



Contact Information

Shadow Creek Ranch
On-site Office
12234 Shadow Creek Pkwy
Suite 3112
Pearland, TX 77584

Office Phone: 713.436.4563
Customer Care: 877.253.9689

Email:
help@shadowcreekranchoa.com

Office Hours: 8:30am – 5pm

Upcoming office closures:

Presidents' Day- Monday, Feb. 16



COMMUNITY LANDSCAPING

The Shadow Creek Ranch Maintenance Association partners with horticulturist, Dr. Robert E. Moon, to oversee more than 20 million square feet of community landscaping. Dr. Moon provides monthly landscaping updates and seminars along with helpful resources, including an annual gardening calendar, vegetable guide, and recommended plant list. Visit the Shadow Creek Ranch website for Dr. Moon's articles and upcoming seminar information:
shadowcreekranchoa.com/category/news/

2026 Landscape Seminar Dates:

- February 12
- May 14
- September 10

All Seminars will be held at the Emerald Bay Clubhouse at 7pm.



Winter Freeze

Landscaping Tips:

- Water landscaping before freezing temps set in
- Water landscaping immediately after freezing temps leave the area
- Drain/wrap irrigation backflow after watering
- Cover exterior water faucets and remove hoses
- Bring in potted plants, if possible





UPCOMING EVENTS



We have some exciting new events this quarter! We began Zumba classes* at the Emerald Bay Clubhouse. Also, join us for an exclusive Paint n' Sip* event at the Hilton Garden Inn in February!

JAN

ZUMBA CLASSES*

* Registration Required

FEB

KIDS' CORNER*
LANDSCAPING SEMINAR
PAINT N' SIP*
ZUMBA CLASSES*

MARCH

FOOD TRUCK NIGHT
COMMUNITY GARAGE SALE*
SPRING FLING

The HOA is always looking for volunteers to assist with events, if you are interested in volunteering in your community, please contact SCRsocial@fsresidential.com.

ASSESSMENT PAYMENT PLAN



Your 2026 Annual Assessment was due on January 1, 2026, and the grace period through January 31, 2026, has expired.

If you can't submit your assessment payment in full, you may be eligible to enroll in a Payment Plan, which divides the total assessment into four installments.

PAYMENT PLAN ELIGIBILITY REQUIREMENTS

- Homeowners who have defaulted on a payment plan within the past two years are not eligible.
- The payment plan is limited to four installments only.
- Payment plans are available for current-year assessments only.
- Your account must be at a zero balance at the time of enrollment.
- Payment plan approval is granted once the first installment has been successfully paid.
- Accounts that have been turned over to Collections are not eligible for a payment plan through the Association and must work directly with the Collection attorney's office.





DEED RESTRICTIONS/ ARC

ARC Specification Updates – Good News!

Your Board of Directors has approved new language that has been added to the current Architectural Specifications. These updates now allow backyard patio lighting, school signs, and potted plants. We encourage homeowners to review the updated specifications for full details and guidelines [HERE](#).

Smartwebs Email Notifications

We are excited to introduce Smartwebs, our new system for sending violation notices. This system allows us to notify homeowners in real time via email, ensuring faster and more efficient communication. Please contact the management office to confirm that your email address on file is current, so you don't miss important updates.

DID YOU KNOW?

- Once you have paid the current 2026 Assessment, you can make prepayments towards next year's assessment (2027), resulting in a credit on your property account to be applied on January 1, 2027. This is a great option to prevent one large bill during the holidays and tax season. Prepayments can be made at any time up until January 1st. You may use the current year's assessment amount as a guide for next year's assessment dues. Any variance in the amount should be satisfied by the due date of January 1st.
- Shadow Creek Ranch does not issue/charge fines for deed restriction violations. Third/Final notices do carry a mailing fee for the certified mail (current postage rate); attorney enforcement fees are billable to the owner.
- Help@shadowcreekranchhoa.com is the on-site distribution email for community management. Any requests, questions, or concerns can be sent to this email address, and the correct department will respond within 24 hours, except for weekends and holidays.



YOUR MUNICIPAL UTILITY DISTRICTS (MUD) INFO

A **Municipal Utility District (MUD)** is a state-authorized entity regulated by the Texas Commission on Environmental Quality (TCEQ) that provides water, sewer, drainage, and related services within its boundaries. Managed by elected boards, MUDs issue bonds to reimburse developers for these improvements, with costs repaid by residents through property taxes and user fees.

MUD 1 serves the Villages of Biscayne Bay and Diamond Bay.

MUD 26 serves the Villages of Emerald Bay and Reflection Bay.

Websites: bfbcmud1.com and bcmud26.com

Monthly Board of Directors meetings are open to the public (except Executive Sessions) and held at Allen Boone Humphries Robinson LLP, 3200 Southwest Freeway, Houston, TX 77027. Residents may also conference in using the phone number listed on the monthly meeting notices posted at all four Shadow Creek Ranch recreation center pool gate bulletin boards.

For more information on how your MUD taxes work for you, visit the Texas Municipal Utility Districts resource page.

Website: cstx.gov/business-development/planning-and-development-services/

MAJOR COMMUNITY CONSTRUCTION PRODUCTS

City of Pearland – Construction is underway along Shadow Creek Parkway, with 2026 projects focused on improving mobility and safety. Upgrades include enhanced intersections, landscaping, improved street lighting, and continuous sidewalks. These improvements are part of the City's broader capital plan to strengthen connectivity throughout Shadow Creek Ranch.

MUD 1 & 26 – To address evolving drainage needs, the MUDs have approved a major excavation of the Clear Creek Relief (CCR) channel, the primary drainage route for Shadow Creek Ranch. The project will remove accumulated silt to restore full drainage capacity and improve runoff flow. Work is expected to begin on the west side of the channel and progress eastward starting the second week of February 2026.

Shadow Creek Ranch Maintenance Association – Plans are being finalized to address significant erosion affecting brick walls along FM 521 and along Shadow Creek Parkway between Trinity Bay and Kingsley Drive. Both repair projects are anticipated to be completed before summer.





TEXAS HOA LAW UPDATES



Effective September 1, 2025

Recent changes to Texas HOA law are intended to improve transparency, homeowner access, and participation. Our Association has reviewed these updates and is pleased to share which requirements were already part of our existing practices and which have been implemented moving forward.

Items the Association Was Already Complying With:

Transparency & Accessibility

- HOAs with 60 or more units are required to post governing documents online and include the Association's website, email address, and fee information in the management certificate (SB 711, SB 2629).
- Our Association was already fully compliant with these requirements.

Electronic Communication & Meetings

- The Association had already adopted the use of electronic communication and virtual meeting options where permitted, helping improve accessibility and participation (SB 2629).

Resale Certificate Practices

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- The Association's resale certificate fees and procedures were already aligned with updated statutory caps and clarity requirements (SB 711).

New Requirements Implemented Moving Forward:

Landscaping & Enforcement During Water Restrictions

- The Association may not issue fines for dry or brown landscaping during mandatory water restrictions. Homeowners will have a 60-day grace period to restore landscaping once restrictions are lifted (HB 517).

Free Speech in Common Areas

- Homeowners may invite elected officials or political candidates to speak in common areas of the community (HB 621).

Solar & Security Protections

- New protections apply to solar energy devices, including solar roof tiles, along with updated standards regarding security fencing and security cameras (HB 431 and related legislation).

Architectural Review Committee (ARC) Participation

- Associations with 40 or more lots must now actively solicit candidates to serve on the Architectural Review Committee (SB 711, HB 711).



FAQS ABOUT HOA LAW UPDATES



What This Means for Homeowners?

You will continue to have easy access to Association documents and information online.

Landscaping violations related to drought conditions will not be issued during water restrictions, and you'll have time to recover once restrictions end.

Homeowners have expanded rights to invite public officials or candidates to speak in common areas.

Participation in meetings and voting is more flexible through electronic and virtual options.

There are clearer protections for solar installations and home security features.

Homeowners have more opportunities to get involved by serving on the Architectural Review Committee.

Resale certificate fees remain regulated and transparent.

Frequently Asked Questions (FAQ)

Q: Do I need to do anything different right now?

A: In most cases, no. These changes either formalize existing practices or provide additional homeowner protection.

Q: Can I still be cited for landscaping issues?

A: Yes, but not for landscaping related to drought conditions. After restrictions end, a 60-day grace period applies.

Q: How do I participate in virtual meetings or electronic voting?

A: Information will continue to be provided in meeting notices and election communications.

Q: How can I serve on the Architectural Review Committee?

A: Please visit the website and complete a Committee application. Please return applications to help@shadowcreekbranchhoa.com.

Q: Where can I find the Association's governing documents?

A: All governing documents are available on the Association's website.



WHAT'S NEW



We are thrilled to announce that our Homeowner Digital Assistant has launched!



Powered by artificial intelligence, HODA® can respond to resident inquiries by text 24/7. HODA® is integrated with your Connect resident portal and allows you to receive detailed information specific to your association, such as account balances, service requests, booking amenities, and more.

CONNECT RESIDENT PORTAL

Access your Connect resident portal to view account details, payment history, community documents, and service requests. To access Connect, use your respective Village link below to register!

<https://VillageofBiscayneBay.connectresident.com>

<https://VillageofDiamondBay.connectresident.com>

<https://VillageofEmeraldBay.connectresident.com>

<https://VillageofReflectionBay.connectresident.com>

