

# GEORGETOWN SQUARE CIVIC CORPORATION NEWSLETTER

Fall 2013

Current Board Members:

**John Pickul - President      Arnold Colunga - Vice President**  
**Mauri Norris - Treasurer      Jill Pearsall - Secretary      Tom White - Director**

Contact information for the board members is posted on the bulletin board on the pool fence.

## MARK YOUR CALENDARS

Please join us this year in the pool area on

**Tuesday, October 1<sup>st</sup>**  
**from 7:00 to 9:00 p.m.**  
for the

### **30<sup>th</sup> Annual National Night Out (NNO)**

NNO is an effective, inexpensive and enjoyable program to promote neighborhood spirit and police-community partnerships in hopes for a safer nation. Along with community camaraderie, we hope to learn from the Bellaire Police Department about crime and drug prevention awareness, neighborhood spirit and police-community partnerships, as well as send a message to criminals letting them know that our neighborhood is organized and fighting back. Feel free to bring your drinks and snacks and don't forget about a chair.

## WORLD STRUGGLES

With the local, national and international struggles in our world, old words of wisdom and consideration can provide a refreshing, pensive moment:

O beautiful for patriot dream  
That sees beyond the years  
Thine alabaster cities gleam  
Undimmed by human tears!  
America! America!  
God shed his grace on thee  
And crown thy good with brotherhood  
From sea to shining sea!

Keep the world in your thoughts and  
considerations every day.

## DEED RESTRICTIONS

The Georgetown Square Deed Restrictions were revised effective January 1, 2010. Owners are encouraged to be familiar with this document to comply with our community rules. As a reminder, please note:

**Assessments:** The manner of calculating the annual assessments for each townhome has changed. Annual assessments will be based on the annual budget for the coming year and allocated to each townhome based upon the linear feet of primary street frontage of each lot as platted divided by the total linear feet of all lots' primary street frontage.

**Maintenance:** The Deed Restrictions clarify that the Georgetown Square Civic Corporation (the "Association") is responsible for the maintenance of all common areas and each owner is responsible for the maintenance of its own lot and townhome.

**Construction Review:** The Deed Restrictions added a requirement for exterior construction to be reviewed and approved by either a construction review committee (if one is formed) or the Board of Directors for the Association. This review requirement is limited to exterior construction to the structures or additional improvements to be constructed. The purpose of this requirement is to maintain the aesthetics of our community.

**Use of Common Areas and the Pool:** The Deed Restrictions authorize the Board of Directors to adopt rules and regulations which govern the use of the common areas and pool. If any such rules are adopted, a violation of such rules is a violation of the Deed Restrictions. In addition, some fundamental use rules for the pool area are incorporated into the Deed Restrictions, such as a requirement that a resident accompany all guests, minors must be accompanied, no pets are allowed, and that the hours of operation may be limited. The Board of Directors has the right to suspend access to the common areas and/or pool for any violations and also has the right to fine owners for violations.

As a reminder, the current pool rules are:

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1. The pool is for the use of all residents of Georgetown Square who are not in arrears on their annual assessment payments.
2. Residents **MUST** sign and agree to a release of liability of the Civic Association regarding the use of the pool, to include resident minors, before they may use the pool. **ALL** minors must be accompanied by a responsible adult.
3. All guests **MUST** be accompanied by a resident when using the pool and each resident is **LIMITED** to four pool guests at any given time. Guests not accompanied by residents are subject to arrest and prosecution for trespassing.
4. **NO PETS ARE ALLOWED IN THE POOL AREA!**
5. Pool equipment may only be operated or adjusted by authorized members of the Board or the designated pool service company.
6. Pool area maintenance is a community project. Please remove all your own trash. Adult members will be held responsible for their children and guests.
7. The front gate lock combination will be provided to each qualified resident. The combination may be changed when deemed necessary by the Board. Any resident identified as giving out the combination to a non-resident will not be given the new combination. The last person to leave the pool area, regardless of the hour, is responsible to see that the front gate is closed and that all lights are turned off. Note: The rear gate is for maintenance only.
8. Lounge furniture, tables and chairs will be provided by the Association. Personal furniture, cushions, toys, etc. may not be left in the pool area overnight.
9. No barbecue equipment is allowed in the pool area.
10. **NO SMOKING** is allowed in the pool area.
11. **NO GLASS, CHINA or OTHER BREAKABLE CONTAINERS ARE PERMITTED** in the pool area. Please use metal, plastic or paper.
12. Observe common sense safety rules: No running in the pool area. No ball playing except with inflated beach balls. **NO DIVING.**
13. Observe sanitation requirements - babies and young children **MUST** use swim diapers **OR** will **NOT** be allowed in the pool.

14. **NO LIFE GUARD ON DUTY - SWIM AT YOUR OWN RISK!!!**

**Parking:** No motor vehicles or non-motorized vehicle, boat, trailer, marine craft, recreational vehicle, camper rig of truck, hovercraft, aircraft, machinery, or equipment of any kind may be stored on any part of any Unit, easement, or right-of-way, unless such vehicle or object is completely concealed from public view inside a garage. Passenger automobiles, passenger vans, motorcycles, or pick-up trucks that: (a) are in operating condition; (b) have current license plates and inspection stickers; (c) are in weekly use as motor vehicles on the streets and highways of the State of Texas; (d) do not exceed six feet six inches in height, or eight feet in width, or twenty-four feet in length and (e) do not have more than six tires are permitted to be parked in the right-of-way in front of the Owner's Unit. No vehicle or any kind may be parked in any alley...so as to block the alley. No garage shall be enclosed, modified or otherwise used so as to reduce its capacity for parking vehicles.

**Exterior Lighting:** To promote the public safety in the Community, all Units shall maintain a working exterior light on the Unit capable of illuminating the front of the Unit from dusk to dawn. No exterior lighting may shed light onto other property in the Community or into residential dwellings in such a manner that creates a nuisance.

This is **NOT** a complete list of the Deed Restrictions, and you should read the Deed Restrictions carefully to make sure that you understand its provisions.

### **VOLUNTEER BOARD**

The members of your Board of Directors are homeowners in your neighborhood and are **VOLUNTEERS!** Like all of us, they are busy people, with families and/or full-time jobs as well as serving in volunteer positions. Please try to make their Board-jobs less time-consuming and less stressful by following all deed restrictions, neighborhood rules and paying your assessments timely.

Board meetings are held quarterly in January, April, July and October.

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The next **Georgetown Square Board meeting**  
will be held

**Monday, October 7, 2013, 7:30 p.m.**  
at Tom White's home

Please note that the most recent meeting minutes are posted on the bulletin board on the pool fence.

## BOARD MEMBER CONTACTS

### John Pickul, President

6508 Kenyon [dillpickul@sbcglobal.net](mailto:dillpickul@sbcglobal.net)  
713-665-1510

### Arnold Colunga, Director

4521 Acacia [AColunga13@yahoo.com](mailto:AColunga13@yahoo.com)  
281-773-8763

### Mauri Norris, Treasurer

6504 Kenyon [Maurinorris@yahoo.com](mailto:Maurinorris@yahoo.com)  
713-201-9995

### Jill Pearsall, Secretary

6505 Kenyon [mont2pear@aol.com](mailto:mont2pear@aol.com)  
713-432-1266

### Tom White, Director

4537 Acacia [tlw4537@yahoo.com](mailto:tlw4537@yahoo.com)  
713-665-0531

## NEIGHBORHOOD REMINDERS

1. Please support the City of Bellaire's **Recycling Program** by PARTICIPATING!! Pick up is on Wednesday - label your bins and take them in promptly after pick-up.
2. Please do NOT put out your **garbage** ahead of pick-up day! This invites pests to the neighborhood. Garbage pick-up is on Tuesday and Friday. No hazardous materials will be collected.
3. Pick up after your **pets**! Remember pets must be leashed at all times and a responsible party should be holding onto the leash. As a reminder, no pets are allowed in the pool area.
4. Please **watch your speed** in the neighborhood! Residents, children and pets are often walking in the area.
5. **Park vehicles** in your garage, if possible. If you park in the street, park only in front of your own home and not in front of others', or park along Locust or the north side of Acacia. No parking is

allowed in the alleys of driveways. Parking with your front wheels turned into the curb makes it more difficult for a tow device to be hooked to the front of your vehicle. Never leave your vehicle unattended, running or with the keys in it. Never leave valuables (e.g. mobile phones, purses, wallets, money clips, gym bags) in sight in your car.

6. Pick up all flyers and newspapers and retrieve **mail** promptly. Excessive unclaimed papers and mail can be an invitation to thieves. Don't forget the alley area applies to this pick up as well.
7. Keep the doors to your home locked at all times, including your garage. Report all **suspicious or illegal activities** to the Bellaire Police!
8. Your assessment dues pay for 10 specific alley **security lights** around the neighborhood. Owners with those lights are asked to make sure those fixtures are kept burning dusk-to-dawn every night. If the lights are not working, please contact Rick Norris at 713-664-7733 for repairs and maintenance. For good security measure, leaving your alley light on.
9. Inspect your property regularly for needed **repairs and maintenance**: replace and repair rotten wood; clean and repair gutters and shutters; paint, repair, replace garage doors, etc. Please be sure that your flowerbeds and shrubs are weeded and trimmed regularly.
10. Provide the Board with your current **contact information** for owners and residents. This information can be kept CONFIDENTIAL and not shared outside of the BOARD OF DIRECTORS if elected. This information will be used for neighborhood-related notices and emergency situations. Jill Pearsall keeps all owner/resident information. Please submit your information, to Jill at 6505 Kenyon or request a form and send it back to her when complete.

## HELPFUL NUMBERS

Bellaire Police - 713-668-0487  
Bellaire Fire Dept - 713-662-8202  
Public Works/Solid Waste - 713-662-8170  
Animal Control - call Police - 713-668-0487  
Bellaire Parks and Rec - 713-662-8280  
Bellaire City Clerk - 713-662-8222  
Power Outages - 713-207-2222