

# Canyon Gate at Cinco Ranch

March 2010

## Office Hours

Monday	8:15 to 4:00
Tuesday	8:15 to 4:00
Wednesday	Closed
Thursday	8:15 to 4:00
Friday	8:15 to 4:00
<b>Closed Saturday</b>	

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

## 2010 Assessments

All homeowner association fees were due 1/31/10. Interest started accruing on March 1<sup>st</sup>. While the HOA will work with homeowners if a payment plan is needed, you must contact the office directly via email ([phardilek@ccbpropertymanagement.com](mailto:phardilek@ccbpropertymanagement.com)) or phone (281-492-6020) to request a payment plan.

**NO PLANS WILL BE SET UP AFTER APRIL 1<sup>st</sup>.** 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. Be sure to get your first payment in on or before April 1<sup>st</sup> as all outstanding accounts will be turned over for collection on April 2<sup>nd</sup>. 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 – and costs quickly escalate from there.

## Important Information

Please be sure to pick up after your pet when walking them. The office is getting complaints about residents who allow their dogs to defecate on someone's lawn and don't pick up afterwards. Additionally, dog feces is being found on common areas along boulevards and in the park areas. Please bring a bag with you and clean up after your pet!

By the time you read this newsletter, it will be nearing the end of March and good weather will probably be here. Certainly it will be long past time for those homeowners who still have not gotten around to repairing their broken fences due to the storm that rolled through in September to repair their property. If you are one of those homeowners, please note that your neighbors and the Board would appreciate your getting someone out to make the repairs. We will be citing homeowners whose fences have not been repaired.

In the past couple of years, crime has increased at a frightening rate around us – and the economy makes it worse. The front gate is our best defense against outside crime. We require all vehicles entering via the Visitors gate to present photo ID – regardless of whether or not they are regulars. Residents need to be sure their guests are aware of our procedures. If the visitor doesn't like it, they can leave. Residents utilizing the Visitors lane to enter the community need to contact the office to obtain an EZ tag (or to program your tollroad tag) or Resident sticker. Failing to obtain either item, be prepared to show ID when you enter.

Residents are to be called for all visitors **ONLY** between the hours of 12 am and 6 am. Please be sure the office has your most recent contact information.

And **please** go to our website <http://www.canyongateatcincoranch.com> and sign up for community emails if you do not already receive them. Emails are sent about security issues, upcoming activities, and other information concerning our community.

## Country Side Mobile Vet Clinic

Mark your calendars! The Country Side Mobile Vet Clinic is scheduled to return to Canyon Gate on Saturday, April 3<sup>rd</sup> 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 3<sup>rd</sup>. 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.

## Canyon Gate Cinco Ranch Easter Party

The Canyon Gate Cinco Ranch Easter Party is scheduled for **Saturday, March 27th**, 2010 from 10 am to 12 noon at the Rec Center. Bring your camera – the Easter Bunny will be available for pictures. There will also be a moonwalk for the kids as well as an Easter egg hunt. There will be two hunts this year in different locations – one for children 5 years and under and the other for children 6 to 10 years. Both hunts will start **promptly** at 10:15 am (until supplies run out).

## 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
Doug Brewer	713-304-8826
Hugh Durlam	832-878-7321
Robert Rao	713-302-7798