February and again in March. Please don't ignore assessment fees – they will not go away. If a homeowner waits until after a letter is received from the attorney, over \$100 will be added to the balance.

Important Information

Deed Restrictions

There seems to be a lot of people throwing trash out of cars in the community. Please help to keep our neighborhood clean and refrain from throwing trash out. If you should witness a vehicle whose occupants are throwing garbage out (or doing anything suspicious or reckless), please jot down the license plate number and email the office with the information.

Speaking of trash, there seems to be a preponderance of residents either leaving their trash cans out (storing them in front of their garage or on the side of their homes) or putting their trash at the curb early. In the last two weeks, over 100 letters were sent to residents citing this violation. Keeping your cans in full view is against deed restrictions - and with good reason. Leaving cans and trash out really looks bad and brings the entire look of the community down.

This sort of thing is catching - it starts with one or two people on a street leaving their cans out or placing trash out early....then it increases to four or five residents...and before you know it, everyone on the block is leaving their trash cans out and leaving garbage at the curb days in advance.

It is more than just a question of aesthetics - leaving trash out can cause numerous problems with animals tearing it up, the wind blowing it everywhere, and can attract pests such as roaches, rats (the latter of which is on the increase), and vultures. So please keep your trash cans in the garage.

Trash Company Information

The office regularly receives inquiries from residents asking why some trash was not picked up (especially after the hurricane) or other trash-related questions. Please note that the HOA does not contract directly with the trash company (Cinco MUD #8 does); therefore, other than providing contact information for WCA (281-368-8397), we don't have information for trash-related questions or pick-up rules and regulations.

Country Side Mobile Vet Clinic

Mark your calendars! The Country Side Mobile Vet Clinic is scheduled to return to Canyon Gate on Saturday, April 3rd from 3:00 pm to 5:00 pm at the recreation center. Dr. Regina Jamieson is the visiting veterinarian and is licensed by the Texas State Board of Veterinary Medical Examiners.

Dr. Jamieson offers FREE EXAMINATIONS on all your pets and packages that include all annual vaccinations, heartworm tests and prevention and flea control. Save a trip to the vet and bring your pet to the Mobile Vet Clinic on April 3rd. If you have any questions, you may contact Dr. Jamieson at 713-492-8045.

Community Garage Sale

The Canyon Gate Annual Spring Community Garage Sale is tentatively scheduled for **Saturday, April 10th**. The community will be open to the public for homeowner garage sales from 7:00 am – 3:00 pm. (*This date will be moved to Sunday, April 11, if it rains on Saturday.*) The Homeowners' Association will advertise in local papers and post signs outside of the neighborhood inviting people into the community. **If you wish to have a garage sale, please contact Lisa Donaldson at 281-579-7227 to register** (not the onsite office). Registration gives your sale a listing on the maps distributed to those entering the community for garage sales. Please note that the two community sponsored garage sales (April and October) are the **ONLY** garage sales allowed in the community. To be included on the listing, you must be registered by the Wednesday **prior** to the garage sale.

Park Info

Cooler temperatures usually mean the park will be utilized by more residents. The volleyball court at the park is once again in working order, with new posts and a new net. In addition, a horseshoe pitch has also been installed for residents. Horseshoes can be checked out by residents from the guardhouse - your driver's license will be used as collateral until the horseshoes have been returned.

There have been some changes made to the fee structure for team usage.

Fees will be calculated on a weekly period based on the number of weeks for the team's season.

1 Day/Week (\$10.50/wk)

2 Day/Week (\$12.50/wk)

3 Day/Wk (\$15/week)

(i.e. 2 day per week use/12-week season = \$150).

TO MAKE RESERVATIONS: Each resident who wishes to reserve one of the fields must contact the office at (281) 492-6020 to check availability (email phardilek@ccbpropertymanagement.com). No scheduling will occur until the contract and fees have been submitted– **NO EXCEPTIONS**. Fields can not be reserved more than six-months in advance. Checks, cash, and Visa/Mastercard are accepted. Please make checks payable to Canyon Gate HOA.

Recreation Center Rental

The recreation center has a room available for parties, meeting, reunions, etc. A signed contract plus a \$300 security deposit will hold your reservation.

Homeowners must be current on their dues (or payment plans) and rental fees must be received prior to the party. The rental rate is \$35 an hour with a two-hour minimum. The key for the clubhouse is to be signed out and returned to the guards in the guardhouse. Please READ THE CONTRACT CAREFULLY before signing – this is a binding legal document and the rules and regulations stipulated in the contract will be enforced. Call the onsite office for additional information.

Remember to bring your trash home with you after a party – the clubhouse trash cans are being filled to overflowing regularly. Fines will start being assessed if the rec center trash cans are filled up with party debris.

Important Numbers

Onsite Office	281-492-6020
Canyon Gate Guardhouse	281-646-7906
CCB Property Management	281-793-8938
WCA	281-368-8397
Reliant Energy	713-207-7777
Cinco Mud #8	281-579-4500
Centerpoint Energy (gas)	713-659-2111

To report a street light outage, go to:

<http://www.centerpointenergy.com/outage>

You will need the number off the pole as well as the address/intersection

Board Members

Bernadette Leaney	281-579-8416
Dale Terry	281 831-4116
Dana Ecklund	281-579-6978
Duff McClain	281 578 5086
Doug Brewer	713-304-8826