

Community Educational Series – April 2022



So, what is the HOA anyway?

If you ask that question you will get a lot of different answers...and sometimes a blank stare. Understandably, so. For the future homeowner, not familiar with living in [deed-restricted](#) communities, the focus is on aesthetics and the feel of the neighborhood as well as community amenities. They understand that there is an annual fee due to the “HOA”, but it tends to stop there until a letter arrives from the HOA informing the homeowner of something they may or may not want to know. Life is busy. Really busy. “Who has time to figure it out?” We’re here to help!

[Texas.gov](#) tells us “A homeowners’ association, or HOA, is an organization composed of property owners that makes and enforces rules for the properties and residents within its jurisdiction. Property owners may be required to be [members](#) of the HOA and pay certain dues, assessments, or other fees. Typically, an HOA is run by a governing board, elected by the HOA members (that’s you). While commonly referred to as “HOAs”, Texas law uses the term “property owners’ associations.” For the Shadow Creek Ranch community there are a total of six (6) associations, but each homeowner is a member of only two (2):

- [Shadow Creek Ranch Maintenance Association, Inc](#) – Every homeowner in Shadow Creek Ranch is a member and pays annual assessments to this association. This association governs all common areas.
- [The Villages](#) – There are four (4) residential subdivisions. Each homeowner is a member of the Village association in which their property lies ([SCR Map](#)). These associations govern only their respective Village.
 - Village of Biscayne Bay Homeowners Association, Inc.
 - Village of Diamond Bay Homeowners Association, Inc.
 - Village of Emerald Bay Homeowners Association, Inc.
 - Village of Reflection Bay Homeowners Association, Inc.

So, what gives the HOA the right to govern? [Texas Property Code Chapter 209](#) and your association’s [governing documents](#) are the primary sources. When you buy a home in the HOA, you are agreeing to abide by the Property Code and the governing documents. The Articles of Incorporation (filed with the state), the Declaration of Covenants, Conditions, and Restrictions (CC&R’s), Bylaws, Rules and other policies (filed with the county) are your governing documents. Everything that the HOA is and does is defined therein. From owner responsibilities and dispute resolution, to insurance requirements and the number of seats on the Board of Directors...it’s in the governing documents.

Speaking of the Board of Directors, they are the HOA’s governing body. The Board of Directors is comprised of members of the HOA...fellow homeowners. They are elected for staggered terms by the members of the HOA...that’s you. Typically, each year a few board members’ terms expire and an election is held during the annual meeting of the members. The Board are the decision makers and they meet on a regular basis to make decisions on behalf of your HOA. Oh, and, they do it for free! I know...“what”?

While they act like super-people, alas, they are mortals, and need help with the day-to-day operations. This is where [FirstService Residential](#) comes in as the association’s [property management firm](#). The governing documents allow the HOA to hire property management to administer the rules and regulations, manage the association’s finances, arrange maintenance/repair/replacement of common elements, organize community lifestyle events, provide staffing and support...the list goes on. Shadow Creek Ranch provides for “onsite” management, which has an office in the [Reflection Bay Office Condos](#).

So, those are the basics of your HOA. Pretty simple, right?! Maybe? We know you probably still have questions, but worry not. We will continue this Educational Series each month throughout the year with more specific information about your governing documents, the Board of Directors, the role of the property management firm and much more.

Garbage Can Storage

The property management office received an uptick in complaints about trash cans being left out in the open for long periods of time in all neighborhoods. As a reminder the Rules and Regulations for all Shadow Creek Ranch Villages do not permit storage of trash cans on the street or anywhere in view from the front of the house. Please note these few simple guidelines:

- Cans may only be on the street from 6pm the day prior to pick up until midnight the day of pickup
- Garbage cans must be stored out of view from the front of the home

Please visit The City of Pearland's [website](#) for more information on waste disposal guidelines, comments or questions.



Gardening by the Moon

Each month our very own horticulturalist Dr. R.E. Moon prepares a newsletter just for Shadow Creek Ranch giving invaluable tips and tricks for keeping your landscaping in tip-top condition. The newsletter is posted to the Shadow Creek Ranch website. [Click here](#) to view the May newsletters.

2022 Pool Season Kickoff

Break out the sunscreen and flip-flops... [POOL SEASON](#) is almost here! That's right, pool season officially opens on Saturday, May 28, 2022, with all pools open to 100% capacity. And, to celebrate, Shadow Creek Ranch is throwing a Summer Kick Off event at the Village of Biscayne Bay Recreation Pool from 12pm-5pm on May 28! There will be a DJ, bounce house, cotton candy, snow cones and food trucks to help us celebrate! We hope to see everyone there!

As a reminder amenity cards are needed to enter the pool areas. If you are in need of amenity cards, please contact the management office at help@shadowcreekranchhoa.com, (713) 436-4563 or [click here](#). Note that your HOA account must have a zero balance to acquire the cards. Each card allows access for up to four (4) people each per visit, and each home is permitted two (2) cards. Replacement cards (lost or stolen) are \$100 each, damaged cards are replaced for free.

Contact the pool service provider at Bearfoot.net, if you are interested in booking an after-hours pool party or swim lessons.

[Click here](#) for all information on your Shadow Creek Ranch pool facilities, including a handy [Q&A](#).