

CREEKMONT CONNECTIONS



Another Great Year in Creekmont

As another year comes to a close in our cozy little community, let's take this opportunity to welcome all of the new homeowners and wish everyone a safe, wonderful holiday filled with good health and prosperity in the New Year. The following is a 2010 review of our quaint little corner in Missouri City and a brief look forward.

The 2010 National Night Out event was another great success! A giant THANK YOU goes out to the following individuals and organizations for their participation and donations of terrific door prizes and supplies to our community event:

- Missouri City Police Department
- Missouri City Fire Department
- Our City Councilman, Brett Kolaja
- Lake Colony H.E.B.
- Comedy Showcase
- Dynamo Soccer Team
- Berkley Eye Center
- Amazon Grill
- Jenny Craig
- Memorial Hermann Wellness Fitness Center
- Quizno's
- Ashford University
- Zuma Sushi
- Dominoes Pizza @ Lakes of Savannah
- Creekmont Community Association Board of Directors & Heather Monteverde
- Creekmont Community Association 2010 National Night Out Committee member



We look forward to YOUR participation in the "2011 National Night Out" celebration. If you are interested in serving on the committee, please contact **Heather Monteverde** at heather@crestmanagement.com.

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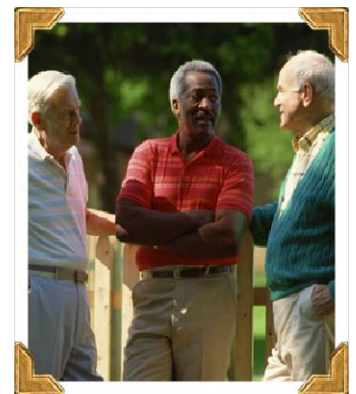
For the last few years, we have been desperately seeking people to join and work on the various committees that exist in our community. Unfortunately, many have expressed an interest; however, very few have actually participated. There are only a handful of members on each committee and some are working with only one or two people. Our community currently has approximately 280 occupied homes; surely, there are more committee members out there to be found! Working on behalf of your community can be a fun and interesting experience. Just think...you get to meet new and exciting people, exchange ideas and have a say in how things are being done in YOUR community. We strongly encourage you to get involved and join a committee TODAY! Contact the respective committee chairperson listed on page 14 of this newsletter to get more information.



In 2010 there was a total of 451 violation letters sent to homeowners for various deed restriction infractions such as non-working parked vehicles in driveways, neglected lawns and trash cans that were left in view past trash pick-up day. As we continue to grow, it is imperative for all of us to remember that our homes are one of the BIGGEST investments we will probably ever make. In order to protect our investment, we have to follow the covenants set forth in the Creekmont Covenants & Restrictions www.creekmontca.org that we signed when we purchased our homes. Please refer to these covenants BEFORE making any exterior changes to your home. When in doubt, contact **Heather Monteverde** at heather@crestmanagement.com for clarification; doing this will save you and the community a lot of time and unnecessary legal expenses. Other things that continue to be a problem include putting trash cans away (out of public view) on the day of trash pick-up. It is unsanitary and unfair to subject your neighbors or visitors to looking at your overflowing garbage can that sits in front of the garage. This is a big NO! NO! Please store your trash can INSIDE the gate.

Non-working parked vehicles in your driveway bring down the value of the entire community. Several local organizations will accept your donated non-working vehicles. Houston Can Academy @ www.houstoncan.org is one such organization. Your donation may be tax deductible and goes toward great cause.

Finally, as we look forward to many more joyous holiday seasons in Creekmont, let us remember that people, not things make life worth living. Get to know your neighbor, extend a friendly wave, say a simple "hello"; you might just make a friend for life.



Happy holidays from the Creekmont Community Association

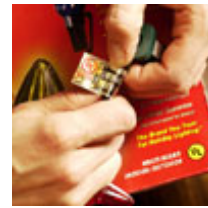
Communications Committee!

Tips for Holiday Electrical Safety

Holiday lights help make the season beautiful. They can also cause home fires. To keep your family safe:



- Look at each string of lights carefully. If any are cracked or damaged, buy new ones



- When you buy new lights, look at the box for a label that shows they have been tested for safety, such as ETL or UL.



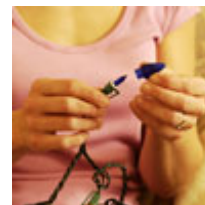
- Follow the directions on the box. It will tell you how many strings to use together. As a rule, UL recommends using no more than three standard-size sets of lights together.



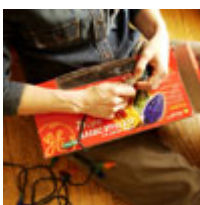
- Hang or mount light strands carefully to avoid damaging the cord's insulation
- Automatic lighting timers can be used to ensure that lights are not left on by mistake. These are available for both indoor and outdoor use.



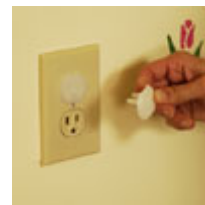
- Do not plug in too many things at one time. Use a surge protector.
- Unplug all holiday lights when you go to sleep or leave home.
- Plug outdoor decorations into outlets protected by Ground Fault Circuit Interrupters (GFCIs) to prevent shock



- When replacing a holiday bulb, be sure to use the correct bulb size (wattage) that is right for the fixture



- Do not put electrical cords under rugs. Try to keep them away from places people walk.



- Use safety caps to keep children from putting things into electrical receptacles/outlets



HOLIDAY CONTEST

The **LANDSCAPING COMMITTEE** is having a contest for the best decorated house for Christmas.

There will be a 1st, 2nd, and 3rd place prize awarded.

Let's get creative and represent **CREEKMONT** in a festive way!!

Cold Weather Safety

Most of us get complacent when preparing for the cold weather because we live in sunny Houston. However, during the months of December to March, the temperature drops drastically. The wind chill factor can be as much as 9 degrees or more. So it is important to employ some safety and health tips for staying warm and caring for your home and family.

1. If children have school make sure to **dress them properly**, especially since there may be long waits at the bus stop.
2. **Layer clothing** to make sure children are warm while in school.
3. Make sure **you dress properly** for the winter weather especially those who may have long walks from the parking lot to their offices.
4. **Do some general car maintenance.** Check your tire pressure, oil, antifreeze and battery. Correct anything that needs corrected and if your battery appears to have some corrosion around the connections pour a portion of a 2 liter bottle of Coke around it and let it dry.
5. Park your car in the garage **to avoid frosted car windows.** If you can't, use a scraper or tap water to melt the frost. Do not use hot water or your windshield could bust. Make sure you open your garage door before starting your car to avoid carbon monoxide exposure and poisoning.
6. **Cover as many plants as you can.** Throw extra blankets if you can over your plants and bushes.
7. Leave **outdoor faucets** running at a drip and wrap foam or duct tape around the edge of the faucet to protect it from freezing.
8. **Insulate** whatever you can out and about your home from faucets to doors and windows.
9. **Watch for school closings** at ABC 13, Click2Houston, and KHOU.
10. **Take extra care and time driving as** roads and bridges may have ice due to the cold weather conditions.

While at home, many people use portable space heaters. While these heaters are safe when used properly, if used improperly they pose many risks. Special precautions need to be taken when they are in use.

1. All types of space heaters must be kept at least **36 inches** (1 meter) from anything that can burn, including furniture, bedding, clothing, pets and people.
2. Space heaters **must not be left operating** when you are not in the room or when you go to sleep.
3. Children and pets should be **supervised at all times** when space heaters are in use.
4. Ensure that everyone is aware of the **high fire hazard** associated with drying clothing or placing combustibles over heaters.
5. If you have an electric space heater, **check each season** for fraying or splitting wires or overheating.

Sources:

<http://www.examiner.com/family-in-houston/10-tips-for-cold-weather-protection-and-preparation-for-houston-families>

<http://www.click2houston.com/weather/166320/detail.html>

Missouri City News



MEDIA NEWS RELEASE

www.missouricitytx.gov

FOR IMMEDIATE RELEASE — Nov. 22, 2010

CONTACT: Stacie Walker — 281-403-8530

swalker@missouricitytx.gov

Missouri City Awarded Grants For High-Tech Emergency Response System

Missouri City is taking the first steps toward implementing a high-technology radio system that will provide residents with more efficient and effective responses from both the Police Department and Fire & Rescue Service.

A total of \$463,917 in federal grant money awarded to the City will allow the Police Department and Fire & Rescue Service to purchase radio consoles that enhance the implementation and coordination of emergency response communications.

The funds, received from the Department of Homeland Security's Urban Area Security Initiative grant program, will help improve first-responder communications. The grant is funded 100 percent by UASI and does not require a local match from the City. The money will be used by the Fire and Police Departments to start the replacement of radio consoles used to dispatch firefighters and police officers to emergency scenes.

At their Nov. 15 meeting, City Council members approved the purchase and installation of the new equipment, which signals the beginning of the City's transition to a mandated digital radio system for the City's emergency communications systems.

Fire Chief Russell Sander and Police Chief Joel Fitzgerald noted that the grants "will greatly assist our departments in enhancing the City's 911 communications center."

For updates, please watch Council agendas on the City's website, www.missouricitytx.gov.

Municipal Trash Program Holiday Pickup Schedule for 2011

For residents who participate in the Missouri City municipal trash program, holiday collection dates will occur on the day after each holiday. The schedule for 2011 is as follows:

- * **Sunday, January 2** (New Year's Day is Saturday, January 1)
- * **Tuesday, May 31** (Memorial Day is Monday, May 30)
- * **Tuesday, July 5** (Independence Day is Monday, July 4)
- * **Tuesday, September 6** (Labor Day is Monday, September 5)
- * **Friday, November 25** (Thanksgiving Day is Thursday, November 24)
- * **Sunday, December 25 is Christmas Day** (No pickups occur on Sundays)

To ensure service, residents are encouraged to set garbage and recyclable materials out by 7 a.m.

For more information on Missouri City's solid waste collection service, please visit the City's website at www.missouricitytx.gov, and click on "Solid Waste Contract Update December 8, 2010" under "Hot Topics", email us at solidwaste@missouricitytx.gov or call us at 281-403-8500.

APPROVED 2011 BUDGET

CREEKMONT COMMUNITY ASSOCIATION 2011 APPROVED BUDGET

ANNUAL ASSESSMENT **\$650.00**

NO. OF HOMEOWNER LOTS AT 12-31-10 **283**

INCOME

283 HOMEOWNERS	\$650	\$183,950
94 BUILDER/DEVELOPER LOTS	\$325	\$30,550
PRO-RATED CLOSINGS		4,500
ASSESSMENT PENALTIES		1,200
INTEREST / TIME DEPOSITS		250
DEVELOPER CONTRIBUTION*		0
CLUBHOUSE RENTALS		1,500
MISCELLANEOUS		0
		\$221,950
TOTAL INCOME		
LESS 2011 FEES UNCOLLECTED		-22,000
TOTAL AVAILABLE INCOME		\$199,950

EXPENSES

ADMINISTRATIVE EXPENSES

ADMIN CONTRACT	\$12,000
OFFICE SUPPLIES	450
ADDITIONAL ADMIN FEES	120
COPIES	1,750
POSTAGE	2,500
BANK CHARGES	50
INSURANCE	7,300
COMMUNITY MAILOUTS	350
MEETINGS	300
ADMIN NOTICES	3,100
DEED RESTRICTION COSTS	300
RECORD STORAGE	300
TOTAL ADMINISTRATIVE EXPENSES	28,520

LEGAL & ACCOUNTING

LEGAL: CORPORATE	1,500
LEGAL: COLLECTIONS	12,100
LEGAL: DEED RESTRICTION	500
TAX PREP / AUDIT	500
TOTAL LEGAL & ACCOUNTING	14,600

GROUNDS MAINTENANCE

LANDSCAPE CONTRACT	34,500
ADDED WORK / REPLACEMENT / ANNUALS	1,050
TOTAL GROUNDS MAINTENANCE	35,550

MAINTENANCE AND REPAIRS

COMMON AREA REPAIRS	500
PEST CONTROL	200
IRRIGATION REPAIR	2,500
DEED RESTRICTION MOWING	200
ENTRY REPAIRS	1,000
TOTAL MAINTENANCE AND REPAIRS	4,400

RECREATION CENTER	
POOL CONTRACT	32,000
EXTRA SERVICES	500
REPAIRS & MAINTENANCE	1,000
FURNITURE & EQUIPMENT	500
SUPPLIES & POOL TAGS	400
CLUBHOUSE	3,000
JANITORIAL SERVICES	3,600
CLUBHOUSE SUPPLIES	1,200
PLAYGROUND	300
TOTAL RECREATION CENTER	<u>42,500</u>
UTILITIES	
ELECTRICITY - STREET LIGHTS	0
ELECTRICITY - RECREATION CENTER	18,500
WATER & SEWER	24,500
TELEPHONE	1,250
GAS	1,500
TOTAL UTILITIES	<u>45,750</u>
TAXES	
FRANCHISE TAX	0
FEDERAL INCOME TAX	1,100
PROPERTY TAX	50
TOTAL TAXES	<u>1,150</u>
BAD DEBT	
BAD DEBT	5,000
TOTAL BAD DEBT	<u>5,000</u>
OTHER EXPENSES	
MISCELLANEOUS	0
COMMITTEES	1,000
HOLIDAY DECORATIONS	1,300
NEWSLETTER	1,200
NON-CAPITAL RESERVE FUND	3,600
CAPITAL RESERVE FUND	15,380
TOTAL OTHER EXPENSES	<u>22,480</u>
TOTAL EXPENSES	<u>\$199,950</u>
PROFIT / LOSS	<u><u>\$0</u></u>
CAPITALIZATION ACCOUNT	\$3,600

*The projected income, projected expenses and projected reserves are based upon general estimates. Actual income, expenses and reserves may be higher or lower than these amounts.

Summary of the 2010 Creekmont Annual Meeting

The approved 2011 budget was presented. The 2011 assessment rate remains unchanged: **\$650.00**.

The Members of the Association elected 3 Directors to the Association's Board of Directors: Brad Todes (2 year term), Mike Sharp (2 year term), and Joe Babich (1 year term).

Officer Paske, with the City of Missouri City Police Department, was one of two guest speakers at the Annual Meeting. Officer Paske provided a handout which included the crime report for the community.

The other guest speaker was Scott Buchman, the City of Missouri City HOA liaison. He discussed the trash service and provided handouts from the City regarding trick-or-treating, trash cans, waste service, and the new radio station that the City has for emergencies.

There were some homeowner comments about **the builder/developer** lots not being maintained in the same fashion as the manicured common areas in the subdivision. Director Mike Sharp advised that the vacant lots are tractor cut. There was also a comment regarding the sprinkler system not working properly. The Board advised the homeowners that if they see something not working properly to please call Heather at Crest so she can have the problem addressed.



2011 Assessment Fees are due by January 31, 2011 in the amount of \$650.00.

Local Holiday Events



All Aboard the Christmas Train!

Take an old-fashioned train ride through our winter wonderland." Enjoy Christmas displays, Nativity scene and over 175,000 lights. This is truly a wonderful experience for the whole family. Train rides will be held on December 16-23, 2010; stop by anytime from 6:30 to 10:00 p.m. For more information visit <http://www.thechristmastrain.org>.



City of Sugar Land's New Year's Eve Celebration

The City of Sugar Land will once again mesmerize the crowd by ringing in the New Year at Sugar Land Town Square on Friday, Dec. 31st. To make sure everyone has a chance to celebrate, the evening has been broken down into a Children's Celebration - 7 pm - 9 pm & Adults' Celebration - 9:30 pm - 1:00 am. Further event information will be available at <http://www.sugarlandtx.gov> or by calling 281.275.2885.



More than fifty years ago one musical changed theater forever. Now it's back on Broadway mesmerizing audiences once again. From the first note to the final breath, WEST SIDE STORY soars as the greatest love story of all time; directed by Tony Award®-winner Arthur Laurents, WEST SIDE STORY remains as powerful, poignant and timely as ever. This performance will be held at the Hobby Center for the Performing Arts from Jan 12, 2011 - Jan 23, 2011. For information on this and other performances visit <http://www.thehobbycenter.org>.



The Missouri City Fire and Rescue Service is offering free home fire safety surveys to all residents. Firefighters will come to your house and identify potential fire hazards and recommend actions on how to eliminate them. For more information and to learn how to schedule your free home fire safety survey, call the Fire and Rescue Service at 281-403-4300.

YARD OF THE MONTH FOR SEPTEMBER

Timothy Winbush
2418 Winding Creek Drive



Get Involved! Your Community Needs You!

The Creekmont Board of Directors is seeking Creekmont residents who would like to participate in the development of future activities within the neighborhood. This is a great way for you to become active in your community and have direct influence on your subdivision. Please join a committee today and get involved in shaping the community you call home. Please contact **Heather Monteverde** at heather@crestmanagement.com

COMMITTEES:

- Communications Committee
- Landscaping Committee
- Neighborhood Watch Committee
- Social/Welcome Committee
- Finance Committee
- Modifications/Deed Restrictions Committee
- Pool Committee

Creekmont Community Association, Crest Management, P.O. Box 219320, Houston, TX 77074

Friendly



Holiday Reminder

All holiday decorations must be removed within 4 weeks after calendar date of the holiday.

Directional Signage / Markers

If you are hosting a party or event and want to give your guests directional markers to your home, please remember to immediately remove the item(s) (ribbon bows, balloons, etc.) from the Stop signs or wherever you place them. It is each residents responsibility to do so because, we do not have a Clean Up Committee for the community to go behind residents who forget to remove directional markers. This helps to keep our community free of clutter. Your cooperation is greatly appreciated.

Property Modifications

Creekmont residents are reminded that all exterior home modifications/improvements must be approved prior to beginning work. This includes patios, exterior painting, decks, & tree landscaping to name a few. For more information regarding this matter, please visit www.creekmonca.org, click on the "CC&R's" tab.

Non-working parked vehicles

in your driveway or on the street is a violation of the **Creekmont Covenants, Conditions and Restrictions** as well as Missouri City code. Please remember that fines by the Association and Missouri City may be assessed. In order to maintain the integrity of our community, we must adhere to the guidelines set forth in the Declarations. Why not donate that old vehicle to a charity today?

Parking

Vehicles parked on the street and vehicles blocking the sidewalk impede traffic and create a hazard for bikers, joggers, etc. Please park your vehicles in your garage or driveway and don not block the sidewalk.

Please don't Speed

School is back "IN" and it is very obvious that many residents are speeding. Please remember to follow posted speeds and to use caution when driving through the neighborhood. No one really wants to get a ticket or injure someone. The speed limit is 30 MPH.

Trash Can

Trash cans are not part of your home's décor. They must be put away, out of sight by 6pm on the day the trash is picked up and should not be stored in front of the garage or on the side of the home. Plastic bags are not considered proper trash receptacles, as trash can easily be accessed by animals, children, etc. **Trash must be kept in sanitary refuse containers.** For more information regarding this matter, please visit www.creekmonca.org, click on the "CC&R's" tab.



Recipes



To add a favorite recipe, e-mail it ([text only please](#)) to this site. If you would like to have an author/name posted with the recipe, include it. Creekmont.homes@yahoo.com Click on a recipe below to View/Browse or Print.

Carrot Souffle

Author: Unknown

Ingredients

- 1 1/2 pounds peeled carrots (about 9 medium)
- 1 1/2 cups granulated sugar
- 1 1/2 teaspoons baking powder
- 1 1/2 teaspoons vanilla
- 1/3 cup high-gluten or bread flour
- 4 eggs
- 1/2 cup (1 stick) melted margarine or butter
- 1 tablespoon confectioners' sugar



Directions

Steam carrots until extra soft, about 30 minutes in a steamer basket set over boiling water. (You may do this in a microwave, placing the whole carrots in a covered container with about 1/4 cup water; cook on high about 10 minutes, or as your microwave instructions dictate.) Drain well.

While the carrots are still warm, transfer to large bowl of an electric mixer and add granulated sugar, baking powder, vanilla and flour. Beat slowly until carrots mash, then increase speed to medium and beat 3 minutes, or until very smooth.

With the mixer on low, add the eggs one at a time, beating after each addition. Gradually add the melted margarine.

Preheat oven to 350 degrees. Spray a 1 1/2-quart casserole or a deep, 9-inch round pan lightly with vegetable oil. Spoon in the carrot mixture. (The mixture will rise, so pan should not be more than half full.)

Bake about 1 1/2 hours, or until the top is a light golden brown. Sprinkle lightly with confectioners' sugar and serve immediately. (The souffle will fall after being taken out of the oven.)

Libby's® Pumkin Cranberry Bread

By: Libby's® Pumpkin

- 3 cups all-purpose flour
- 5 tsp. pumpkin pie spice
- 2 tsp. baking soda
- 1 1/2 tsp. salt
- 3 cups granulated sugar
- 1 (15 oz.) can Libby's® Pure Pumpkin
- 4 eggs
- 1 cup vegetable oil
- 1/2 cup orange juice
- 1 cup fresh or frozen cranberries



Directions

Preheat oven to 350 degrees F (175 degrees C). Grease and flour two 9 x 5-inch loaf pans.

Combine flour, pumpkin pie spice, baking soda and salt in large bowl. Combine sugar, pumpkin, eggs, vegetable oil and orange juice in large mixer bowl; beat until just blended. Add pumpkin mixture to flour mixture; stir just until moistened. Fold in cranberries. Spoon batter into prepared loaf pans.

Bake for 60 to 65 minutes or until wooden pick inserted in center comes out clean. Cool in pans on wire racks for 10 minutes; remove to wire racks to cool completely.



Recipe for Kindness

Take 1 cup of understanding, sprinkle in a dash of compassion, add as much patience as required and mix with a whole lot of love.

Creekmont Community Association Board of Directors

President

Brad Todes

Vice President

Mike Sharp

Secretary/ Treasurer

Joe Babich

Association Manager

Heather Monteverde

Committee Chairs

Communications/Newsletter

Gloria Davis

Deed Restrictions/Modifications

Joe Babich

Finance

Jose Saucedo

Landscaping

Joe Babich

Neighborhood Watch

OPEN

Pool

OPEN

Welcome/Hospitality

OPEN

Advertisements

Do you have something to buy, sell or give away? Support our neighbors.

To place an ad in the newsletter, please email creekmont.homes@yahoo.com.

- Promote your **home business** in the classified ad section **FREE**
- Non-home business pay:
 - Business Card \$15.00
 - Half page \$25.00
 - Full page \$50.00
- Ads will be placed on a space available basis in the back pages
- Keep your ad length short and to the point
- Residents only

Deadline to submit for next issue is February 22, 2011. All ads are subject to approval by the Board of Directors.