

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, frequently asked questions, and useful phone numbers, visit our web site at

<http://sterlingknolltx.com>

Subscribe to get email updates!

Facebook group

We have an active Facebook neighborhood group, where we post official news, share recommendations, sales, and neighbors share and answer questions. Find it on here:

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

Mosquito Spraying

Your association pays for in-season spraying to reduce the mosquito population. They adjust based on season up to three times a week as needed.

Yard of the Month

The HOA is now awarding yard of the month to worthy candidates. Check our Facebook page and the web site for winners!

City of Houston trash changes

- Starting March 2, the City is now doing junk waste pickup by request only. Residents must call 311 to schedule a pickup. Requests will be reviewed and scheduled, and residents will get confirmation of the scheduled pickup. Collection will be completed within five working days of the date provided. Each address can request up to four heavy trash collections per calendar year. Check the city web site for the nearest drop off location as another option.
- We recommend downloading the City of Houston free app HTX Collects for your phone or tablet. Alerts will let you know if pickup is delayed or the schedule has changed for all pickups.
- 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 Thursday, in City provided bin, taking cardboard, glass, and coded plastics except #6. No plastic bags! Follow the directions on the bin lid.
- Yard waste only in compostable bags on trash days - available at local stores - tree branches can be bundled also, 4 feet in length, 18 inches diameter, 50 pound limit
- 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 any 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 bins in front of houses!
- Contractors should remove any refuse they created.

Spring cleaning recommendations

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

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@cmsisolutions.com

Results of the Annual Meeting

No change to assessment, board members re-elected

The annual meeting was held in October. Amy Phillips and Susan Sinclair were reelected to three year terms. The annual assessment was maintained at \$275. A balanced budget was reviewed by the assembled homeowners. Plans for new park projects and tree planting were reviewed.

All residents are invited to attend 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.

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!

Walking your dog? Please pick up after it!

Homeowners are noting "presents" left behind, not only in their yard, but especially at the park off the trails. Our kids and families play there, so please, wherever your dog "goes", please clean up!

More park improvements planned for 2026

Work continues improving your park. Landscape changes to improve drainage and new trees are planned. Bids are out for additional new equipment.

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!