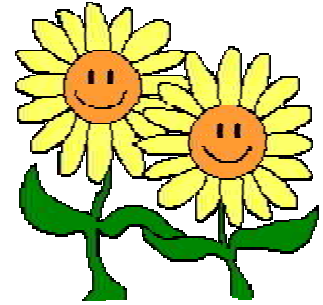


# \* **MCCIA - NEWSLETTER** \*

February-10



## **MCCIA - Memorial Chase Community Improvement Association**

Management Company Contact - Sterling ASI - Drew Jones - 832-678-4500

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

### **2010 Annual Homeowners Meeting**

The annual homeowners meeting was held on February 11, 2010 at Krahn School. Your 2010 Board of Directors are: Mikel Fontana-President, David Kopinitz-Vice President, Jill Chumley-Treasurer, Celene Keserich-Secretary, Kim Cluff-Director, Trey Kuykendall-Director and Linda Bengé-Director.

### **Exterior Home Improvements**

Planning on spending your income tax return on home improvements?

Remember when making any improvements to your home; windows, siding, sheds, exterior painting--an ACC form must be submitted to the board for review prior to starting the work. All changes are subject to the homeowner deed restrictions.

ACC forms can be found on the website: [www.memorialchasecia.com](http://www.memorialchasecia.com)

### **It's Spring Cleaning Time!**

With the harsh winter weather we experienced this year there will be a lot of yard work to do. Many plants did not survive even with our best attempts to cover and protect. Pine needles in the gutters, dead plants, broken branches, etc. will require attention to make your property/our neighborhood look great! February is also time to cut back the crepe myrtles, so get out there every week while the weather is still cool so that your yard is looking great when the spring blooms start to bud.

### **MCCIA Common Area Vandalism**

Residents are asked to keep an eye out for suspicious activities at the common area. Recent damage at the common area included play ground equipment and fence damage. Trash and garbage continues to be left on the play ground and court areas. Local deputies have been advised of the damage and reports have been filed. Charges will be filed on anyone caught damaging the equipment and or common area facilities. Call 911 to report any suspicious activities.

### **MCCIA Common Area Hours**

The playground is open during daylight hours only - the park closes at dusk each day. The court area has the same hours with extended hours until 10pm when the lights are in service. Lights were taken out of service due to vandalism and will be activated in February 2010. The court area is strictly for basketball or tennis only. No bikes or skating on the courts. The common area is open to MCCIA residents only.

### **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

### **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 Sterling ASI - Drew at 832-678-4498 to obtain your current account balance. All past due accounts are subject to additional late charges including attorney fees.

### **Memorial Chase Real Estate Update**

\*\*\* Year-End Real Estate Report 1/01/2009 thru 12/31/2009 + Prev. 2-Yrs. \*\*\*

#### **Active Homes as of 12/31/09-15**

Avg List psf. \$63.19-DOM 62	\$57.71-DOM 154	\$62.84-DOM 102
Low List psf. \$48.56-DOM 81	\$40.75-DOM 46	\$42.66-DOM 67
High List psf. \$76.97-DOM 43	\$83.32-DOM 99	\$82.82-DOM 105

#### **Year 2008'- 14**

#### **Year 2007'- 20**

\$62.84-DOM 102
\$42.66-DOM 67
\$82.82-DOM 105

#### **Homes Sold During 2009 - 51**

Avg Sale psf. \$56.68-DOM 66	\$58.65-DOM 72	\$60.30-DOM 60
Low Sale psf. \$30.22-DOM 76+	\$37.98-DOM 91	\$45.24-DOM 168
High Sale psf. \$80.22-DOM 14	\$74.98-DOM 283	\$88.27-DOM 43

#### **Year 2008 - 65**

#### **Year 2007'- 40**

\$60.30-DOM 60
\$45.24-DOM 168
\$88.27-DOM 43

**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

### **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.

### **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.

### **What's Happening in the Neighborhood**

You have probably seen a lot of activity in the neighborhood--the forested area between the MCCIA and MCHOA pools have been thinned by the Water District. They plan to make the area into a walking path. More to come! In addition, you have seen work being done on water lines throughout the neighborhood. Wonderful improvements to update our area!

**\* MCCIA - NEWSLETTER \***

## **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