

SCAN

SHARPSTOWN CIVIC ASSOCIATION NEWS

The Official Publication of the Sharpstown Civic Association Issue 5, Volume 43

Sep - Oct 2019

**RESPECT THE PAST
EMBRACE THE FUTURE
SCA STANDS FOR SHARPSTOWN**



TIRZ#20 contracts with Houston Parks Board to design our Sharpstown Trail. More to come!!!

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**Captain
James Eatmon,**
Thank you for
your service!

see page 7
for story



**Chapter 209
Sharpstown
Homeowner
Protections**

see pages 12-17
for information

President's Message

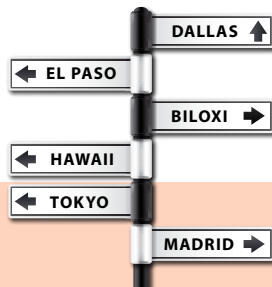
by Matt Wine, President

Welcome to another edition of the SCAN newsletter – thank you for taking the time to read this issue and get informed about our community. I say “our community” because I am honored to serve on this volunteer Board that is made entirely of Sharpstown homeowners. Just like you, we all want to make Sharpstown a better place.

Much of this SCAN issue is devoted to the update of our original deed restrictions from 1955. This is an update because all of us already live with mandatory deed restrictions. And this update is mostly about bringing the legal language up to date. As you can imagine, legal definitions and usage has changed quite a bit over 65 years. So many of us have a negative reaction to the term HOA. But Section 209 is literally called the “Texas Residential Property Owners Protection Act”. Your current Board wants to put in protections for homeowners that will last well past our tenures.

As your neighbors, we see firsthand that deed restrictions work. SEAL security works. Mosquito spraying, this newsletter... they all fit together and help make our entire community stronger. We all benefit, and yet we are supported by only 25% of the community (thank you!). We know that with the entire community participating, we will have the resources to make these projects much more effective.

So again, thank you for reading this far. I ask that you look in this issue and our website for factual information about the proposed changes, ask questions, get informed, and help us keep Sharpstown moving in the right direction.



The SCAN got to travel to another exotic place with Sharpstown residents Dan and Angela Richter. Ajjic, Jalisco, Méjico

Traveling SCAN

Do You Like to Travel? We do too! Help your Sharpstown neighbors share the fun by contributing to the “Traveling SCAN”. Where will this SCAN go and who with? Just pop an issue of the SCAN magazine in your luggage, shoot a photo of you and the SCAN enjoying the sights, and send it to us with a note naming your location. Travel isn’t just for garden gnomes anymore.

2019 Directory—Board of Directors

Matthew Cowan – CCTC 713-818-3114 (cell)	wrcowan1@hal-pc.org
Dale Ada Davidson – Sec 3 713-819-5018 (cell), 713-774-0988 (home)	daleadad@gmail.com
Almena Downey – CCT2 713-771-1069 (home), 713-553-0486 (cell)	apmeeks5@att.net
Heather Handley – Sec 1 713-302-0475 (cell)	Lea84@hotmail.com
Charmaine LeBlanc – Sec 5 281-687-1323 (cell)	cleblanc@libertyoffice.com
John Lorenz – CCT2 713-304-9466 (cell) 713-988-8539 (home)	jplorenz@att.net
Elizabeth Schooler – Sec 2 713-550-3351 (cell)	hpdmama@gmail.com
Carrie Ann Schwartz-Hill – CCT2 713-459-3956 (cell)	carrieannschwartzhill@gmail.com
Kate Washmon – CCT2 940-441-3339 (cell)	profwashmon@gmail.com
Byrom Wehner – CCT3 713-774-5796	wehnerbt@ieee.org
Matt Wine – CCT3 713-397-9610 (cell)	mattwine@gmail.com



You don't have to leave Sharpstown to 'travel the world'. SCA members took classes through the Chinese Community Center - Asian Heritage Tours.

Thinking About Selling?



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www.alegriadentalcare.com

Important Info / Trash / Recycling

Important Numbers & Contacts

SEAL Security **713-338-2266**
 HPD Midwest Substation 832-394-1200
 Richmond Storefront 713-735-2062
 Ranchester Storefront 713-773-7070
 HPD South Gessner
 Substation 832-394-4700
 Gulfon Storefront 713-314-3171
 HPD Non-Emergency 713-884-3131

Weekly Trash Pickup

Sec. 1, 2, 3, 5 and CCT1,
 CCT2, CCT3 are “Tuesday B”

Estates East and West are “Monday A”

http://www.houstontx.gov/solidwaste/service_schedules.html

Heavy Trash Schedule

Month	Monday	Tuesday	Collection
October	8	14	Junk Waste Only
November	12	13	Tree Waste Only
December	9	10	Junk Waste Only

Section 1 & 2—Heavy Trash on Tuesday
 (second Tuesday of the month)

Section 3, 5, CCT1, CCT2, CCT3—Heavy Trash on Monday
 (second Monday of the month)

Section CCE-E, CCE-W—Heavy Trash on Monday
 (second Monday of the month)

You may place waste at the curb no earlier than 6:00 p.m. on the Friday prior to collection.

SHARPSTOWN PLUMBING CO.

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 Est. 1971

Dennis Hensley
 Owner/Master Plumber

RMP 16276

713-771-2608

Call Anytime

Glass is BACK!

After a two-year pause, curbside glass recycling has returned. Clear, green, and brown glass can be placed in your green curbside recycling container. The resumption of glass recycling came with the opening of a new recycling facility in March. The facility, operated by the city’s new recycling contractor, FCC, has a capacity of 145,000 tons per year, which is double the city’s current needs.

Recycling the Right Way

Here’s a quick refresher on what to place in your **GREEN** curbside recycling bin and what goes in the black curbside trash container. Put these items in your **GREEN** Bin (make sure you empty and rinse plastic, metal, glass and coated containers).

METAL AND CANS:
 Aluminum and Tin Cans (rinsed drained)

PLASTICS:
 Plastic Containers #1 - 5 and 7 (rinsed drained)

CARDBOARD and CARTONS:
 Carton - Cardboard boxes and cartons from items such as milk, juice, soup, crackers, cream, beans, water, broth, wine, etc.

PAPER:
 Paper, Newspaper, Catalogs, Magazines and Phone Books

GLASS:
 Effective immediately, **glass is accepted in the green curbside recycling bin.**

Please don’t put dirty paper (greasy pizza boxes), large plastic items like old toys, or plastic bags in the green bin!

These items clog the machinery used to process recyclables resulting in delays and expense.

SCA Mission Statement

“To serve and improve the Sharpstown community through enforcement of deed restrictions, architectural controls, enhancing our residents’ safety, and promoting Sharpstown as one of Houston’s most desirable neighborhoods.”



SHARPSTOWN CIVIC ASSOCIATION

JOIN OR RENEW TODAY!

2019 Dues

Membership	\$80
Safety and Security	\$170
Total	\$250

BENEFITS OF DUES PAYING MEMBERS:

Notary Service

25% off
Architectural Fees

Security Alarm
response by SEAL

Vacation Watch
by SEAL

Door prize drawing
at meetings

WHAT YOUR MONEY GOES TO



Mosquito Spraying
beginning April 1st
thru Oct 31st



SCAN
(Sharpstown Civic
Association
News)



Architectural
changes
enforcement



SEAL Security
Patrol



Community
events,
Informative
Website and
Facebook page



Monthly
community
meetings



Deed violation
enforcement
including legal
pursuit when
necessary

Check out the website Sharpstowncivic.org and our Facebook page for a complete list of member benefits and other neighborhood information.

HOW TO PAY? On our website www.sharpstowncivic.org or mail in the dues form below

YOU MAY JOIN OR RENEW ONLINE AT SHARPSTOWNCIVIC.ORG

Or Please Return This Form with Your Payment – Thank You!

2019 MEMBERSHIP & SECURITY

Membership Dues: _____ Security: _____ Total: _____ Check# _____
\$80.00 + \$170.00 = \$250.00

VISA _____ MASTERCARD _____ DISCOVER CARD _____ EXP DATE: _____

CREDIT CARD # _____ DATE: _____

NAME(s): _____ ZIP: _____

SIGNATURE: _____ PROPERTY ADDRESS: _____

PHONE (Primary): _____ Emergency Phone: _____

EMAIL: _____ EMAIL2: _____

One payment of \$250 is requested. Please contact the SCA office if other payment arrangements are needed. Thank you!

Safety & Security

Definitions of Crime Types

Robbery —The taking of money or goods in the possession of another, from his or her person or immediate presence, by force or intimidation.

Burglary—(breaking and entering) an unlawful entry into a building for the purposes of committing an offence. Usually that offence is theft.

Theft —the act of stealing; the wrongful taking and carrying away of the personal goods or property of another; larceny. Examples include ransacking unlocked cars, taking property out of open garage doors, taking a purse off a front seat of an unlocked car, taking a mower out of the back of a pickup truck.

Auto Theft—the act of stealing your automobile or truck.

Aggravated Assault —an attempt to cause serious bodily injury purposely.

Rape—unlawful sexual activity carried out against the will of a male, female, or person under age, or incapable of consent.



When you receive your 2019 Membership Stickers be sure to put one on your SEAL sign in your yard.

July - Aug 2019 Crime Statistics by Section

Section	Robbery	Burglary	Theft & Property	Aggravated Assault	Rape	Murder	Total
CCEE	1	2	4	1	0	0	8
CCEW	1	0	4	0	0	0	5
S1	0	4	7	6	0	0	17
S2	1	2	8	1	0	0	12
S3	0	0	3	1	0	0	4
S5	0	1	4	0	0	0	5
T1-2	1	0	6	3	0	0	10
T3	3	2	22	8	0	0	35
TOTAL	7	11	58	20	0	0	96

SCA Crime Totals - HPD's Reported Crime Statistics

2019	14	34	192	49	0	1	290
2018	12	37	157	25	4	1	236

Thefts continue to be our primary issue in Sharpstown and are rising. Valuables in view, unlocked cars and open garage doors will always make us prime targets of petty thieves. Please have a family meeting and discuss these issues and we will see this number reduced.

Thank goodness summer is over!



Vacation Watch

Did you know that one important service provided by S.E.A.L. Security is a complimentary vacation watch for your home? Just download and complete the form <http://sealsecuritytexas.com/wpcontent/uploads/2015/04/vacation-watch-form.pdf> then call the dedicated Sharpstown S.E.A.L. hotline at **713-338-2266**. An officer will check on your home daily to help make this year's vacation a relaxing getaway.



National Night Out – Texas Style will be on Tuesday, October 1, 2019. If you are hosting a get-together and would like a visit from HPD and SEAL, please call the Sharpstown Civic Association office at 713-789-2311 so we can get you on their schedule.

Safety & Security

Safety Alert - Check Your Electric Panel Now!

It's been reported that a number of Sharpstown homes were built using a brand of electric breaker boxes considered by some electricians and home inspectors to be unsafe. Failures of the FPE (Federal Pacific Electric) Stab-Lok breaker boxes have been linked to fires nationwide since their widespread use in homes from the 1950's to 1970's.

The FPE Stab-Lok can fail to trip during a short circuit or circuit overload, allowing dangerously high current to enter the home. There have also been reports of FPE circuit breakers sending power to a circuit even while in the off position, which could electrocute someone working on that circuit.



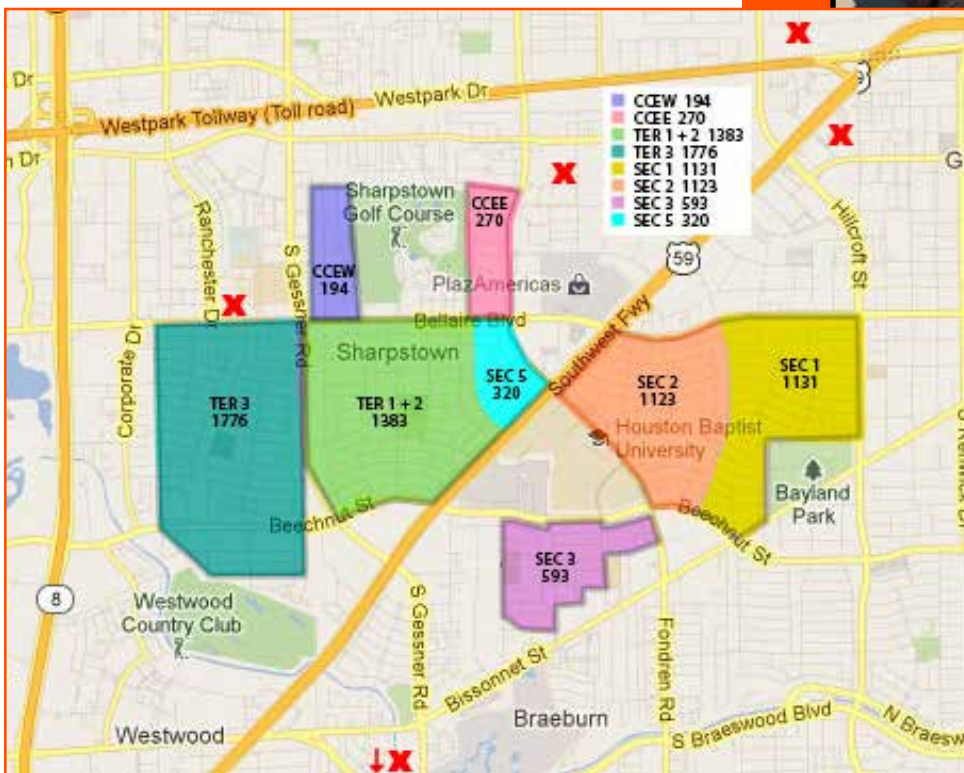
While many Sharpstown homes have upgraded their breakers during remodeling, others have not. If your breaker box has NOT been upgraded, you should check it out. Federal Pacific

Electric will likely be written on the cover; the name Stab-Lok may appear inside the box as well.

Anyone concerned about the safety of their electric breaker system should consult a licensed electrician for advice.



Captain James Eatmon and his trusty K-9 partner Kilo have patrolled Sharpstown since the beginning of our contract in 2012. Many of you have met him and know what an outstanding officer he is. He will be moving back to Kentucky at the end of September. We will miss him and wish him much luck. Thank you for your service to Sharpstown.



Looking for HPD in All the Right Places

Need a copy of an accident report? Want to talk to an officer about a problem in your area? You saw something suspicious and want to let law enforcement know about it? In Sharpstown, you won't have to go very far. Our community is served by two HPD substations, South Gessner and Midwest, and two HPD storefronts, Gulfton and Ranchester. The officers located at these facilities are there to help you in any way they can, so give them a call or a visit if you need assistance.

South Gessner Substation
8605 Westplace Dr. 24 hours daily
832-394-4700

Midwest Substation
7277 Regency Square 24 hours daily
832-394-1200

Gulfton Storefront
6227 Southwest Fwy. 8-4 Mon-Fri
832-394-2660

Ranchester Storefront
9160 Bellaire, Ste. F 8-4 Mon-Fri
832-394-2780

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Help & Assistance

Power Outages: 1-800-332-7143

Houston Red Cross 1-866-526-8300

Disaster Distress Helpline 1-800-985-5990
For disaster crisis support (**text line #66746**)

Poison Control Center 1-800-222-1222

Harris County Flood Control District
(713) 684-4000

Office of Emergency Management
(713) 884-4500

Motorist Assistance Program
713.CALL.MAP • 713.225.5627



Resource & Health Centers

The Alliance
(713) 776-4700 » 6440 Hillcroft St - 77081
thealliancetx.org

Buddhist Tzu Chi Foundation
(713) 981-8966 » 6200 Corporate - 77036
tzuchi.us/offices/houston

BakerRipley Gulfport Sharpstown Campus
(713) 273-3701 » 6615 Rookin St - 77074
www.bakerripley.org

Culture of Health-Advancing Together
chattx.org » 6711 Hornwood #245 - 77074

Chinese Community Center
(713) 271-6100 » 9800 Town Park Dr - 77036
ccchouston.org

HOPE Clinic
(713) 773-0803 » 7001 Corporate Dr #120 - 77036
www.hopechc.org

Walter Neighborhood Library
832-393-2500 » 7660 Clarewood - 77036
Hours: M - W 10-6 • Th 12-8 • F & S 1-5 • Closed Sunday
houstonlibrary.org/location/walter-neighborhood-library



RESOURCE GUIDE 2019

for the Southwest District



SouthwestManagementDistrict.org



Get to Know Some of the November District J Candidates

Barry Curtis

Barry Curtis has lived or worked, and called District J home since 1977. He was born on an Air Force Base and later attended Sharpstown High School and community college here, and eventually raised three children alongside his wife of 28 years here in our community.



Serving is at the core of the Curtis family with 3 generations in law enforcement. Barry himself recently retired after nearly 30 years with the Houston Police Department. During that time, he built strong community relationships with faith leaders, eventually helping found the H.P.D. volunteer program P.A.C.A. (Police and Clergy Alliance) to address crime and victims of crime in Houston. Barry has also mentored hundreds of students through D.A.R.E., and cares for his community to the point of training and becoming ordained as a Chaplain to better serve families in their time of need.

Now Barry wants to earn the opportunity to continue making District J the most diverse area of Houston and the safest District through working on The Houston City Council. Vote Barry Curtis on November 5, 2019 or earlier for District J on Houston City Council.

Rafael Galvan Jr.

What can I say that has not already been said? My name is Rafael Galvan Jr. and as a proud and native Houstonian, I love this great city of ours. I have lived in District J my 29 years of existence and have loved every moment of it. Residing in Sharpstown has given me the fortune of knowing what it truly means to be culturally diverse. I am smack in the middle of vibrant communities that truly enrich the experience of living in District J. I don't have an inspiring story of struggling with violence or living under the poverty line. I believe myself to be a product of the American Dream. My parents immigrated from Mexico in the late 80's and through hard work, sacrifice, and through policies from former Presidents Reagan and Bush Sr. they were able to obtain citizenship. Through that same hard work and sacrifice they were able to give my sister and I what they could only dream of. I am running for city council to keep our community strong and the opportunity of the American Dream alive. Our district is full of beautiful families and hard-working individuals who look forward to a bright future. As your representative in City hall I will strive for fiscal responsibility and for the development of new projects to ensure that our district remains as vibrant and welcoming as it always has. To me our future depends on accountability and as the Leader for our District that will be my number one Priority.



Edward Pollard

Edward Pollard is a native Houstonian and life-long resident of SW Houston. Edward attended all HISD schools for his primary and secondary education. For his collegiate matriculation, Edward attended Morehouse College in Atlanta, GA, where he graduated with honors earning his BA in Political Science. After playing professional basketball in the Republic of Singapore and Chile, South America, Edward returned to Houston to pursue his dream of becoming an attorney where he enrolled in Thurgood Marshall School of Law. Edward graduated with honors earning his JD with a concentration in government and policy. Recently, Edward attained his certificate in Negotiation Mastery from Harvard Business School.



Professionally, Edward is the owner of Pollard Legal Group, LLC, a boutique civil litigation firm located in District J. Edward is also the founder of Suits for Success, a 501c3 nonprofit that mentors teen boys on life skills at Sharpstown High School. At the completion of the course, each student receives a free suit, shirt, and tie for graduation and life beyond.

Edward is no stranger to Sharpstown. He has volunteered and lead many initiatives through the Sharpstown Civic Association for years. He knows that District J thrives when Sharpstown thrives. As such, Edward plans to hire dedicated code enforcement officers to ensure apartment complexes surrounding Sharpstown are up to code and absent of blight. Edward also plans to fund a private District J Patrol to assist HPD with neighborhood violations and crimes, panhandling, prostitution, and constituent complaints. He believes our community has so much potential but is in need of more oversight, enforcement, and fiscal responsibility from City Hall. He is married to his bride Vanessa and has two children EJ and Nadia. To learn more about Edward and his platform, please visit www.pollardforhouston.com



**DISABILITY
HELP
HOUSTON**

Greg Degeyer

9898 Bissonnet Suite 626 Houston, TX 77036

(713) 485-0610 Main Line

(713) 505-0542 Cell

degeyerlaw@gmail.com

degeyerlawintake@gmail.com Intake E-mail

Andrew Patterson

Let me introduce myself. I am Andrew Patterson and have lived in District J for over 30 years and moved to Houston in 1979. My education is I obtained BA and some graduate courses and alternative teaching from HCC with specialization in special education. My career was in the Insurance Industry in Property Casualty where I handled various losses. Worked in Risk Management for BFI and handled workers compensation and liability claims that occurred in multiple States. So my experiences lead to developed analytical and bring resolution to issues. I have spoken before Port Commission, Harris County Commissioners Court and Houston City Council on issues affecting citizens and business of Harris County. I talked to and listen to groups, individuals and businesses on concerns that affected them. Review and research data and information, created an approach and then spoke before that part of government that best address the problem/issue. I also have volunteered feeding and clothing the homeless. Reach out to various churches when there was a time of need due to natural disaster and how I could assist. Have been a voter registrar; seeking new voters. Help students with special needs to have a better understanding and learning techniques. Former president of the southwest tennis association, board member of the Houston tennis association and was a professional tennis umpire, which is voluntary but paid for being an umpire. I gave blood to the Red Cross and Gulf Coast blood bank. If elected I will represent your interest on the Houston City Council.



*Brays Bayou Association
invites Sharpstown*

HOUSTON MAYORAL CANDIDATE FORUM

WHEN: Monday, October 7th at 7:00pm
(Doors open at 6:15pm)

WHERE: 8814 S. Rice Houston, Texas 77096
Lovett Elementary School's Performance Hall

We'll briefly discuss the candidates, format and how you can help make our 2019 event even better than the 2015 production...which is going to be a tough challenge. This event is for YOU...so please submit any questions or topics that you would like the candidates to address to braysbayou@gmail.com. This is your chance!!!

Once again we are proud to partner with the Meyerland Community Improvement Association to bring this event to the community.

*Charles Goforth
Brays Bayou Association, President*

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CHUCK McCLURKIN
TREY HUDEK

Deed Restriction Update Project

The mission of the SCA is “to serve and improve the Sharpstown community through enforcement of deed restrictions, architectural controls, enhancing our residents’ safety, and promoting Sharpstown as one of Houston’s most desirable neighborhoods.”

The Sharpstown Civic Association’s 12 member volunteer Board are all homeowners and neighbors in Sharpstown. After years of meeting and conducting the business of the SCA while working with a slim budget based on fluctuating voluntary dues, and being limited by 65-year old deed restriction documents - we made a bold decision. **We are updating our legal documents and recommending to our neighbors that we become a full HOA with Section 209 rules and mandatory dues.** Much discussion, hashing out of pros and cons, meeting with our attorneys and getting their recommendations, and fear of failure have gone into this decision. Ultimately we long for a way to take a 65-year old neighborhood and give it the deserving facelift it needs to remain where we want to live and spend our lives, and this is the best way we could see it accomplished. The term HOA and mandatory dues strike fear in the hearts of some people. We have argued for and against these fears as a board, meeting after meeting, until we had a clear understanding and were able to sort out the social media untruths that abound. After this tedious evaluation we still think this path is the best path for Sharpstown and now we need to get your understanding and support.

Table of Historical Inflation Rates (CPI) in Percent

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Ave
2009	0	0.2	-0.4	-0.7	-1.3	-1.4	-2.1	-1.5	-1.3	-0.2	1.8	2.7	-0.4
2010	2.6	2.1	2.3	2.2	2	1.1	1.2	1.1	1.1	1.2	1.1	1.5	1.6
2011	1.6	2.1	2.7	3.2	3.6	3.6	3.6	3.8	3.9	3.5	3.4	3	3.2
2012	2.9	2.9	2.7	2.3	1.7	1.7	1.4	1.7	2	2.2	1.8	1.7	2.1
2013	1.6	2	1.5	1.1	1.4	1.8	2	1.5	1.2	1	1.2	1.5	1.5
2014	1.6	1.1	1.5	2	2.1	2.1	2	1.7	1.7	1.7	1.3	0.8	1.6
2015	-0.1	0	-0.1	-0.2	0	0.1	0.2	0.2	0	0.2	0.5	0.7	0.1
2016	1.4	1	0.9	1.1	1	1	0.8	1.1	1.5	1.6	1.7	2.1	1.3
2017	2.5	2.7	2.4	2.2	1.9	1.6	1.7	1.9	2.2	2	2.2	2.1	2.1
2018	2.1	2.2	2.4	2.5	2.8	2.9	2.9	2.7	2.3	2.5	2.2	1.9	2.4
2019	1.6	1.5	1.9	2	1.8	1.6							

Annual Assessment Under 209

If dues had been \$225 in 2009 and the SCA had opted to increase each year based on December year-end Consumer Price Index, the 2019 dues would be \$263. Historically the SCA has only increased dues every 5 or more years and has not seen a need to do so annually. In 2013 the membership dues were \$75 and Safety \$150. They remained this amount until 2018 when they were increased to \$80 and \$170. The new assessed amount under the proposed changes would remain \$250 per year due on January 1st. Future Consumer Price Index cannot be guaranteed. What could happen to dues? By taking our current \$250 and applying increases based on the average CPI (1.77) with the first increase not taking place until 2025, the dues in 2035 would be a maximum of \$304 per year.

“We the People of the Sharpstown Civic Association, in Order to form a more perfect neighborhood, establish Justice, insure domestic Tranquility, provide for the common defence, promote the general Welfare, and secure the Blessings of Liberty to ourselves and our Posterity, do ordain and establish this Plan for Future Sharpstown.”

**Ok, I borrowed some of that language. My point is though, that the SCA board is the same neighbors that have served you in the past as want to going forward. The goals and desires for a better Sharpstown has been and still is the same. As the cover artwork suggests, lets move towards an unlimited future and don’t sell our goals short.

Pros of going to 209:

1. Deed Restrictions bring the section within the protection of owner-friendly laws, such as the Texas Residential Property Owners Protection Act (TX Prop Code 209 and 204).
2. They provide a more robust method of checks and balances, giving owners more control over their association.
3. Deed restricted communities with stronger enforcement lead to enhanced property values.
4. Updated language of 65 year old deed restriction documents is needed to ensure success in today's legal system.
5. The HOA already does a great deal with what little they take in with voluntary dues but imagine how much they could accomplish with more funds to work with.

6. We have maintained a 24-26% voluntary participation rate for the last 5 years. These 25% have been willing to pay for 100% of the services in the past. It is time for all home owners to participate and pay their \$250 per year.

Fear: HOA's are all bad and evil?

Power hungry, unregulated and unaccountable HOA board – will that be the case here in Sharpstown? There are many safeguards with the added protection by the State of Texas through property code 209 that will keep this from happening and our current bylaws call for a voluntary board elected annually by the homeowners.

Accountability begins with the transparency of the SCA financial transactions. The SCA has been posting monthly financials and minutes since the beginning of the year on the website dating back to January 2017. A summary financial has been presented at each monthly membership meeting for years. The revenues and expenditures are and will continue to be available after 209 requires it.

The expenditure of the additional revenue due to mandatory dues will be carefully considered. Enforcement of deed restrictions, safety and promoting Sharpstown will continue to be our top priority objectives and receive increased revenue. Discussion has already begun and ideas from home owners are valued. Ideas have included but are certainly not limited to:

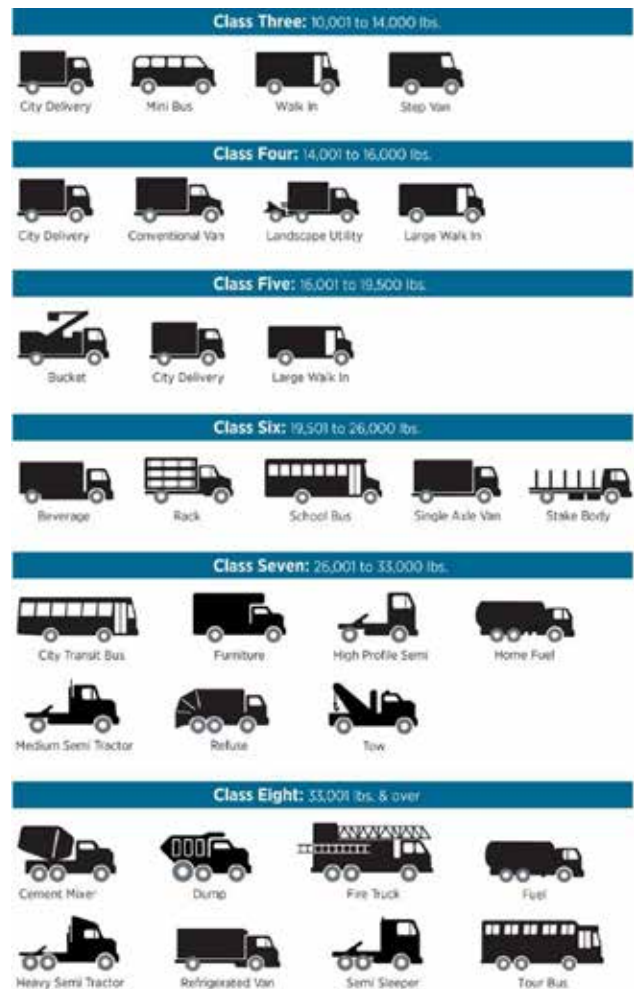
- Ditch cleaning and maintenance throughout Sharpstown
- Additional heavy trash collection
- House #'s painted on curb throughout sections
- Sidewalk repair program with shared cost (sidewalks are the responsibility of the home owner)
- Paint cross walks and speed cushions
- Storm drain cleaning
- Additional litter pick up
- Graffiti abatement

Commercial Vehicles in Sharpstown

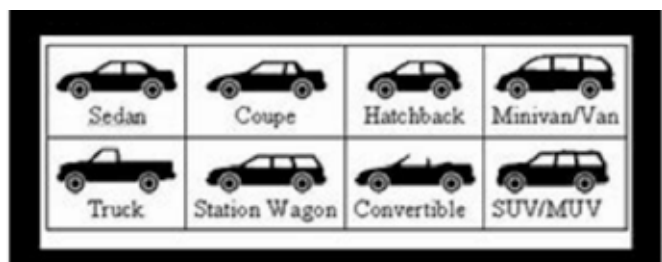
The SCA already has a Commercial Vehicle Policy put in place in 2014 that can be seen on our website under Deed Restrictions. 99% of this policy is being incorporated into our Deed Restriction update as is. There are two exceptions:

- 1. The need to seek approval by a resident to park an approved vehicle with a commercial sign is being removed. Up to 2 approved commercial vehicles are allowed to have signage without approval.
- 2. The length of trailers being greater than 18' is being removed. NO trailers are allowed to be parked on driveways or on residential streets in Sharpstown.

Examples of unapproved vehicles:



Examples of approved vehicles:



Deed Restriction Update Project

What Our Deed Restrictions Can Do For You...

Chapter 209 Homeowner Protections Are Important to Me Because...

Those who know me well, and even those who don't know me well at all, will tell you that I am a cynic by nature. Some might say I am a stickler for the details, and others still might say I am way too lax in my approach (said no one ever). I like to know exactly what I am buying into before I sign on the dotted line. Fact is, I don't like being told what I must do by some self-appointed authority figure without my consent – and especially those “authorities” who cannot point to the exact provision that gives them that right. I don't like bullies.

The Texas Legislature started listening in earnest to people like me over a decade ago and began significantly rolling back the powers of Texas HOAs. The result was the amended Chapter 209, Texas Residential Property Owners Protection Act, as it reads today. To me, the act works as a check on HOA power – ensuring due process at every turn and honoring our state's history of strong property rights. The Act ensures that an HOA cannot foreclose on your home simply because you did not pay the fines they chose to assess against you for failure to comply with your contractual deed restrictions. Simply put, an HOA must comply with provisions of Chapter 209 that deal with everything from flag poles to solar devices to your rights when an HOA has a grievance against you or, more importantly, when you have a grievance against the HOA. Most importantly, Chapter 209 provisions ensure open meetings of an HOA so that you and I, the homeowners, can act as checks and balances.

Lately, I have had my fair share of dealing with the City of Houston over everything from a missing trash pick up (which seems to be a never ending battle) to a missing sidewalk where a crosswalk has been painted in front of an elementary school (that project took a year and a half). Fact is, there isn't a whole lot we can do to ensure the City of Houston with its ongoing fiscal issues is going to provide us with the services we pay for (or is even responsive to our needs), but we can certainly ensure governance at the most basic and local level, OUR OWN NEIGHBORHOOD, is fair, open, accountable, responsive, and honest. And, there's where Chapter 209 protections come in!!!

Carrie Ann Schwartz-Hill



Howdy neighbors,

When someone chooses to move to Sharpstown we should all celebrate that fact that someone has chosen to live in our community. The positives on their checklist far outweighed the negatives. We can support that choice by being a welcoming and engaging community. But far too often it is never acknowledged on our collective radar. If we want a better community we need to be inclusive and inviting for participation. Usually that requires a fun desirable event or setting that allows the meeting and greeting of neighbors. As a civic association it is included in our mission. Having community meetings and activities ties us together.

I have found knowing my neighbors next door and across the community has been some of the most rewarding friendships. We share experiences and activities and give one another support and encouragement. Several years ago a group of us began a Bunco group. It wasn't organized by the civic association but we met and got to know one another through it. We have found the fun that was provided in the beginning has bonded us in other areas of our lives. We celebrate birthdays and weddings and cry at funerals together. We encourage one another to exercise and eat better. I am so grateful for those relationships. We have a location in common, but so much more that is enriching.

Dale Davidson



Dues

I have lived in several different communities around Houston throughout the years. None with the overall appeal of Sharpstown, but nice nonetheless. And like the majority of neighborhoods, they all had mandatory dues. I've paid \$500 a year all the way up to \$2,500 a year. Imagine my surprise when I move to a community the size of Sharpstown and the dues are \$250 a year AND include extra security and mosquito spraying! To me, this is a cost of home ownership.



Deed Restriction Update Project

I take pride in my house and keep it looking good. But I know not everyone does. So I gladly pay for deed restriction enforcement. I know HPD does an amazing job. But they can't do it all. So I gladly pay for extra security. Same for all of the other benefits our dues afford us. My home is my biggest investment and the dues I pay help make sure my home is a great place to live.

Matt Wine

Deed Restrictions

Why do we have deed restrictions? That is the question that has been pondered lately with the flurry of posts about the Sharpstown Civic Association proposed Deed Restriction updates. This post is not about the deed restriction proposals but about why we have them and why the update.



Deed restrictions are rules and regulations that pertain to the usage of a particular plot of land. Deed restrictions are implemented at the time of development. They can be amended by the property owners. Deed restrictions are not about controlling the property owner. They are about preserving the concept the developer has envisioned. Sharpstown is a master-planned community in southwest Houston, Texas. As one person put it "It was one of the first communities to be built as a master planned, automobile centered community. Frank Sharp, the developer of the subdivision, made provisions not only for homes but also for schools, shopping and recreation areas. While this model has been duplicated countless times in the past fifty years, at the time it was quite revolutionary, attracting national media attention. The development was dedicated with much fanfare on March 13, 1955."

When purchasing a home in Sharpstown you bought into a Deed Restricted Community. The purpose of the deed restriction in Sharpstown is to maintain their homes in a neat, attractive, and maintained condition to enhance the overall beauty and aesthetic appeal of the community. The goal is to help preserve the level of beautification and aesthetic appeal that you as a new homeowner originally bought in to.

The deed restrictions are there so that Mr. Johnson does not run a junk yard from his back yard. The deed restrictions are there so that Mrs. Smith does not run an auto dealership from her home and driveway. Or the Vegas running a hotel from a unapproved structure in the back yard.

So why is the SCA, the HOA for the community, updating the deed restrictions? Time is the reason. Times do change and some of the wording is a bit vague which presents the SCA issues when enforcing the deed restrictions. People drive trucks now instead of sedans. The family structure looks different. The Courts now want particular language to enforce what was previously enforced under other language; instead of being strictly construed, they should be liberally construed in order to enforce their intent. In this case, meaning that they have to be explicit. So long as deed restrictions were lawful, reasonable and not in violation of state or public policy, they were enforced.

Recently, a post on Next Door asked "What is it you love about Sharpstown?". This was a great question which brought some wonderful responses and memories. People like how the homes were just not a repetitious cookie cutter duplication, that there was a great variety of designs. They like the mature trees in the yards. They like the quiet of the neighborhood. For others they liked how it is centrally located to go about anywhere on the west side. Some posted memories of the Sharpstown Golf Course hosting the Shell open or the great acts at the Arena Theater or how great Sharpstown Mall was. Great memories of stores like Walden and B Dalton or Jeans Hobby Shop and the food court and pipe organ associated with Good Time Charlie's. All those things combined to attract people here and to a large degree, continue to do so".

While it is true, you can not capture lightning in a bottle, the foundation that was laid forth by Frank Sharp and that which attracted us to Sharpstown can be preserved and maintained. Or we can let those foundations fade in to the memory of nothingness and be forgotten, allowing that what we love about Sharpstown be lost forever.

So what do we do? Deed Restrictions, as good as they may be, only work when enforced appropriately. That means having clear language to provide guidance. It means having the structure and tools to enforce them. Finally it means having the funding to do it properly and consistently. These three points, with your help can allow the SCA preserve and enhance "What we Love About Sharpstown".

If you have questions please contact the Sharpstown Civic Association and ask questions. Copies of the deed restrictions are on the website.

Matthew Cowan

Continued on next page...

Deed Restriction Update Project



SEAL / Safety

When my husband and I were searching for a house we were looking specifically for a safe neighborhood. We had heard

some very scary stories about Sharpstown and weren't looking to buy here. Despite this, we had friends who lived in a neighborhood nearby who told us about SEAL patrol and how their presence really changed Sharpstown. Sure enough, we found the crime stoppers map on the real estate website, Trulia, with statistics in the area and were pleasantly surprised! When we found the perfect home, the first thing we did was chase down a woman walking her dog and ask her about safety. No really, we did that. She told us wonderful things, and 2 years later we are still here!

SEAL patrol means the world to us, because, as we start our family we want to know that there is someone who is watching out for us, and knows our neighborhood inside and out. We often see the same officers patrolling our street when we are doing yard work or walking our dogs. Wave, or stop and talk to them, they really do care! SEAL is programmed into my speed dial and if ever there is a problem, I know they'll be the first to respond. Our dues pay for SEAL's presence, and I want them to stick around! If we had mandatory dues, the SCA could spend more money on SEAL and increase patrols around the neighborhood, and that makes me optimistic about the future of Sharpstown.

Kate Washmon

Deed Restricted Subdivision

Dear Neighbors:

I have lived in Sharpstown for fifty-four (54) years, moving into my new house as an original owner. We had been living in an apartment after three years of military housing, so I was very excited to have a brand new home. And



I was pregnant with my second child, making it a very special time. There was not a blade of grass nor any trees when we settled in; my area was completely bare, and we spent much time planting grass, trees and other vegetation, as well as pulling weeds, watering and encouraging our plants to grow. It was fun and challenging.

Now, I have a carpet of St. Augustine, except for a few chinch bugs, and trees that span my entire property. And I still enjoy my home as much as I did so many years ago. It is where I raised my children, where they could bring their friends and now the place they come home to with their children. It is the place I came home to after a long day at work. It is where I entertained my friends, had people over from church and where everyone was welcome. It is where I am enjoying my retirement years.

I love my home and have tried to take care of it and keep it maintained. That was not always easy as five years after moving to Sharpstown, I became a single parent raising two children without any other family in Houston and very little financial help. Even with my working, it was difficult to feed, clothe, keep children in daycare and maintain a house. There were many lean years as the children grew and I put both of them through college. Only after their graduation did I ever have any discretionary income.

Now, years later, I experience some of those issues being on a retirement income. Inflation has a way of making it look smaller and smaller. Through all of this time, I realize the only way that I have continued to take care of my home as I wanted to was because it was a PRIORITY. As such, I have always paid my Civic Association dues, as well as Security. They were mandatory to me.

Now, I am both excited and pleased that the Association is working to establish an HOA where everyone will participate in keeping Sharpstown a community we can be proud of. We are now in the midst of one of the largest cities in the nation and we need help in developing and maintaining Deed Restrictions that are relevant to our times. We are NOW a Deed Restricted subdivision, so the changes are not something to fear but be embraced. They will allow the Association to take better care of our neighborhood, as well as be able to enforce the most egregious violations.

This is such a positive move for Sharpstown! It is not more rules; it is not a financial burden. It is a forward-looking plan that will take us from the past into the future. I have been waiting for this for a long time. I wholeheartedly endorse this long-overdue update and hope you will also!

Almena Downey

Deed Restriction Update Project

Building a Better Sharpstown, One Sidewalk at a Time



Sharpstown has so many wonderful qualities, but the decades-old, broken and upended sidewalks are not one of them. So, when I think about the upside of modernizing our deed restrictions and securing adequate funding with mandatory dues, one huge benefit I envision is the possibility of making our sidewalks safe for residents.

Yes, the homeowner is responsible for repairing or replacing the sidewalk in front of their home. But that costs many thousands of dollars for just a couple of panels. Some say the City should fix them, but how long do you wait for that distant possibility? If the City hasn't replaced Sharpstown sidewalks in the last 50 years, it's pretty unrealistic to think they will do it now.

This is a little bit personal for me because I've been injured in a fall on a neighborhood sidewalk. Worse yet, lots of my neighbors are forced out onto the street into traffic everyday because of impassable sidewalks. Whether you are headed to the bus stop, out for the healthy exercise your doctor recommends, or just taking your baby for an outing in the stroller, you deserve safe passage.

Some really important things for Sharpstown, like safe sidewalks, are too big for the individual homeowner to take on, and unlikely to be addressed by the City. That's where the partnership of homeowner and Civic Association could make a huge improvement in our community IF funds were available.

Pat Menville



Last Day to Register
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Monday, October 21, 2019

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Community Happenings

Fire Hydrants Aren't Just for the Dogs!

Luckily most of us don't have to think about fire hydrants very often. We pass by Sharpstown's hundreds of hydrants daily without giving them a glance. But it's crucial that every hydrant be in top working order if the Houston Fire Department needs to hook up and try to save our homes and lives.



The SCA recently received a requested update on the inspection status of our area hydrants and we're pleased to say that ALL of them are in working condition so that our homes have maximum protection. This annual inspection and reporting by HFD also means that our area gets full credit with the Insurance Services Office, and that helps control your homeowner's insurance premiums.

Thanks to the great folks at HFD Stations 51, 68 and 10 who serve and protect Sharpstown!

Lansdale Park Gets New Exercise Stations

Harris County Commissioner Steve Radack's office recently installed outdoor exercise equipment along the walking trail at Monsignor Pickard/Lansdale Park (Roos and Mary Bates). Six stations utilizing seven pieces of equipment now offer Sharpstown residents the opportunity to enhance their exercise and stretching routines.

Installed equipment, with placards describing basic use, are body curl, push-up, bench dip, sit-up, chin up-joint use, step-up fitness and knee lift. These exercises focus on the upper and lower body with a core strengthening focus. They are designed for users of all abilities and fitness levels.



5G and What's It To Me?

By Matthew Cowan

As you may have heard, the cell phone companies have come out with a new standard called 5G. Some of you may have seen new poles go up in your neighborhood that are no higher than a light pole. At the top there may be a cylinder or small antenna. That is a new 5G cell phone tower.



You may be wondering what this means and how does it affect me? A little history, as we progressed from the days of the pager, which was 1G technology, to 4G technology which enables us to do e-mail and internet surfing. 5G technology will allow for a greater multimedia experience through our mobile devices. It means faster internet speeds with more reliability. But it's much more than that. It goes beyond your cell phone. With 5G technology telecommunication companies can offer home internet service that is totally wire-free. That means you'll have download speeds that allow you to download movies in seconds instead of waiting for minutes with the same reliability wired internet is capable of. But the promise of 5G technology goes beyond that of cell phones and home multimedia. It will allow cities to utilize the network for better coordination of city services such as traffic signals and dispatching emergency services. It will also allow the medical community to do telemedicine. And that is just some of the capabilities that we will be able to see in the near future.

From 2018 through 2019 the telecommunication companies will be installing additional cell phone towers. With each subsequent generation of cell phone communication technology, the signals change. As the technology advances, the tighter signal and less range the signal has as well. That requires more cell phone towers for 5G to be built around the city. Testing has found that the broadcast distance of the signal is further than anticipated. So that is the good news for the spread of the infrastructure. Driving around Sharpstown, I have spotted the new towers everywhere. I have seen them on Gessner, Corporate, Beechnut and Bellaire. Once you get familiar with them, it is impossible not to see them.

The telecommunication companies will be rolling out more services to take advantage of the 5G technology in 2020. Currently Verizon and AT&T are offering limited services for 5G. Cell phone companies will not have a 5G cell phone on the market until the third or fourth quarter of 2019. The new 5G technology will not be available in most of the country but just for a few major cities for the time being. So if you buy a 5G capable phone, do not worry-it will still work on the older 4G cell phone network.



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Good Fences Make Good Neighbors

That old saying still holds true today. Communicating with your neighbors in advance of your fence project can avoid awkward confrontations and build healthy relationships. If you are planning to replace your fence, here are some tips to help it go smoothly.

- In many states, boundary fences between neighboring properties are considered jointly owned regardless of who constructed them, so talk to your neighbor about your plans.
- If the neighbor has outdoor pets, be kind and let them know when and for how long the fence will be down so they can secure their animals.
- Be familiar with your plat or property survey so you don't build on your neighbor's property. If you haven't had your property surveyed recently, this might be a good time to do that. Infringing on your neighbor's property can be costly if you have to relocate your new fencing.
- Check the requirements in your deed restrictions and submit an Architectural Change Request before you start. The majority of fences in Sharpstown are subject to the front setback requirements. Different sections have different material requirements, and some materials like barbed wire and electrified (shock) fencing are banned.
- Your fence may need a City of Houston permit too, depending on its height.
- If you have a swimming pool, you will need gate hardware that complies with the City code to help protect against accidental drowning.

Lansdale Park Activities

Shiller Institute Community Choir - FREE (register in person)
Tuesdays & Thursdays 6:00 pm – 8:00 pm

Free After School Program for children 6 to 13 years of age
Seeking Adult and Teen Volunteers (Build Your Own Hours)

Tiffany Goodlow, Site Manager
Lansdale Community Center
8201 Roos Rd
Office: 713-272-3668

Please visit our website for program registration:
<http://www.houstontx.gov/parks/communitycenters/cc-lansdale.html>



Library News

Interested in Houston's Past? You can learn more at the Houston Metropolitan Research Center, a special collections branch of the Houston Public Library. Their goal is to locate, preserve and make available the history of Houston, and they offer free public programs about their materials and work.

If you are interested in signing up for HMRC's quarterly newsletter to learn more about their upcoming events, you can do so here: <https://bit.ly/2TdazRL> Additional information is also available at TXR.Reference@houstontx.gov or 832-393-1662



Education

A Principal—Sharing Our Past, Present, and Future

Amanda Wingard, principal at Pat Neff Elementary School, has a history that few can match. She grew up in Sharpstown and attended Neff Elementary, Sharpstown Middle, and Sharpstown High School. She received her bachelor degree in Elementary Education from Texas A&M, and then returned to the school where she began her education—Neff Elementary. While working at Neff, she obtained her Master of Arts in Teaching from the University of Houston, and her principal certification through the Principal Academy for Collaborative Engagement. It is no coincidence that Neff's motto is "Navigating Towards the Future."



She taught 3rd grade at Neff for five years before advancing to become the Instructional Coordinator and Assistant Principal. Six years later, she was named principal of the school, the position which she currently enjoys. Having grown up here, she is proud to serve the community where she grew up and is in a unique position to see the story of Sharpstown from its early

years to its current position as one of Houston's most diverse communities.

As a school leader, Mrs. Wingard is excited to provide opportunities and innovative solutions to the challenges our students face in a technology-driven, twenty-first century economy and world. On a personal level, she enjoys reading and spending time with her husband, Daniel, who works as a Physical Therapist at TIRR, and her children, Genevieve and Jackson.

Neff Early Learning Center and Neff Elementary, combined, have one of the largest groups of elementary students in HISD, and we are lucky to have such dynamic principals and staff at these two schools. Likewise, they are thankful to receive such amazing support from our community.



Construction at Bellaire and 59: Popeyes and Spanky's Pizza have started construction on the pad site behind Timewise.

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Associate Membership

SCA Associate Memberships - What Are They?

Associate Membership enables individuals, businesses, schools, churches, or other non-profit entities to express their support of the Sharpstown community and the work of the SCA. While Associate Members do not vote in SCA elections, they are recognized in each issue of the SCAN, at General Meetings and through other special announcements. Thank you 2019 Associate Members for your support!

Gene Wu - State Representative District 137

Betty Townes - RE/MAX

Sharpstown Parks Alliance

Pizza Patron

Holly Flynn Vilaseca - HISD

Rotary Club of Sharpstown

Mike Laster – City Councilmember District J

Alice Lee

Bob Patterson – Southwest Fertilizer

Rafael Galvan

Greg Degeyter – Disability Help Houston

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How to Advertise

SCAN Advertising Program

The *SCAN* magazine is the official publication of the Sharpstown Civic Association Inc., a 501c4 organization.

The submission deadline for both advertising and editorial is generally the 4th Saturday of the month prior to publication. Delivery by U.S. Mail begins the second week of the month.



This newsletter is published bimonthly by the Sharpstown Civic Association.

Editor Pat Menville / Charmaine LeBlanc

For Information on advertising in this publication—

Contact: Scott Gilbert
SCA Office
6815 Redding Rd.
Houston, TX 77036
Phone: 713-789-2311 Fax: 713-789-2312
E-mail: Scott@SharpstownCivic.org

GARAGE SALE 101

Here is a guide to what is and is not allowed in Sharpstown.

- It isn't our deed restrictions that limit the number of garage sales. It is state law. If you have more than two, you are considered to be running a business and must pay taxes.
- A garage sale is for selling your unwanted personal items – not a business for selling merchandise from others
- You cannot rent out your garage or driveway to other people to conduct a sale



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Membership Meeting Schedule

Thursday, September 26, 2019
Introduction of Board Nominations and Deed
Restriction Revision Project

Thursday, October 24, 2019
Board Nominations From the Floor and Deed
Restriction Revision Project

As Always, Meet & Greet at 6:30 pm

Bayland Park Community Center
6400 Bissonnet

Sharpstown Home Owners:

Since SCA communication with all 6600+ homes has been primarily through our website, email blasts and social media, we want to send this short mailing to catch you up on what you may have missed. Please do not rely on social media for your information. Go right to your source for all DR update project news - www.sharpstowncivic.org.


What's Next?

1. Pay your voluntary dues if you have not already done so for 2019;
2. Sign up for email notifications at www.sharpstowncivic.org;
3. Read the proposed changes and ask questions of the SCA;
4. Provide suggested language that addresses your ideal vision of Sharpstown;
5. Enjoy living in a thriving Sharpstown (!!!!!); and
6. Most importantly, get out there to support the process of changing our outdated deed restrictions!!!

Sharpstown Trail

CenterPoint easement along Gessner
from Harwin to Beechnut
Watch for exciting updates!!



Check out the new and improved SCA Website
SharpstownCivic.Org or "like" us on 



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