

The Shamrock Times

CCF, Section 12, POA

September 2017

6 Month Moratorium Announced

As you know, Clear Creek Forest is governed by Deed Restrictions, ACC Guidelines, Rules and Regulations and resolutions. One of these that we will address is parking of vehicles off the driveway.

A driveway is defined as a parking area that has an approved topping on it. This can be: crushed concrete, gravel, pea rock, asphalt, concrete, etc. Most driveways (parking areas) are approved when your house plans were submitted. However, for those who purchased a previously lived in home or those that have experienced a family growth spurt, the driveway

that came with the home may no longer be able to handle the number of vehicles you currently have.

For the next 6 months, the Board is suspending sending letters for vehicles parked on the yard or just off the driveway. This is to allow for you to submit your application to designate your parking area. There isn't any fee for the application review, unless you top it with concrete or hot asphalt. Please contact MPM at 281.599.0098 for an application today! Please email your application directly to the ACC Committee: ccf12acc@gmail.com

Remember, if your parking area isn't concrete or hot asphalt, no fee applies. If it is concrete or hot asphalt, there is a \$300.00 deposit that is fully refundable if no ACC violations were levied during the build time. After 6 months, if a parking area hasn't been, it will be a violation and subjected to enforcement.

Parking on the roadsides is not part of the moratorium. All vehicles that are parked on the roadsides will be in violation and will be subject to the violation process.

GoFundMe

MPM has set up a GoFundMe account that will be distributed to those who were hurt by Harvey. There are criteria involved, and how much is distributed depends on the amount collected. MPM is paying all the taxes and processing fees, thus making the donation to those individuals, 100%.

The link is:

www.gofundme.com/magpropgives

Management Company Contact Information

Magnolia Property Management

950 S Fry Rd
Katy, TX 77450

281-599-0098 - voice
281-599-0660 - fax

lisa@magprop.com
lilli@magprop.com

GARAGE SALE-O-MANIA

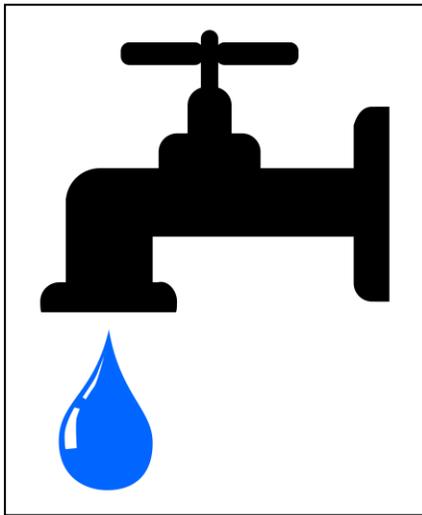
The annual fall garage sale is scheduled for Saturday, October 7, between 8am-2pm. This will be advertised in the local papers, and we're inviting realtors to hold open houses for more sales for you!

If you do not live in the subdivision but own property, contact MPM for an alternate way you may sell your treasures.

If you want to be involved, just put your stuff outside and/or put balloons at the end of

your driveway to have those treasure hunters come to you!

There will be signs at the main intersections indicating the buyers are in the right spot.



Water information - update

AquaTexas

The Board has been trying to meet with AquaTexas for the past month, but have been unable to do so due to scheduling conflicts.

The Board is still working to get them to put the plans in writing to keep our community water as a priority in their infrastructure.

If you are experiencing a

water issue, please contact AquaTexas, then send an email or call MPM with the issue. MPM is keeping track of complaints and at the end of every month or every 10 complaints (whichever comes first), MPM is sending the report to the district manager of AQA.

Side notes-

They are trying to map out the existing lines from a map from 1986, which wasn't

complete.

They are looking at the lines and trying to determine the state of them. Through the years, trees, animals and ground shifting have caused some of the lines to crimp for low pressure and dirty water.

DISCHARGE OF FIREARMS LAW

Please remember that the discharge of firearms is not permissible in a subdivision in Montgomery County for any platted property under 10 acres. (Section 235.022).

ACC Review - Please allow up to 20 days ---

The ACC Committee was formed by the deed restrictions as a separate committee to review projects that property owners would like to build. It specifically states that prior to any project being started, ACC approval must be sought.

Through the years, there have been ACC Guidelines developed to clarify the deed restrictions. These are recorded and filed with the Montgomery County Clerk's

office in Conroe. This is a great tool to help with the planning of your project.

Small projects, such as small yard sheds, fences, decks, etc. do not require an application fee. However, if you start of your project prior to receiving an approval, you will be fined \$300.00.

On larger items: carports, room additions, homes, driveways, concrete projects over 400 sf, pools, etc., will

require \$300. The entire \$300 is refundable after completion of the project and a written request.

If you wish to start your project, please contact MPM for your application and guidelines and allow up to 20 days for approval once a completed application is received. When you're ready to submit your plans (except for new homes), please email them to ccf12acc@gmail.com

Did you know? – Dryer Vent Safety

Recently, I had to contact the dryer repairman for my dryer that wasn't drying. We've had this issue in the past, and called in that it needed a new heating element. During that time, the dryer guy showed us that we had singed lint. AKA, a slight burn in our dryer vent. We had no clue. He suggested we contact a dryer

vent cleaning inspector. The house is 25 years old, and he was right. Our vent had NEVER been cleaned out during that time. In fact, we didn't even KNOW where it led to on the outside. We called one promptly. A couple things to do: Clean your dryer vent screen after every load.

Know where your dryer vent leads to outside.

Clean your dryer vent every 6-12 months.

If you're not sure, call a reputable dryer vent cleaning service for assistance. We have a couple of names on our website, and tell them that we sent you.



Association Owned Property, and What It Means to You

Have you driven around the neighborhood and wondered what an unusual amount of wooded property is? That property belongs to the Association, however – The Association owns the land, but not the right to use it, meaning, that no humans are to be on that property at any time.

We have had several reports where people are putting up deer stands, illegal hunting,

using ATV's on the property, and loitering on the land. This is not permitted.

If you are found on the property at any time, there is a criminal trespassing notice on file with the Sheriff's Department in which law enforcement can arrest you for being there.

There have been talks about adding fencing around the perimeter to keep people out,

but some of the original ideas were immediately destroyed, and the thought of spending your money for others to just tear up almost immediately does not sit well with the Board.

Let this be a gentle reminder that it is nice to look at, and behold, but hold dear to your heart and eyes, and refrain from being on the property.

Locations are on page 4 of this newsletter.



Pool closes September 24, 2017. The park remains open year-round.

This and That

We have fielded reports from those that walk the neighborhood of some unsightly items just being thrown on the ground. Candy wrappers, coke and beer cans, and the dreaded cigarette butts. All of this is ugly, but the main concern are cigarette butts. A lot of times, they are still burning and even though

we have been lucky enough with rains, it does carry the potential to start fires. Please don't throw these on the ground.

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Golf carts are allowed on the road during daylight hours only. And may only be operated by licensed drivers on the roadways. We have had many

complaints of underaged people driving golf carts. This is not only illegal, but also extremely dangerous.

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Please lock your vehicles at ALL times. There have been numerous vehicle burglaries recently in which car that had something taken was unlocked in the driveway.

FOR YOUR CARDS TO WORK, YOU MUST COMPLETE AND SEND IN YOUR APPLICATION EACH YEAR.

Oh Dear, Please don't feed the Deer!

CCF 12 understands you have a soft heart and good intentions, but feeding deer is not in their best interests, or yours.

Depending on what you feed them, deer may actually be harmed by your feeding. Some foods will kill them within a few days or debilitate them enough to be easy targets for predators and automobiles.

Feeding is a way of

domesticating deer. Tame deer create a host of other problems. Because they no longer fear people, they become vulnerable to hunters. They are emboldened to eat the shrubs in your vicinity. They will bring more deer into your yard and more deer ticks. And, concentrations of deer attract coyotes and wolves—who will kill your pets along with the deer.

Deer adapt very easily to people, but they don't need to be fed by them. They survive fine on their own. Better, in fact. Usually the weather controls deer populations, but deer fed by people increase regardless of the weather. This leads to overpopulation and disease.

Deer browsing in the back yard may be charming, but Lyme disease and road kill are not. Please don't feed the deer; let nature do its job.



Important Numbers

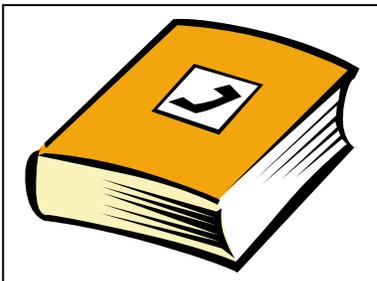
CCF, Section 12, POA
 c/o Magnolia Property
 Management
 950 S Fry Rd
 Katy, TX 77450
 281-599-0098 – voice
 281-599-0660 – fax

www.magprop.com

COMMUNITY NUMBERS	
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Emergency	911
Billy Masden/Constable David Hill's Office	281.259.6493
EMS for Montgomery County	936.441.6243
Fire Department – Magnolia	281.356.3288
Poison Control	800.POISON.1
Magnolia Police Department	281.356.2500
Sheriff's Department	281.259.6490
Commissioner Charlie Riley	281.259.6492
ALPHA Academy	281.252.2265
Animal Control	936.539.7990
AquaTexas (www.aquaamerica.com)	877.987.2782
Bear Branch Elementary	281.356.4771
Bear Branch Jr. High	281.356.6088
Bear Branch Jr. High 6 th Grade	281.252.2031
Ellisor Elementary	281.252.7400
Heritage Garbage Service	281.356.2995
J L Lyon Elementary	281.356.8115
Magnolia City Offices	281.356.2266
Magnolia Elementary	281.356.6434
Magnolia ISD	281.356.3571
Magnolia High School	281.356.3572
Magnolia Jr. High School	281.356.1327
Magnolia Jr. High School 6 th Grade	281.252.2033
Magnolia West High School	281.252.2550
Montgomery County Clerk's Office	281.298.8404
Montgomery County Sheriff	936.441.6243
Montgomery County Sheriff (non-emergency)	281.367.3435
Montgomery County Tax Assessor	281.539.7897
Nichols Sawmill Elementary	281.252.2133
CenterPoint Energy	713-207-2222
San Bernard Electric Coop	800.364.3171
Smith Elementary	281.252.2300
Texas Commission of Environmental Quality	512.239.1000
Tomball Magnolia Potpourri	281.357.0882
Tomball Magnolia Tribune	281.255.NEWS
Van Pool (DT Houston-Magnolia)	888.666.RIDE
WCA Garbage	713.766.1914
Williams Elementary	281.356.6866
RESERVE LOCATIONS	
Linden Lane (North Side)	Blackgum (North Side)
Pipestem (between Meadowsweet & Lantana)	

Board of Directors

Ken Parker
 281-352-6155
 Jimi Lamza
 281-723-4433
 Tom Higganbotham
 303-875-0865
 Jim Viola
 281-259-0619
 Nathan Urick
 n/a



Magnolia . . . a city with all the charm of small town USA, but offering a world of opportunity for businesses and residents