



MCCIA - Memorial Chase Community Improvement Association

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

Web Site: www.memorialchasecia.com Email: mccia@memorialchasecia.com

Monthly Reminder

Trash Cans and Recycling Bins are to be stored out of sight from the street. They should be stored in the garage and/or the back yard.

2010 Annual Pool Opening Party

The annual pool opening party will be held - Saturday, May 22, 2010 - 2:00pm - 5:00pm. **NOTE THE NEW HOURS**
Details will be posted online and mailed to all residents in April 2010.

2010 Pool Tag Request

Residents will be able to request their 2010 pool tags beginning in April. Request will be mailed to all residents and tags may also be requested using the online request form - all information must be provided for tags to be issued. Assessment and deed restriction issues must be current to receive pool tags. Pool tags will be handed out at the annual pool party or you may have them mail to your residence (pending your account being current) for a \$5.00 processing fee that must be included with your pool tag request form.

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! Spring 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.

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

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. Access is currently limited until the court gate can be replaced. Residents will be able to request a key for access once the gate is replaced - details will be provided once the gate has been replaced. 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: 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.

MCCIA Newsletter is available online

www.memorialchasecia.com

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

| | | Year 2008'- 14 | Year 2007'- 20 |
|-------------------------------|-----------------|-----------------------|-----------------------|
| Avg List psf. \$63.19-DOM 62 | \$57.71-DOM 154 | \$62.84-DOM 102 | \$62.84-DOM 102 |
| Low List psf. \$48.56-DOM 81 | \$40.75-DOM 46 | \$42.66-DOM 67 | \$42.66-DOM 67 |
| High List psf. \$76.97-DOM 43 | \$83.32-DOM 99 | \$82.82-DOM 105 | \$82.82-DOM 105 |

Homes Sold During 2009 - 51

| | Year 2008 - 65 | Year 2007'- 40 |
|-------------------------------|-----------------------|-----------------------|
| 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 |

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 - 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.

*** 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