



Shadowcrest Homeowners' Association Newsletter

Fall 2008

Inside this Issue:

- Review of Annual Meeting
- Association Services
Neighborhood Compliance
Service
- Board Volunteers Needed
- HOA Directory
- National Night Out on
10/7/08
- Holiday Decorating
Contest
- Being a Good Neighbor
Means...
- Common Areas &
Reminders for the pool
- Welcome New Neighbors
- HOA Announcements

~"Many of us are more
capable than some of
us...but none of us is as
capable as all of us!!"~
Tom Wilson

HOA Officers

President
Janet Sauber
680-1449

Vice President
Tom Wehrly

Treasurer
Sam Rizza

Secretary
Cindy Flippen

Hospitality & Newsletter
Sarah Tobola

Pool Liaison
George Libal

Landscape Liaison
Clifford Linsey
575-6798

Architecture Review Liaison
Randy Yates

Annual Meeting Review

The Annual Shadowcrest Home Owner's meeting was held on Thursday, September 11, 2008. Many of our members were preparing for hurricane Ike, but those who attended received a review of the recent year Board activities. A financial report was distributed along with updates from various committees. In addition, time was allowed for discussion from the floor which included some formal complaints related to neighborhood homes and parking.

Association Services Neighborhood Compliance Service

Due to the increasing number of complaints received by the Board, we have approved the use of Association Services neighborhood compliance service as a means to proactively address violations within our neighborhood. The Board will use this service, in addition to continuing to receive complaints directly from Home Owner's, to address concerns and violations within our community.

As a third party service, a copy of the Declarations of Covenants and Restrictions that establishes the rules and restrictions for our neighborhood has been provided to Association Services for their use in monitoring compliance. The compliance service includes a bi-monthly drive through and inspection of the neighborhood for noticeable violations, documentation of such violation and correspondence sent directly to the Home Owner to address the violation. The inspection dates are random and will alternate days of the week.

This service is bi-monthly, and will not "catch" all violations. If you identify a violation, please continue to report it to the Board by contacting a member of the Board.

As a reminder, a copy of the deed restrictions were provided to each home owner at closing and by purchasing a home in Shadowcrest HOA, you have agreed to abide by those restrictions. If you need another copy of the Shadowcrest Declarations and Covenants, please make your request to:

Admail
c/o Shadowcrest HOA
903A Harvey Road
College St., TX 77840
979-779-7788

Most common violations reported include:

- Storing trash cans in a visible area (a city code violation)
- Parking vehicles on the street
- Lack of upkeep of yard maintenance or fencing
- Inoperable cars

In most cases, our homes are our biggest investment. Help protect the value of our properties by abiding by the rules. The Board is prepared to take action against violations, but remember that any legal action will cost the HOA money and can potentially cause annual dues to increase. If we each do our parts, our neighborhood will continue to be a sought after neighborhood and a great place to call home.

Board Volunteers Needed

We are looking for a few additional volunteers to serve on the Board to fill vacant positions. Please consider serving your neighborhood by serving on the HOA Board. Contact the current President Janet Sauber at 979-680-1449 or e-mail board@shadowcrest.org.

HOA Directory

We are working on compiling a new HOA directory. We will be dropping off a information request form for each house to indicate information to be shared in the directory. Directories will be send with the 2009 annual dues mailing.

National Night Out – October 7th

Please join your fellow neighbors in a block party as we celebrate National Night Out on October 7th! Our goal will be to help knock-out crime in our community.

When: 10/7/08 6:30-8:00

Where: Shadowcrest Pool

Why: To get to know your neighbors and help fight crime

Appearances by the College Station Police, Fire Department and maybe even some City Officials are scheduled. Register for a door prize drawing for a knock-out rose plant. Hot dogs and snacks will be served.



Architecture Review Committee

Are you planning on making updates to the exterior of your home? Please be aware that you must seek approval and complete a request form **BEFORE** you start your remodel project.

Contact:
Kay Henryson at 696-8137 or
David Hackethorn at 693-9310 for
more information.

ANNOUNCEMENTS

We will be having our holiday yard decorating contest again this year. Will your holiday decorations be the best in the neighborhood?

Judging will be held on December 8th & 9th.



~Don't compromise yourself.
You are all you've got.~
Betty Ford

Want to receive e-mails
with important
information about the
neighborhood?

Join the Shadowcrest
E-mail list by sending an
e-mail to
hoa@shadowcrest.org

REMINDER

Heavy trash and curb-
side recycling pick up
for our area is on
Mondays. Please try to
wait and place your
items on the curb closer
to Monday so that it
does not sit on the curb
for a number of days.



Do you have some news
or information you would
like to include in the
newsletter?

Send an e-mail to
sarah_tobola@yahoo.com

NEED TO CONTACT THE BOARD?

Send an e-mail to
board@shadowcrest.org

Board meetings are held the 2nd
Tuesday of the month.

Being a Good Neighbor Means...

As mentioned in the previous article, abiding by the declarations of covenants and restrictions for our HOA helps protect the value of our property. However, being a good neighbor means more than just abiding by these rules. It also means being respectful of those living around you. Here are some tips to help maintain and create harmony with the people on the other side of the fence.

1. Don't think you are the only person on the street – consider the fact that what you could be doing could be affecting your neighbors.
2. Be mindful of noises – this included watching how loud you turn up the speakers, how loud you rev your engine, or how much you allow your dogs to bark or kids to scream.
3. Keep your pets in your own yard - It is inconsiderate to allow your pet to soil or damage your neighbor's yard. If they do get out from your yard, clean up after them and replace any items they damage.
4. Respect their privacy
5. Maintain the area around your home – it increases everyone's property value and keeps your place from becoming an eyesore for your neighbor.
6. Be helpful and polite – smile and greet your neighbors or offer to watch their house while they are on vacation or pick up newspapers. They may even return the favor.

When it comes to being a good neighbor, a little common sense and courtesy can go a long way to make our neighborhood a much nicer place to live.

Common Area & Pool Reminders

If you notice something that looks out of place or needs to be address in the common areas, please bring it to the attention of Cliff Linsey at 979-575-6798.

When using the pool area, please remember the rules and guidelines for use. Numerous items and trash are being left behind. Be courteous and clean up before you leave.

Pool Rules & Guidelines:

1. Members must be present with their guests AT ALL TIMES and are responsible for guests' behavior.
2. Children under 12 must be accompanied by a parent or guardian AT ALL TIMES.
3. Actions and language should be appropriate for this family area.
4. No climbing, running, or diving permitted in pool area.
5. No food or drink permitted within 3 feet of the pool edge.
6. ABSOLUTELY NO glass containers.
7. No alcohol, tobacco products or pets allowed in pool area.
8. The pool may be closed periodically for repairs or chemical treatment of the water.
9. The Pool is for Shadowcrest Homeowner's and their guest ONLY. DO NOT give out the gate code to anyone that is a NON-Resident of the Shadowcrest HOA.
10. There is NO lifeguard on duty. If an emergency occurs, call 9-1-1.

Welcome New Neighbors

The following families recently moved into our HOA. Stop by and welcome them to our community.

RIVERSTONE

- Diane Nolley (9205)
- Taiwan & Shelia McQueen (9208)

STONEBROOK

- Ameet Agnihotri (9106)
- Roy & Norma Hagler (9104)

WATERFORD

- Mark, Marianna & Zachary Chaffin (9101)



POOL UPDATES:

REMINDER: The pool
will close for the season on
November 1st and will not
reopen until April 1st.

Maintenance will be
completed in the pool area
for us all to enjoy when it
reopens in April.

Gate Code:



Name
Street Address
City, State Zip Code