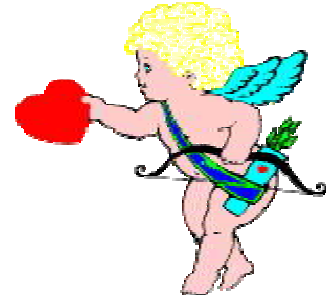


* **MCCIA - NEWSLETTER** *

February 2007



MCCIA - Memorial Chase Community Improvement Association

Management Company Contact - Sterling ASI

Drew Jones - 281-447-3388

Association Email: mccia@memorialchasecia.com

Web Site: www.memorialchasecia.com

MCCIA 2007 Annual Homeowners Meeting

The annual MCCIA Homeowners meeting will be held at Krahn on Thursday - February 8th at 7:00pm. Information packets and additional details have been mailed to all residents in January 2007. Additional details available online.

Please help us protect our waterways:

A special thanks to Shirley and Robert Maxey for taking the time to install decals on all of the street gutters to remind residents not to dump in our storm drains - as all drain into Galveston Bay. For more information call 713-290-3000 or go to www.clearwaterclearchoice.org To report illegal dumping call 713-920-2831

Home Improvements - Repairs / Additions

MCCIA residents are reminded that an ACC form must be completed and approved prior to you starting any repairs and or improvements. This includes replacing roofs, fencing, painting, repairs and or additions. ACC forms and information can be found online. ACC forms are reviewed at the monthly homeowners meetings.

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.

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

Monthly Newsletter Distribution

A special "Thank You" to the MCCIA residents that take their time each month and pass out the newsletters on your street. Without their help and support we would be unable to get the newsletter out each month. Thank You
The monthly newsletter can also be found online at the association website - check it out !!

Free Money For MCCIA

If you do any of your shopping at either Randalls or Kroger, both of these retailers have a program where they will donate 1% of your purchases to our community. Check out www.memorialchasecia.com or send an email to mccia@memorialchasecia.com to get more information. Don't let this free money get away !!

Upcoming Events

Check for upcoming events in the MCCIA area at www.memorialchasecia.com

Have an event you would like to be posted please submit the information via email to mccia@memorialchasecia.com

Happy Valentines Day

Don't forget your loved ones on this special day - Wednesday - February 14, 2007



Security Watch

Do you know your neighbor next door, you should one day you might need their assistance. Car may not start, might have a flat, or just need someone to help you. Get out - weather permitting and meet your neighbors. Get involved in your community - watch out for each other. If you see something in the neighborhood that looks out of place and or a strange person or vehicle call and report it. For emergency issues call 911 for any non emergency issues you can contact 713-221-6000 and request that our contract deputy stop by.

Questions And Or Comments

Send an email to mccia@memorialchasecia.com

Looking For A Few Good Men And Women

Have some spare time and want to help out your community? Here is your chance - The Klein Volunteer Fire Department is the place to sign up to serve your community as a Fire Fighter. Drop by the Fire Station on Landry on Monday evenings after 6:30pm to complete an application - Training begins February 2007.

Senior Moments

All Seniors, 55 years and older are invited to coffee at the clubhouse on Landry. Meetings are on the second Wednesday of each month at 10:00am. For information please call Betty Findley at 281-376-4336 February 14th will be the next Senior coffee with Guest Speaker, Pat Henry, Nutrition Coordinator at Tomball Regional Hospital which will speak on your healthy heart.

Senior Trips Planned

March 31st - Bus trip to Mercer Arboretum - bring a sack lunch

May 3rd - Bus trip to Blue Bell Creamery - Seats are limited

Monthly Real Estate Update

***Year-End Memorial Chase Real Estate Report ***

Homes Sold 1/01/2006 thru 12/31/2006 - Total 63 *** Avg. Sold Price Per Sq. Ft. \$60.12 ***

Low Mid-Range \$47.94 : Avg Mid-Range \$66.98 : Highest Sold \$73.84 psf. : Lowest Sold \$35.76 psf.

An Avg. Market Value Home having been maintained should Sale between \$52 to \$67 psf.

An Un-maintained home should Sale between \$35 to \$56 psf., depending on Condition.

An Updated Market Value Home should Sale for an amount higher than \$60 psf.,

Depending on the Updates, Size and Year Built.

1-Story Homes may sale slightly higher or quicker than 2-Story

1-Story 4-Bedroom may sale slightly higher or quicker than 3-Bedroom

1980 and Newer may sale slightly higher than 1979 and Older

depending on condition and updates....

Please feel free to Call or E-mail for an Individual Comparison of your home.

Update Provided by: Joey Franks @ Franks Realty Group – 281-827-2009 - joeymay@houston.rr.com

*** MCCA - NEWSLETTER ***

Support our local retailers !!

Papa John's Pizza

Phone: (281)251-8855

Address: 8312 Louetta Rd

Pick Up or Delivery

The Lawn Quencher

Phone: (281) 255-0182

Irrigation Design * Installation & Repairs

Lawn Sprinkler System

Bailey's Restaurant

"Great Burgers"

17032 Stuebner Airline Rd

Spring, TX 77379

281.655.5569