

Canyon Gate at Cinco Ranch

May 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

Closed Saturday

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

Please note the office will be closed **Monday, May 31st** in observance of Memorial Day.

The office will close at 1:30 pm on Thursday, May 27th.

Tractor Trailers/Large Vehicles

It has been noted that sometimes large trucks (i.e. 18-wheelers) have difficulty entering the community when approaching from the south (Westpark Tollroad) because of the medians, signage, etc. located at the entry. In order to avoid damage to curbs and signage, we suggest that residents notify their movers (or other drivers of large vehicles) that entering the subdivision is easiest done from the north. If a vehicle is coming from the tollroad, the school parking lot might be used to turn around in and re-approach from the north.

Mommy & Me

A homeowner in the community is trying to establish a Mommy and Me group for the stay at home mothers in the subdivision. The meetings are held on Tuesdays and Fridays at 10 am. For more information, please contact Cathy Dietsch at 914-483-7221 or cathydietsch@yahoo.com.

Mini-bikes/scooters

With the good weather, we have seen many kids in the community driving mini-bikes or motorized scooters. Please do not allow your children to drive these in the community – not only are they against deed restrictions, but are illegal to drive on the street.

Summer 2010 Pool Schedule–Open 5/1/10

The board has contracted with Aquatic Management of Houston to manage the pool for the 2010 season.

May 1 – June 3

Mon-Fri	Closed
Sat	10 am – 9 pm
Sun	1 pm - 9 pm
Memorial Day	10 am - 9 pm

June 4- August 22

Mon	Closed
Tue-Sat	10 am – 9 pm
Sun	1 pm - 9 pm

August 23 – September 6

Mon- Fri	Closed
Sat	10 am - 9 pm
Sun	1 pm –9 pm
Labor Day (Sept. 6)	10 am - 9 pm

The pool is closed for cleaning on **Mondays**. **However, if a holiday falls on a Monday, the pool will be open on the holiday and cleaning will be scheduled for the Tuesday following.**

Aquatic Management of Houston is currently hiring lifeguards for the Canyon Gate at Cinco Ranch pool as well as pools in the surrounding area. If you are 15 years of age or older and would like to become a lifeguard, please visit their website at www.aquaticmanagementhouston.com for more information.

PO Box 6575
Kingwood, TX 77325
281-446-5003

Important Information

A homeowner who lives along a greenbelt area recently had their skylight broken by a flying golf ball. Driving golf balls in the community is dangerous and should not happen anywhere near homes (putting the ball is a different story). While breaking thy glass may not have been intentional, golf balls can travel at high speeds and pose a serious danger if they hit someone. Please do not drive golf balls in the subdivision (and tell the kids not to either) - a driving range is a much more suitable area for that activity.

Trash is regularly found all over the community, especially along the main thoroughfares. Some individuals empty their entire vehicles along our roadways, leaving large bags from fast food restaurants (Whataburger sees to be especially popular) full of food wrappers that have just been tossed out the window. Please keep the neighborhood clean and keep your trash to yourself!

The office regularly gets calls and/or emails regarding possible deed restriction issues. Sometimes these issues are not actual deed restriction problems, but neighbor disputes in which the HOA has no authority to intervene. Most of us can probably relate to some of these issues – unless one lives in the country without any immediate neighbors, some of the issues are common. Unfortunately, the HOA can not address each and every issue that arises between neighbors. We always recommend that residents speak to their neighbors about the offensive matter. In most cases, the problem will be resolved by neighbors communicating with each other. Of course, there are always situations whereby the offending party refuses to correct things, but if enough neighbors put pressure on the offending party, matters will usually get resolved.

There are times when the HOA gets contacted about a situation in which we have no control or authority. The HOA can usually only address things if we know who the offender is (address). Without specific information, many times there is little the HOA can do (i.e. loose pets, animals defecating on others lawns, etc.) to tackle the matter, other than in a general manner via email or the newsletter. If you see something that you feel the HOA needs to address, please get the address of the offender and report it to the office.

If you see a loose animal, call the Fort Bend County Animal Control (281-342-1512). The Fort Bend County Sheriff (281-341-4665 or 911) is a phone call away if there are disturbances, loud noise disturbing the peace or suspected illegal activity taking place.

Deed Restriction Information

Now is the time of year where lawns are growing a lot faster - which means transitioning from mowing once or twice a month to weekly mowing. We are seeing a lot of lawns that are in need of some TLC. All lawns are to be edged as well as mowed, and kept weed-free (flower beds included). Weed-eating is also necessary. If you are in need of a good lawn maintenance company, the office can refer several. Also, please remember to water regularly.

Many residents have been busy trimming trees and bushes, which is very much appreciated. Please be aware that the trash company has specifications that must be met before they will pick up trimmings. Trimmings must be bundled and tied together (not left loose on the curb) and can not be over four feet in length. Please note that if landscape trimmings are left on the curb and are not picked up by the trash company, they must be put out of sight (that holds true of any item not picked up). If you have questions about other rules and regulations about trash pick-up, please contact WCA at 281-368-8397.

Park Info

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