



Shadowcrest Homeowners' Association Newsletter

March 2012

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Welcome New Neighbors

Reminder:

HOA Dues were due by 1/31/12. They are now considered late. Please send payment now to avoid extra late fees and a levy being placed on your property.

*"What you get by achieving your goals is not as important as what you become by achieving your goals".
~Henry David Thoreau~*

HOA Officers

President

Randy Yates

Vice President

Sarah Tobola

Treasurer

Sam Rizzo

Secretary

Tom Werhly

Hospitality

Ann Busch

Newsletter

Sarah Tobola

Pool Liaison

Damian Jemaa

Landscape Liaison

Open

Board Members:

Cindy Richmond

Jordan Bertling

Architectural Review:

David Hackethorn

Kay Henryson

Admail Services

979-779-7788

HOA Covenants & Restrictions Review

As announced at the last annual meeting and with the annual dues notice, the declaration of covenants & restrictions for sections I, II, and III in our HOA are up for their review (excludes section IV Concord Circle). The original restrictions were written over 30 years ago and as you can imagine, a lot has changed over the past 30 years.

- Atari was popular and released the home version of Pac Man
- ET was box office hit and Michael Jackson released Thriller
- Times Magazine Man of the Year was the computer
- Average yearly salary was \$21,050 and average new home cost \$82,200
- Cost of gas \$0.91 and cost of stamps \$0.20

As evident, technology, styles and cost have changed over the years and our restrictions need to evolve as well.

The Board began this process at the last annual meeting by collecting feedback from residents. After getting resident feedback, the Board reviewed the current restrictions from various local neighborhoods such as Castlegate, Pebble Creek, Indian Lakes, and Emerald Forest to get ideas of how to improve our restrictions for current times.

After a comprehensive review of our restrictions verses other more current restrictions the Board made draft changes to several sections of the document incorporating homeowner feedback and recommendations from a lawyer who specializes in real estate law.

The next step in the process will be a final comment and review period for HOA members to offer additional feedback and suggestions pertaining to the draft document which will be made available at our website www.shadowcresthwa.org in early April or can be requested from Association Services.

Following the conclusion of this final review period, each homeowner will be asked to vote on the approval of the changes by signing the official voting petition document.

Board members will host informal meetings to collect the required signatures and will also be visiting each home to secure the necessary signatures on the voting petition.

Please be watching for more information including an announcement when the draft document is available for review and comment, a timeline and next steps as we continue through this important process to update our restrictions for the current times. Remember the Board's purpose and ultimate mission is to protect your property value as one of your largest investments.

New Shadowcrest HOA "News" Group – Stay Informed

A new news group has been established for residents of the Shadowcrest HOA in order to help members receive messages from the Board related to our homeowner's association or other important relevant community information for our residents. Please take the time to sign up for this news group (which does require a Yahoo email address). Visit www.shadowcresthwa.org and use the Join the Shadowcrest HOA News group HERE today link on the left. This news group will replace the old email distribution list.

Shadowcrest Pool Reopens April 1st

The Shadowcrest Pool will reopen on April 1st (that's no April's Fool Joke) and will remain open for the season through October 31st.

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 Homeowners and their guests 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.

Contact the Board if you need to receive the pool code again.:

Save this newsletter for future reference or write the gate code in a safe place so you will have it when the pool opens on 4/1/12.



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

Join the Shadowcrest Group. Visit www.shadowcresthoa.org for more details.

*"Life is 10 percent what happens to me and 90 percent how I react to it."
-Charles Swindoll-*

Where are you...

Please Always Remember to Keep Every vehicle in Driveway or Garage Limit on street parking to only necessities which improves safety & appearance of our community!



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?

Board meetings are typically held the 3rd Monday of the month.

Use the CONTACT US feature on the website.

Shadowcrest HOA Board

First, the Board would like to publically thank George and Mitzi Libal for their many years of dedicated service to the Board with both landscape and the pool. We also send our appreciation to John Wormuth who served in numerous capacities including Secretary. We wish them luck in their new communities.

Second, we would like to welcome Cindy Richmond and Jordan Bertling as new members to the Board and Damian Jemaa as our pool liaison. We are excited for their contributions to the Board and our neighborhood. There are still some vacancies on the Board, so please consider volunteering some of your time to help keep our neighborhood a great place to live.

Got Plans to Remodel? May Need Architecture Review

Spring is in the air and many of us start home projects now that the weather is nice outside. Please remember that if you are going to remodel including changing or adding a structure or hardscape on your property, you must first submit a request through the HOA Architecture Review process. The Architecture Review application form may be obtained from the website www.shadowcresthoa.org or by calling Association Services.

CS Hazardous Waste Collection

Dispose of your unwanted paint, paint thinners, oil and oil filters, old computers, gasoline, CFL's and long fluorescent tubes, etc. For a full list of items accepted visit the BVSWMA website at www.cstx.gov/bvswma or call the Hazardous Waste Hotline at 979-764-3809.

**April 28, 2012
7 am- 2 pm**

3380 University Dr. East
College Station, TX

Visit the HOA website for latest information and information on our neighborhood.
www.shadowcresthoa.org

Welcome New Neighbors

The following families recently moved into our area. Feel free to stop by and wish them a warm welcome to our Neighborhood.

Riverstone
9101 – Arthur & Wanda Castro
Timberknoll
9217 – Jason & Ann Savell



REMINDER:

Trash cans should be stored outside public view. This is both a city code and HOA violation.



Ask yourself, where is my trash can stored???
Does it need to be relocated????

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.