

KNOLL NOTES

The annual newsletter for residents of the Sterling Knoll Neighborhood

Visit our website for latest news

This is the only newsletter of the year. For up to date news, visit our web site at

<http://sterlingknolltx.com>

Facebook group

We have a very active Facebook group for our neighborhood, where we share recommendations, sales, news, and questions. Find it on Facebook here:

<https://www.facebook.com/groups/sterlingknolltx>

Mosquito Spraying

Your association dues pay for in-season spraying to reduce the mosquito population - yes those trucks are paid for by you. They adjust based on season up to three times a week as needed.

Park Food Trucks!

Check our website and Facebook page for more information about ongoing food trucks coming to the neighborhood park!

City of Houston trash pickup notes

A well done (by a community resident) 2023 pick up calendar is available on the Sterling Knoll web site <http://sterlingknolltx.com>

- Trash pickup is weekly on Thursdays, must fit in the 96 gallon City provided bin - a second bin can be purchased if needed via 311.
- Recycles every other week, in City provided bin, also on Thursday, taking all items except #6 plastics. No plastic bags!
- Yard waste only in City approved compostable bags on trash days - available at local stores - branches can be bundled also, 4 feet in length, 18 inches diameter, 50 pound limit
- Tree waste pickup is monthly on the 2nd Wednesday. Even numbered months include junk waste.
- City bins must be placed at the curb the night before or the day of pickup, with the arrow on the lid pointed toward the street, and nothing within three feet of either side of the bin.
- Please do not leave bags along the side of city bins other than approved yard waste bags - they will not be picked up. Do not pile items outside of the bins. Do not overfill the bins.
- Please remember to store your bins out of public view when not out for pickup - the whole street looks much nicer when we are not looking at dozens of bins in front of houses!
- Please do not leave junk waste piled in front of your house weeks in advance of scheduled pickup. Contractors should remove any refuse they created.
- We recommend downloading the City of Houston app HTX collects for real time information on pickup dates and status.

Spring cleaning recommendations

This is the perfect time of year to start working on your home's exterior repairs and maintenance needs. Cleaning the mildew from your home, repainting, and replacing rotten or damaged wood will enhance your home and protect it from further damage.

CMSI will be conducting comprehensive mildew/paint inspections beginning in April. Spring is also a great time to re-assess your yard maintenance schedule and maybe even plant some colorful flowers.

Clean the curb in front of your house!

Grass clippings, leaves, dirt runoff, and trash can accumulate along the curb in front of your house. This can lead to water not draining properly during heavy rains. Drains are not leaf and yard clippings receptacles! Please clean your curbs and make sure yard work or yard services don't block water flow or drains that can keep our streets clear!

If you see something, say something!

If you see any suspicious activity, please report it to authorities. Those calls generate more patrols and more resources for officers.

- HPD non-emergency, 713-884-3131
- Precinct 8 Constable, 281-488-4040

Architecture Review

We have some volunteers now working as our Architecture Review Committee (as required by the state). Please download the approval form and submit it to this board for review before making changes to your property. More instructions on our web site or email support@cmsisolutions.com

Questions/Concerns?

Any neighborhood question can be answered by calling the management company - Community Management Solutions Inc. (CMSI) at 281-480-2563 or email Kathy Dooley - kathy@cmsisolutinos.com

Results of the Annual Meeting

No increase to assessments, elections held for three year terms

The annual meeting was held in October. Amy Phillips and Susan Sinclair were reelected to a three year term. The annual assessment was held at \$260. A balanced budget was reviewed by the assembled homeowners.

All residents are invited to attend monthly meetings of the Association, either to observe or to bring up a specific topic. Standard meetings are on the third Monday of the month, at Williams Recreation Center, 15000 McConn Street, starting at 7 p.m. Signs are posted for the monthly meeting at both entrances to the neighborhood. We appreciate your participation!

Where do your fees go?

Contract security, landscape service, electricity and water for the park, mosquito spraying, general repairs, CPA, committees, bad debt, insurance, legal fees and the management company. Come to a meeting to review all details of our balanced, public budget.

Taking a walk? Help clean as you go!

A suggestion at a previous meeting was to take a plastic bag with you and pick up any loose trash as you walk. It's an easy idea to help our neighborhood look better! We are always looking for new ideas from our residents - let us hear from you!

How about a Neighborhood Watch?

An effort is starting to organize by street or block - want to volunteer? Check in at future meetings, our Facebook group, or with CMSI to sign up! We also have new Precinct 8 signs up!

Who maintains sidewalks - the homeowner

We have a few places in the neighborhood where the sidewalk has buckled. This is the responsibility of the homeowner to repair. There are ways to hydraulically lift and level the pavement. Ask CMSI for more information on this option.

Assessments are now overdue!

Unpaid assessments are now overdue, leading to legal action, costing you more! Please contact CMSI immediately to work out a payment plan avoiding legal fees!