



**MCCIA - Memorial Chase Community Improvement Association**

Management Company Contact - Sterling ASI - Drew Jones - 832-678-4498

Web Site: [www.memorialchasecia.com](http://www.memorialchasecia.com) Email: [mccia@memorialchasecia.com](mailto:mccia@memorialchasecia.com)

***School is right around the corner***

School will be starting on August 23, 2010 - so please drive carefully and watch for children entering and exiting buses. Remember to obey speed limit of 20MPH in school zones and posted 30MPH and make a complete stop at all stop signs.

***Be A Responsible Pet Owner***

Please do not leave your pets dropping in your neighbors yard - be a responsible pet owner and pick up after your pet. Please be aware of your neighbors and help to control your pets excessive barking.

***Pool Closing***

Is it that time already? Enjoy the pool for the next few weeks! Regular hours end on Aug 22. Then the pool will be open the weekends of August 28/29 and Sept 4/5/6 for Labor Day. Pool is closed for the season Sept 7.

***Home Improvements***

Reminder all improvements and or additions must be approved in advance. ACC form can be found online and submitted for the board of directors approval at the monthly homeowners meeting. Improvements can not begin until the ACC form has been reviewed and you have received written approval of your request.

***MCCIA Common Area***

As mentioned in our previous editions..there has been damage done to the park and tennis/basketball courts. In an effort to reduce the cost of damage, the tennis/basketball courts are being equipped with a key lock for entrance. If you would like a key to the court area please go to [www.memorialchasecia.com](http://www.memorialchasecia.com) for more information. A contract will need to be signed to receive a key and all association fees/restrictions must be up to date. Keys will alleviate use by non-residents and damages to the court. Replacement swings are also being put in the play area. The playground is open during daylight hours only- the park closes at dusk daily. Please report any suspicious activity in the common area to the Sheriff's department.

***Garbage and Recycling Bins - Please Do Not Place Your Trash Cans In The Street***

Trash Cans and Recycling Bins are to be stored out of sight from the street. They should be stored in your garage and/or behind your fence. Trash Cans and Recycling Bins are not to be placed out on the curb more than 24 hours prior to our scheduled pickup of Mondays and Thursdays. Tree trimmings, limbs and branches must be cut and bundled into small bundles no longer than 4 feet, and should not weigh over 50 lbs. Heavy trash collection is on Thursday and Recycling collection is on Monday. Trash collection holidays and additional information can be found online.

***Important Phone Numbers***

Emergencies	911
Sheriff ( non-emergencies)	713-221-6000
Vacation Watch (forms)	281-376-2997
Trash Collection - Republic	281-446-2030
Harris CO. WC& ID # 119	281-376-8802
Harris County Precinct 4	713-755-6444
Animal Control	281-999-3191
Doerre Jr High	832-249-5700
Krahn Elementary	832-484-6500
Klein High School	832-484-4000
Post Office - Louetta	281-257-3806
MCCIA Management Co	281-447-3388

***MCCIA Monthly Homeowners Meetings***

MCCIA Monthly Homeowners Meetings are held the second Thursday of each month at the Fire Station on Landry at 7:00PM. All residents are encouraged and invited to attend. Minutes from each meeting are posted online.

***Deed Restrictions***

To keep our community in top shape please follow these guidelines:  
Regular Lawn Care - Mowing / Edging / Trimming  
Fence Repair - Repair / Replace Damaged Fence Planks  
Weekly Trash Collection - Please Remove Your Trash Cans and Recycling Bins From The Curbside After They Are Emptied  
Please Do Not Place Trash or Recycling Bins Out More Than 24 Hours Prior To Collection

# \* **MCCIA - NEWSLETTER** \*



## **Memorial Chase Real Estate Update**

\*\*\* Real Estate Report 04/01/2010 thru 06/31/2010 \*\*\*

### **Current homes listed 19**

Avg. List psf. \$61.06 Days on the Market 97  
Low List psf. \$50.02 Days on the Market 154  
High List psf. \$75.85 Days on the Market 167

### **Homes Sold April - Jun 0**

Avg. Sale psf. \$58.34 Days on the Market 62  
Low Sale psf. \$41.51 Days on the Market 21  
High Sale psf. \$83.44 Days on the Market 20

**Note:** Homes Sold above Avg. List Price Reflect (Updates i.e.: A/C-Heat/Roof Flooring/Countertops/Windows/WH/Bathrooms/Appliances & More Upgrades). DOM Stands For: Days Home (Has Been or Was) on the Market, Prior to Sale.

Update Provided by: Joey Franks @ Franks Realty Group - 281-827-2009

[TheFranksFamily@att.net](mailto:TheFranksFamily@att.net) - 17012 Kirkchapel Dr. Spring, Texas 77379

## **Monthly Reminder**

Residents should not store items on their driveways and/or porches. Items should be stored out of site from the front of the home. Trailers are also to be stored out of site from the street.

## **Free Money For MCCIA**

MCCIA participates in the Randall's Remarkable Program which will donate 1% of your eligible purchases to MCCIA. To participate in this program advise the cashier (prior to check out) that you would like our organization number (3591) linked to your Remarkable Card. Once linked, every time you shop using your Remarkable Card your purchase will be recorded in our organization account. For those that were using the Kroger Share Program - this program has ended. We are working to see if we can enroll in their new upcoming program. Information will be provided as we get it regarding the new Kroger program. All money collected from these programs is used each year at the pool party for door prizes.

## **Annual 2010 Assessments**

2010 Annual Assessments are now past due. A \$25 late fee has been charged and interest will be applied to all past due accounts. If you have not paid your 2010 assessments please contact Drew @ Sterling ASI- 832-678-4498 to obtain your current account balance. All past due accounts are subject to additional late charges including attorney fees.

## **Support our Local Retailers**

Thanks to these local retailers who provided prizes for our pool party!

**Zaxby's- 8310 Louetta Road--281-257-2600**

**Valley Ranch Grill & Barbecue---22548 State Highway 249---281-376-1588**

**Aerodome Ice Skating-8220 Willow Place Drive--281-247-5283**

**Rico's Grill-8765 Spring Cypress--832-717-0411**

## **PAPA JOHNS PIZZA - MONDAY SPECIAL - 281-251-8855**

Papa Johns Pizza located at Champions Forest and Louetta offers a Monday special to all MCCIA residents  
1 Large - 1 Topping Pizza Only \$ 5.99 ( Carryout Only) - Great Deal For Monday Night Dinner

**MCCIA Newsletter is available online**

[www.memorialchasecia.com](http://www.memorialchasecia.com)