



# Shadowcrest Homeowners' Association Newsletter

Winter 2008

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~"Be at war with your vices, at peace with your neighbors, and let every new year find you a better man." ~ Benjamin Franklin

## HOA Officers

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Architecture Review Liaison  
Sandy Strickland



## Architecture Review Board

Are you familiar with the slogans "Do it yourself, we can help" or "Let's build something together"? If so, you might have home improvements on your mind. Whether you are a do-it-yourselfer or you hire a professional to complete your updates, please be aware that any modifications, changes, or updates to the exterior of your property must be approved **IN ADVANCE** by the Architecture Review Committee. A standardized procedure was announced and explained with the recent mailing containing the 2008 HOA Dues. This procedure will help maintain property values by ensuring that all modification are consistent and satisfy the requirements in the Shadowcrest Declaration of Covenants and Restrictions.

If you are planning a change to your exterior, please complete the Shadowcrest Architectural Review Committee Application form and return to the address provided on the form. This also includes some landscaping projects, including, but not limited to, fencing, decking, patios, trellis work and sidewalks." You must receive approval from the Committee BEFORE you begin any changes. If you have questions, you may contact the Board by e-mail at [board@shadowcrest.org](mailto:board@shadowcrest.org) or members of the Review Committee Kay Henryson at 696-8137 or David Hackethorn at 693-9310

## Rock Prairie Development Meeting

A lot has been happening within the past few weeks that we thought you should all be aware of. As you might have suspected from the article in *The Eagle* a couple of weeks ago, Weingarten Realty still has designs on bringing major retail development to Rock Prairie Road. Weingarten is proposing major retail for the area again, but Aggie Realty Group, LLC, from the Woodlands has also filed a preliminary plat to build a large apartment complex on Rock Prairie at the end of Stonebrook.

As of this moment these are the facts as we know them:

1. Aggie Realty Group, LLC has filed a preliminary plat to construct a 241 unit apartment complex at Rock Prairie and Stonebrook. This property is currently zoned R-4 for multi-family housing, so we cannot stop that project. This is likely phase one of a larger project, as the plat utilizes less than half the land zoned R-4 at that site.
2. Weingarten has submitted a plat for construction of a 60 acre retail center at Rock Prairie and Hwy 6. Currently 10 acres on the corner is zoned C-1 for commercial use, but the remaining 50 or so acres are zoned A-O or agricultural open. To be able to build their regional retail center will require re-zoning to C-1. An expanded plat of the area indicates that this 60 acre development will merely be phase one,
3. Both issues will be brought before the Planning and Zoning board for discussion and action on Thursday, February 7.

It's only through a unified effort that we will be able to stand up against inappropriate development that could diminish our quality of life. That's why we need each of you to stay on top of this issue. As representatives of Shadowcrest HOA we will do our best to keep abreast of developments, to stay actively involved in the process, and to keep you informed. But we need your help. We need everyone to attend the Planning & Zoning hearing on February 7 and to speak, if you like, on the Weingarten proposal. Unfortunately, we will not be allowed to speak on the Aggie Realty apartment issue, as it is not up for re-zoning, but a large presence can still influence the outcome. **So please mark your calendars February 7<sup>th</sup> P&Z meeting and plan to attend to support our HOA.**

## Tips to Winterize Your Home

MSN recently ran an article that help provide homeowner's information to prepare and protect their homes during the winter months. Below is a summary of the ways to Winterize your home from [www.realestate.msn.com](http://www.realestate.msn.com):

- ✓ Clean those gutters - remove the fall leave to allow rain to drain.
- ✓ Block those leaks – both inside & out. Common areas to check recessed lighting, window & door frames, & electrical outlets
- ✓ Insulate yourself – you need a minimum of 12 inches in your attic.
- ✓ Check the furnace – it is a good idea to have cleaned & tuned annually.
- ✓ Get your ducts in a row – make sure ducts are well connected and insulated.
- ✓ Don't forget the chimney – inspect before using.
- ✓ Reverse that fan – to push warm air downward. Blades should be turning clockwise.
- ✓ Wrap those pipes - drain lines and shut insulate spigots.

- ✓ Check those alarms- change batteries and check operation with a small amount of real smoke, not just the test button. Also check your fire extinguisher.

## 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.

*~Man's greatest blunder has been trying to make peace with the skies instead of making peace with his neighbors" ~*

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](mailto:hoa@shadowcrest.org)

## REMINDER

**HOA Dues are to be paid by 1/31/08.**

Unpaid accounts will start to accrue interest beginning Feb 1<sup>st</sup>. HOA Dues are \$275.00 per individual lot. Send payment to:

Shadowcrest HOA  
903 A Harvey Road  
College Station, TX 77840

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

Send an e-mail to [s-tobola@tamu.edu](mailto:s-tobola@tamu.edu)

**NEED TO CONTACT THE BOARD?**

Send an e-mail to [board@shadowcrest.org](mailto:board@shadowcrest.org)

Board meetings are held the 2<sup>nd</sup> Tuesday of the month.

## Being a Good Neighbor Means...

When we bought our homes in the Shadowcrest community, we agreed to abide by the Shadowcrest Declaration of Covenants and Restrictions. 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.

## Holiday Yard Decorating Winner

There were many homes with their exteriors beautifully decorated for the holidays! It made judging for the "best" holiday yard decorations quite difficult. In the end, one yard just stood out in our minds and the Board agreed 1503 Brittany Drive was the winner of the first Holiday Yard Decorating contest. Congratulations to the Han's who received a gift card to Lowes. You could be the winner next year, so start planning for next year.

## Subdivision Garage Sale

Shadowcrest HOA is planning to help coordinate a subdivision wide garage sale for this Spring. We are looking to partner with the other surrounding HOA's in Woodcreek to combine forces. Information will be sent out once a date is established. What a perfect opportunity to start your spring cleaning and get those closets/garages emptied out!

## Welcome New Neighbors

We have no new families who recently moved into our neighborhood. But you can still meet a "new neighbor" by introducing yourself and greeting someone in the neighborhood that you have not met before. This will help to make our community stronger.

### POOL UPDATES:

Reminder: The pool is closed and will not reopen until April 1<sup>st</sup>.

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

*Looking for a way to help get healthier for the New Year?*

*Brazos County is having their FREE Walk Across Texas program starting February 16 through April 12*

*More information is available at [www.brazoswat.com](http://www.brazoswat.com)*



### ANNOUNCEMENTS

SAVE THE DATE – National Night Out will be held on Tuesday, August 5th. More information will be provided, but save the date on your calendar now!

Do you have a child or family member that provides services such as pet setting, baby sitting, or lawn care? Send us the information and we will share with the neighborhood.

*Name*  
*Street Address*  
*City, State Zip Code*

