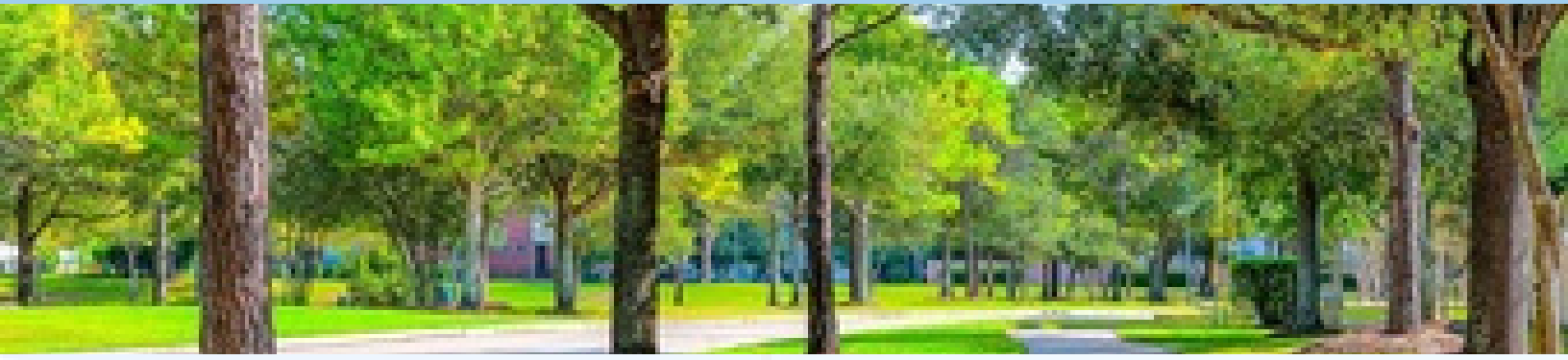


# Community Educational Series – January 2023



Welcome back to our monthly Community Educational Series! If you haven't had a chance to read our previous articles, please [click here](#) for our last article with valuable information toward better understanding your homeowner's association.

Residential and commercial development, on our west side of Pearland these past twenty-five years, has been phenomenal. What started as empty fields has quickly grown into a thriving community. It can take many decades for a region to receive the investment needed to achieve this growth. How did Shadow Creek Ranch attract this investment so quickly? Well, it had a little help, and that help came in the form of the TIRZ.

When we pay our property taxes, our city will apply those funds where they are needed most. If another part of our city is in need, more of our taxes may be applied there and if we need support, perhaps more of our tax revenue may remain in our backyard. A TIRZ (Tax Incremental Reinvestment Zone) is an entity that focuses more of our tax revenue directly into our immediate neighborhood. As such, investments that might normally take decades to fund may be delivered more immediately.

Our TIRZ was inspired by the developer of SCR to both reimburse for infrastructure investment but also to promote and accelerate investment in the Shadow Creek Ranch community. The TIRZ is composed of four entities:

- City of Pearland
- Fort Bend County
- Alvin ISD
- Brazoria County

Every year, these entities commit an overall average of roughly 30% of their tax revenue to the TIRZ. These funds can only be used for development in Shadow Creek Ranch and nowhere else. Why would these jurisdictions do this? Because they saw an opportunity to work with the developer to accelerate the growth of Shadow Creek Ranch and reap greater value later than had it been left alone. By the time the TIRZ expires in 2029, this investment will have accelerated the growth of west Pearland from a vacant 3,500-acre area with a taxable value of a few million to a community with a taxable value of almost \$3b.

Our TIRZ is governed by a Board of Directors appointed by each of the four participating entities. It has accelerated investments such as:

- Neighborhood parks and trails throughout the community
- Shadow Creek nature park and trail
- Fire station #8 on Shadow Creek Parkway
- Westside library
- Shadow Creek Regional Park Phase II
- Clear Creek trail system
- Regional drainage and detention/amenity lake system
- Regional water, sewer, and roadway infrastructure throughout the community (Broadway, Kirby, Kingsley, etc.)
- Land and infrastructure development costs for school sites
- And many more underground infrastructure projects that were critical to the development of the property

But wouldn't these projects have happened without the TIRZ? Perhaps. But it is unlikely that without the TIRZ as the backstop, a master-planned community of the quality of SCR would have been possible in as short a time frame. The area would more likely have been developed as small, unconnected subdivisions without major amenities. This would have taken many more years, if at all. But our Shadow Creek TIRZ has made the funds immediately available for these initiatives through both developer advances and annual tax increment revenue generated by our growth. And that means we don't have to wait for these benefits to be realized.

It takes great collaboration across several taxing entities to pull together a TIRZ and realize the success we've seen here in Shadow Creek Ranch. We are fortunate to be in a community where elected officials and government employees get along and look for opportunities to work closely together to better our community. And I certainly appreciate their foresight to create this TIRZ and inspire all the great things it has brought to us and our families.

## SEASONAL TOPIC: ARC

It's that time of year to start knocking out those projects you've been planning around your property! Making any modification to the outside of your property such as landscaping, painting, adding a new structure, and many repairs are highly encouraged and require approval from the Architectural Review Committee (ARC):

1. The first step is to review the [Architectural Review Committee Guidelines](#) (aka Community-Wide Standards).
2. If you believe your project falls within the standards, you will submit an [ARC Application](#)
3. When receipt of your application is confirmed, your application is valid for 30 days.
4. The management team will work with you to ensure you have the necessary backup documentation if needed. The Committee meets bi-weekly on Fridays to review all applications, so it's important to make sure your application is as complete as possible when it's been submitted.
5. Once the application is determined to be complete, it will be submitted to the ARC and you will be advised of the date for review.
6. If your project is approved or denied, a letter and email advising you will be sent within 2-3 business days of the Committee's decision.
7. If it is denied, you do have the ability to resubmit your application with any needed modifications, if applicable. You also can appeal the denial with the Committee, and ultimately request a hearing with your Board of Directors.

Feel free to contact onsite property management with questions about your project at [help@shadowcreekranchhoa.com](mailto:help@shadowcreekranchhoa.com).

## Garbage Can Storage

The property management office continues to receive reports about trash cans being left out in the open for long periods in all neighborhoods. Please remember that the Deed Restriction for all Shadow Creek Ranch Villages does not permit the storage of trash cans on the street or anywhere in the view from the front of the house. Please note a few simple guidelines:

- Receptacles may only be on the street from 6 pm the day before pick up until midnight the day of pickup
- Receptacles must be stored out of view from the front of the home

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



## GARDENING BY THE MOON



[Click here](#) to view custom monthly Landscaping Newsletters from our very own Shadow Creek Ranch horticulturalist, Dr. R.E. Moon, offering valuable and simple insights to make you look like an expert, too! Check out Dr. Moon's latest newsletter [Navigating Freeze Events](#) for some critical plant, tree, and turf preparation advice for this change in season!

In September Shadow Creek Ranch hosted an in-person Landscaping Seminar with Dr. Moon at our new library, Westside library! We received great feedback from the attendees and plan to host another seminar in January 2023. There will be a door prize! Please keep an eye out for our invitation by email, website, and Facebook.