

Spring 2010

South Shore News

WWW.southshoreestateslakeconroe.com

Individual Highlights:

- *President's Report
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- *Respectful Neighbors
- *Improvements
- *Neighborhood Watch
- *Recycling
- *Social Event

Thank You



**To all of our
Service Men
and Women.
We appreciate
your
contribution
and your
families
sacrifice.**

President's Report – Annual Meeting

We would like to thank those of you who attended the annual meeting or responded by proxy on Feb. 4th. We were able to establish a quorum and take care of some old business. Properties represented were: Archie, Caswell, Cortner, Danby, Disser, Dunlap,

Fusco/Palmer, Gill, Hastings, Huckabee, Jacksons, Johnsons, Kennair, Kissock, Kosub, Kuehn, Lockey, Luedke, Pharis, Potter, Rice, Shuler, Smith, Spoede, Trader, Williams, Wolske, and Wright.

Topics of discussion included: Visit from Sgt. Dan Cain reviewing crime prevention, concrete road work that needs to be completed in the neighborhood and review of 2009 financials. I would also like to thank El Kennair and Ron Archie for completing the 2009 audit of SSE financial records.

Security Review

Sgt. Dan Cain reviewed the top few security issues that would make this a safer neighborhood. First, was keeping your property well lit, criminals don't like light. Next, was not parking on the street. Parked cars give criminals a place to hide and blocks the view of neighbors watching over things. Another good idea included adding a peep hole in the door that accesses the garage. If you accidentally leave your garage door open you will be able to see thru the peep hole instead of putting yourself at risk of the unknown.

His last topic was how to qualify for a homeowner's insurance discount. He will come to your home and review many different factors, if you pass, he will issue a certificate that may qualify you for a lower premium. We would need about 6 homes to make his trip worthwhile.

Sad news to report, we did have an incident of egging of a mailbox and car in the neighborhood. Please keep an eye out for vandalism.

Architectural Control Committee

Spring is here and everyone is considering how to redo their landscaping after the harsh winter we all suffered through. Please remember that we are a waterfront community and we all want to maximize our views to and from the lake. If you are considering replacing or planting any shrubs or trees along the lakefront prior approval is required before planting. This

includes any new plantings even though you are replacing an existing tree or shrub. Please refer to Article III Section 15 of the DDR's or contact any Board member or member of the ACC for guidelines.

We have updated and revised the ACC form for Boat Lifts and Boat Covers to clear up any misunderstanding that may have existed in the

community. We consistently have maintained a 7 foot height for all Boat Covers and it is obvious by looking around that some covers that were replaced after storms are above the maximum height allowed. We are working to send a letter out to people that are in non-compliance and hope that this situation is remedied as soon as possible. ACC form included.

Respecting our Neighbors and Neighborhood

Many of the repeated calls the board receive are for deed restriction violations or forgetful neighbors. In order to ensure we maintain a continued beautiful waterfront community please pay extra attention to the following items:

- Trash Cans- store trash cans out of sight, please put trash out no earlier than the night before pick-up, yard waste is Thursday pick-up.
- Pet Owners –be a responsible pet owner and pick up after your pet.
- No Wake Zone –help enforce the “no wake zone” and make sure your visitors know we are in a “no wake zone”. Report violations to the Lake Patrol 936-539-7821.
- Parking -Please try and use your garages and driveways first. Be considerate to neighbors so your vehicles are not parked in a way that makes it difficult for them to get in and out of their driveways. Vehicles should face the proper direction and not block the view of motorists in the neighborhood. The weather is nice and our children are coming out to play. Please be careful and keep an eye out for our children.



Sunrise in SSE

Improvements to South Shore Estates

We have replaced the flags, repaired the sprinkler system which was damaged from the winter, faucet at the park was broken and leaking, it has been replaced with an in ground box, tree stakes at the park were removed, newsletter and the directory will be out early May. We will be mulching and planting flowers. Concrete and entry gate painting will be decided on soon. Be advised, you will be inconvenienced. They will be doing split pours outside the entry gate so we will have a single lane in and out for awhile. This is an expensive venture, be patient and please report anyone vandalizing this area.

Neighborhood Watch Program

The Board is trying to put together a Neighborhood Watch Program and we are looking for a few volunteers on each street. We need the eyes and ears of all the neighbors, to help the police protect your property from criminals, you must get involved. Neighborhood crime prevention

programs are a proven and effective means to substantially reduce not only the incidence of residential burglaries in an area, but also the incidence of other crimes. A good neighbor is one of the most effective crime prevention tools ever

invented! The program would be responsible for disseminating information, establishing a call tree and Welcoming new neighbors. Please contact Amy if you want to volunteer. amy_spoede@yahoo.com

Waste Protocol

Republic Waste is our Waste Collector paid through Stanley Lake Mud

Our pick-up days are Monday and Thursday. Yard waste and heavy trash/bulk items to be collected on the second pickup day of the week- Thursday. Acceptable heavy trash includes: yard waste, appliances, hot water heaters, furniture and grills. Unacceptable items include: carpet, tile, doors, insecticides, oil, paint, varnish, wood, stone, water softeners, tires and other building materials. We do have options for recycling, they include the Precinct 3 recycling center and some of the elementary schools are collecting paper among other things.

Community Recycling

<http://www.co.montgomery.tx.us/commis3/recycle/householdchemicalwastefacility.pdf>

**Montgomery County
Precinct 3 recycling center
is located at**

1122 Pruitt Rd.
281.367.7283

They are open Mon – Sat
8am – 5pm and accept stuff
like glass, plastic and
aluminum we throw away
every week. For a nominal
fee, they except electronics
and household chemicals.

Aluminum Cans
Cardboard & Paperboard
Glass Containers (jars &
bottles)
Metal, mixed
Paper
Plastic Containers
Yard Trimmings
Clothing & Soft Goods
Electronics
Latex Paint
Wood & Miscellaneous



Upcoming Social

Wednesday, the 28th of April at the Pizza Shack in Montgomery. \$11.50 per person, pizza buffet, includes all you can eat pizza, pasta, salad, drink, tax and gratuity. We will start at 6 p.m. We have the private room but will need a number so they can set up for us. Please rsvp to Teena Williams, by Monday the 26th, 936-582-6891 or tenas22@hotmail.com.

4th of JULY

Fireworks are prohibited in South Shore Estates. Both Bentwater and Walden have beautiful displays of fireworks. To report violations call Montgomery Sheriff's Department at 936-760-5800.



Bernhardt Winery

May 2nd, Bernhardt Winery will be having a concert with the Fab Four, \$10.00 per person. Bring lawn chairs, your own food, non-alcohol drinks and snacks. If you are a wine lover they have a great selection, which can be purchased there. The Fab Four is a great group that does mostly the 60's music, especially the Beatles. For a complete list of entertainment you can go to their web-site.

<http://www.bernhardtwinery.com/>

South Shore Estates POA

3500 West Davis Street
Suite 190
Conroe, TX
77304

Kelly Benedict
PHONE:
936-756-0032

E-MAIL:
kellybenedict@consolidated
.net

We're on the Web!

See us at:

<http://southshoreestateslakeconroe.com/>

Neighborhood Directory Coming Soon!!!

We are getting very close to completing our directory for 2010. Please get your updated information to us ASAP. If you have a teenager that would like to put their name in for babysitting, pet sitting, yard work, etc., please let us know. Also, if you have a business and would like to put a business card in the directory to advertise, we will do that. We very much would like to get your email address so in the future, correspondence can be done on line to save money. Deadline is the end of April, send to Amy Spoede.

Amy_spoede@yahoo.com

Your Current Board Members are:

President

Teena Williams 936-582-6891 tenas22@hotmail.com

V.P.

Bill Trader 936-582-6122 truktrader@aol.com
Gate Information

Treasurer

Chris Disser 936-582-1389 chrisdisser@consolidated.net

Secretary

Cathy Shuler 936-582-6716 cl_shuler@yahoo.com

Member at Large

Ken Kuehn 936-448-1677
BugStatePestControl@hotmail.com

SOUTH SHORE ESTATES

3500 West Davis, #190
Conroe, TX 77304



COMPANY NAME
STREET ADDRESS
CITY, ST 22134

SOUTH SHORE ESTATES PROPERTY OWNER'S ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE
3500 West Davis #190 Conroe, Texas 77304
936-756-0032

APPLICATION FOR HOME AND PROPERTY MODIFICATION/IMPROVEMENTS

ACC Form: Revised March 1, 2008 Application Date: _____

Physical Address of Construction/Improvement:

Property Owner: _____ Phone Number: _____

Current Address: _____ Alternate Phone #: _____

City: State: _____ Zip: _____ Emergency Phone #: _____

Contractor Name: _____ Contractor Phone #: _____

Contact Person: _____ Emergency Phone #: _____

Email Address: _____

Proposed Improvement: _____

_____ :

Proposed Commencement Date: _____ (Must be within 30 days of the approval date indicated below)

Proposed Completion Date _____

NOTES: All Applications Must Be Submitted With a Copy of the Registered Plot Plan Indicating the Location of the Improvements/Additions.

LOT OWNER AGREES TO: Attach complete details including blueprints, drawings, sketches, catalog cuts, photos, dimensions, etc. as necessary for a complete understanding of the project by the ACC committee members and to construct the improvements described above in accordance with the plans and specifications submitted with this Application. Read carefully and review the **Deed Restrictions** applicable to the above-described property and will ensure that the improvements will be made in compliance with such Deed Restrictions.

In addition, the Lot Owner agrees to correct any violation to such Deed Restrictions within ten calendar days after written notification. The Lot Owner understands that Texas Statutes provide that residential restrictive covenants (Deed Restrictions) may be enforced in courts of law. *I have read and understand the South Shore Estates Deed Restrictions and agree to conduct my improvements in accordance therewith.*

Lot Owner Signature: _____ Lot Owner Signature: _____

Date Received: _____ **Date Approved:** _____

ACC COMMITTEE MEMBER: _____

ACC COMMITTEE MEMBER: _____