



SHADOW CREEK RANCH

2026 FAQs

12234 Shadow Creek Pkwy, Suite 3112
Pearland, TX 77584

Phone: (713)436-4563

Email: Help@shadowcreekranchhoa.com

Website: www.shadowcreekranchhoa.com

ASSESSMENTS:

2026 ASSESSMENTS

All Villages Owners pay	= \$1163.00
“Oak Arbor Estates” Owners pay an additional	= \$935
“The Estates” Owners pay an additional	= \$685

DUE DATE:

The assessment is due in full on January 1st and becomes delinquent after January 31st.

- Payment received after January 31st will incur a late fee of One Hundred Dollars (\$100.00) and a monthly interest finance charge of 1.5% until paid in full.
- The 2026 annual assessment has changed from the 2025 amount. If you have autopay established with ClickPay or your bank, review the current payment amount and adjust as needed.
- If you set up an autopay on ClickPay, you must set the payment date no earlier than January 1, 2026. If you set the autopay prior to January 1, 2026, there will be no charge present to autopay, and the payment will not be made.
- Payments may be applied to the oldest balance on your account. If there is an unpaid balance, you could be in jeopardy of incurring delinquency penalties.
 - If your account is in collections, there may be additional fees not reflected on the current balance.



Your payment options include:

- **CLICKPAY** at www.ClickPay.com/FirstService . You can register using your owner account number on the enclosed payment coupon. We recommend familiarizing yourself with the three payment settings to ensure you select the one that best suits your needs.
- **CHECK** made payable to your Village Homeowners Association, Inc. mailed to:
Village of (your village name) Homeowners Association
c/o FirstService Residential
P.O. Box 30343
Tampa, FL 33630-3343
- **DROP-OFF** a personal check payment at 12234 Shadow Creek Pkwy, Building 3, Suite 112, Pearland, TX 77584 on Monday-Friday, 8:30pm-5:00pm.
Note: Be sure your owner's account number is printed legibly on the memo line of the check.
- To make advance payments on next year's assessment, simply go to www.shadowcreekranchhoa.com, login to the Pay Online tab using ClickPay, then look for the "Auto Pay" option and follow the prompts.
- A limited Payment Plan option is available. Please contact the onsite office at help@shadowcreekranchhoa.com for further information and eligibility requirements.

COMMUNITY INFORMATION ACCESS

Connect Resident Portal

Shadow Creek Ranch offers a resident portal that utilizes real-time information about your community and your homeowner account.

Login to your Village portal by clicking the applicable link below:

<https://villageofdiamondbay.connectresident.com/>

<https://villageofbiscaynebay.connectresident.com/>

<https://villageofemeraldbay.connectresident.com/>

<https://villageofreflectionbay.connectresident.com/>

Once you have established your account, you will be able to:

- View your account balance and history.
- Be the first to know the latest news in your neighborhood.
- See your community calendar.
- Access the governing documents for your association.
- Search frequently asked questions



- Read current and archived newsletters.
- View account information, including your mailing address, phone numbers and email addresses registered to your account.

HODA (Homeowner Digital Assistant)

Need quick answers about community rules, maintenance, or general info? Just text “Hey HODA” to 1(866) 377-0779

- Available 24/7
- Works like texting a friend
- First message will include HODA’s contact info – save it!
- Scan the QR code to get started instantly

Prefer online support? Submit a request to help@shadowcreekranchoa.com.

Our expert team can help with:

- Account balance and ledger inquiries
- General concerns or suggestions
- Violation inquiries
- Architectural Modification requests
- Access control devices (pool/gate fobs)
- Clubhouse reservations
- Referrals to other HOA related services

AMENITY ACCESS CARDS

Amenity access cards are needed to enter access-controlled amenities.

A maximum of two (2) amenity access cards is issued per lot/home. The cards are ONLY issued to the property owner of record. To obtain the cards, your account must be at a zero balance.

Amenity access cards allow access to four (4) people per card at any of the community’s four (4) swimming pools, tennis courts, and basketball courts during posted hours.

New homeowners can acquire amenity access cards by visiting the Shadow Creek Ranch community management office during operating hours or contact (713) 436-4563 or help@shadowcreekranchoa.com.

To confirm existing amenity access cards are active or to report lost/damaged cards, email the Shadow Creek Ranch community management office at help@shadowcreekranchoa.com. Include your property address and amenity access cards numbers.

Replacement amenity cards are **\$100.00 per card**.



GUEST POLICY

A guest is defined as a nonresident visitor of a resident. Guests must be accompanied by a resident with an active amenity access card to gain access to an amenity. All amenity users must follow posted rules. Owners are responsible for the conduct of their guests in common areas, including amenities.

WASTE DISPOSAL:

Trash pick-up days are Tuesday and Friday. Heavy trash days are every Friday.

Recycle: West of Kingsley- Tuesday

Recycle: East of Kingsley- Friday

Green Waste- Tuesday

For Curbside Household Hazardous Waste call 1 (800) 449-7587 to schedule a pick-up.

Animal Control will provide formula for trash if animals are tearing into trash bags.

FRONTIER WASTE: RECYCLE BINS: (CITY ISSUED)

The recycling bins issued by the City of Pearland must be stored out of view. They cannot be stored on the side of the home or in front of the house.

Please contact the City of Pearland for removal of the large Recycle Bin the City of Pearland will contact Frontier Waste and inform them the homeowner wants it removed.

City of Pearland - (281) 652-1600

Frontier Waste Solutions – (936) 258-9035

SCHOOL DISTRICTS:

Fort Bend Independent School District: (281) 634-1000

Alvin Independent School District (281) 388-1130

MAILBOX KEYS:

Contact the U.S. Post Office, 2700 Cullen Blvd. Pearland TX 77584 | Phone (800) 275-8777

A photo ID and closing documents are required for keys to be issued.



CLUBHOUSE RENTAL:

The Village of Emerald Bay Clubhouse is located at: 11814 N. Clear Lake Loop.
Rentals are available for Shadow Creek Ranch residents only.

Rental Fee is \$200.00.
Rentals are only between the hours of 8:00AM and 11:59PM daily.

Please contact the community management office at (713) 436-4563 or help@shadowcreekranchhoa.com for additional information and reservation availability.

COMMUNITY LIGHTING:

Please report streetlight outages to <https://slo.centerpointenergy.com/>

Monument or amenity light outages should be reported to the community management office at help@shadowcreekranchhoa.com or (713) 436-4563

PETS AND WILDLIFE CONTROL:

Please clean up after your pets. Pets must always be on a leash in common areas. Please direct all concerns regarding neighboring pets, strays, or wildlife to City of Pearland Animal Services

PEARLAND ANIMAL CONTROL

8311 Freedom Dr
Pearland, TX 77584

MOSQUITO CONTROL:

Managed by the applicable county.

Fort Bend: (281) 238-3001
Brazoria: Request service [click here](#)

MAINTENANCE - NEED TO REPORT A COMMON AREA ISSUE?

Please submit Common Area Work Orders to the community management office by visiting the website at www.ShadowCreekRanchHOA.com (Connect resident portal log-in required),



or contact the community management office by calling (713) 436-4563 or email Help@shadowcreekranchhoa.com

ARCHITECTURAL REVIEW (ARC) REQUIREMENTS:

All exterior changes, except for like-for-like requests, must be submitted to the Architectural Review Committee for review. Written approval from the ARC Committee must be obtained prior to commencement of work.

There is a \$25.00 administrative fee (\$125.00 administrative fee for pools) and a \$25.00 post-inspection fee for the following modifications: sheds, pools, free standing structures, additions, and patio covers.

A copy of the lot survey is required for most home modifications. Color photos are required for all modifications. A list of materials and drawings may be required.

CHANGE OF ADDRESS?

Please notify the community management office of address changes in writing. The Association will continue to mail important information to the address on record, unless notified otherwise.

STREET PARKING:

Street parking is permitted in Shadow Creek Ranch and the City of Pearland, except for where no parking is posted. For the safety of our children and neighbors we ask you to consider parking all vehicles in your driveway.

Report illegal parking or safety issues to:

Pearland Police Department (non-emergency)
City of Pearland Code Compliance

(281) 997-4100
(281) 652-1766

MUNICIPAL UTILITY DISTRICT 1 & 26

<http://www.bfbcmud1.com/>

<https://www.bcmud26.com/>

MUD 1 meets on the first Friday of the month at 12:00 p.m., and MUD 26 meets the first Tuesday of the month at 11:00 a.m. at the offices of Allen Boone Humphries Robinson LLP,



3200 Southwest Freeway, Suite 2600, Houston, Texas 77027. In addition to the website, agendas for each meeting are posted at the Recreation Centers and at the Brazoria and Fort Bend County Courthouses at least 72 hours before every meeting. The Board of Directors

invites all members of the public to attend its meetings. If you need confirmation of a Board meeting, please contact the district through the following links: MUD 1 [Contact Us](#) page, MUD 26 [Contact Us](#)

WATER & SEWER

The City of Pearland operates Shadow Creek Ranch water and sewer system. If you have any questions about your service, please call the City of Pearland at (281) 652-1603 or visit the following link:

<https://www.pearlandtx.gov/departments/public-works/water-production>