

WHISPERING PINES

Official Community Newsletter of Terranova West, which includes
Oaks of Terranova West, Terravista, Terravista Estates, and Villa Nova



TNW POA Annual Meeting: Monday, March 24, 2025
TNW Clubhouse; 17623 Moss Point Drive; 6:00 pm

Crest Management - 281-579-0761

www.terrانovawest.com

SEE CREST MANAGEMENT FLYER ON LAST PAGE WITH FULL INSTRUCTIONS ABOUT GETTING REGISTERED ON THE NEW WEBSITE.

CONSTABLE: 281-376-3472

TNW POA Board Mission Statement

To manage the governance and controls to preserve the values and amenities of the property for the better development, improvement, sale, use and enjoyment of the property as a residential subdivision.

Information reported from the POA meeting; February 11, 2025; 10 residents attended.

The minutes from the January Board meeting were approved.

Upcoming Important Dates:

- Wednesday, March 5th; 55+ Potluck Dinner/Games; 6:30 pm; Clubhouse
- Thursday, March 20; MUD Board Meeting; 6:30 pm; Clubhouse
- Tuesday, March 24th; POA Annual Meeting; 6:00 pm; Clubhouse
- Saturday, April 5th; Community Garage Sale; 8:00 am to 3:00 pm: At your home
- Sunday, April 13th; Spring EGGstravaganza; 2:00 pm to 4 :00 pm; Clubhouse Park

Annual Meeting and Board Elections

The 2025 Annual Meeting of the TNW POA will take place Monday, March 24 at 6:00 pm at the Clubhouse. Notice of this meeting along with an election ballot has been sent to all property owners. If you opted out of receiving notifications by mail, you would have received the notice via email on or about Feb. 12th. For those who did not opt out, you will receive the notification in printed form via USPS. Completed ballots are due no later than March 21st at 5:00 pm. Submitting your completed ballot via email or fax is strongly encouraged to avoid delays that may occur if you mail in the ballot. Please review your announcement for email and fax contact info. By submitting your ballot on time, you will be entered to win one of 2 (two) \$50 Visa Gift Cards. You need not be presents at the annual meeting to win. For questions or assistance, use the number above to contact Crest Management.

Annual Assessments Are Now Past Due

Annual assessment payments were due by January 15. A grace period was allowed through February 15 to accept payments without penalty or interest. If you have not paid your annual assessment, please contact Crest Management immediately. Unpaid balances will begin accruing interest and penalties. Payments can be made online with eCheck or credit card or checks can be mailed to Crest.

Online Account Review is Highly Recommended

Homeowner accounts may be reviewed online at any time. In an effort to reduce administrative costs, the POA does not mail statements on small balances owed. Therefore a periodic review of your account through the online portal is highly recommended.

New Homeowner Portal on Crest Management's Website

IMPORTANT – Please take steps now to ensure you are signed up.

With the change to our new management company, there is a new portal that all property owners must register for. A flyer with full information is provided at the end of this email after the MUD Board news. You may wish to print it off and keep at home for future reference. But here are the highlights.

Creating your homeowner account on is easy. Just follow these steps.

- Go to www.TerranovaWest.com and Click on HOMEOWNER LOGIN
- Enter your email and temporary password from your statement.
- After setting up your account, please go into User Settings to manage your subscriptions. Skipping this step will mean that you likely will not receive the monthly newsletter or other important community notices. So please be sure to opt in to receive official communications.

Swim Team Registration – March 1 online

 **Join the Tidal Waves Swim Team!** 

Get ready for a season full of fun, competition, camaraderie, and neighborhood pride! 🌊 Whether you're looking to improve your skills or make new friends, the Tidal Waves is the place to be!

 **Registration opens March 1st** at tnw.swimtopia.com

Don't miss out on a splashin' good time!

Financial Information

Financials- November 2024 - Balance Sheet was restructured to a usable format after significant changes from previous management company. Income Statement within expected measures, transitioning billing from previous management company and vendors.

Financials- December 2024 - YTD Expenses \$5,923 under Budget; YTD Income \$17,197 over budget. For 2024, expenses exceeded income by \$1,133. Total Reserves are \$523,971 and are adequate to meet the forecasted requirements.

ARC Process in the new Portal

The ARC process will now be taking place on the new homeowner portal. To submit a Home Improvement Application, please log into your account at www.Crest-Management.com Next, click on “Exterior Modification Request Form”, then review and agree to the Governing Documents, where you will be directed to the particular type of modification request. Fill in the requested information and submit.

Tennis Courts reserved for League Play

The Tennis Courts are reserved for League play as follows during the months of January through May.

Mens' League Play - 7 pm to 10 pm - Tuesday & Thursday evenings

Women's League Play - 8 am to 12 noon - Friday mornings

On the dates/times listed above, the Men's and Women's Tennis Leagues have the right to use all the tennis courts.

January Constables' Report

- There was 1 report of Burglary of Habitation
- There were 2 reports of Family Disturbance
- There were 6 reports of Suspicious Persons or Vehicles

Constables: 281.376.3472: Please continue to call the constables when you notice something suspicious. Please also call the constables if there is excessive noise during later evening hours coming from a neighbor near you.

Electronic Access Cards for neighborhood park

IMPORTANT – VANDALISM AND UNAUTHORIZED PARK ACCESS

We are experiencing a daily problem with park gates being propped open. This is NEVER allowed! Propping open the gate can cause damage to the lock mechanism. Additionally, vandalism to our park amenities is more likely to occur when unauthorized persons have access. And most importantly, security for TNW residents enjoying their park is compromised when gates are left open. Please note that security cameras at the park/clubhouse will be utilized to determine residents responsible for propping open the gates and those access cards may be deactivated. If you are having guests join, you will need to wait for them at the gate to allow them to enter. Our park is an amenity paid for by your annual assessments and the park is for the exclusive use of TNW residents. Vandalism and required repairs are costly and add to our overall expenses. Help protect our beautiful park and facilities by respecting park rules.

Any resident who has paid their assessments may obtain one or more access cards. Please call Crest Management to obtain your card(s). Please call the constables if you see someone accessing the gates without a card: 281-376-3472 .

Terravista Estates – Gate Access

In the event that the entrance or exit gates are not working properly, please contact Crest Management at 281-579-0761. If your call for assistance is placed after regular business hours, their answering service will let our community manager know about the problem immediately. Also, if you need new or replacement controllers contact Crest as well. Controllers are \$60 each.

Committee Reports

Clubhouse Report: To rent the clubhouse, please contact Dianne Moynihan, Clubhouse Manager, at tnwclubhouse@gmail.com for information. Please do not text her. **You must give Dianne at least two weeks' notice that you're interested in renting the clubhouse.** All information is on the website under Resources > Clubhouse.

Welcome Committee Report: Our welcome committee visited several new homeowners and dropped off information to them about our community!

Social Committee: Mark your calendar for Sunday April 13th (2:00 pm to 4:00 pm) and make plans now to attend the **SPRING EGGstravaganza family event** in the Clubhouse park. The Social Committee is planning a special day for TNW families to enjoy egg hunts, visits with the Easter Bunny, face-painting, games, rides in a pumpkin carriage, etc. Remember to bring your own Easter basket! *****Volunteers Are Needed***** Please contact Paige Street paigestreet72@gmail.com or Donna Sirbegovic donna@taedison.net to volunteer to assist with this fun event!

Neighborhood Pool: The pool is closed for the season. Watch next months' newsletter for info about this years' pool season.

Architectural Review Committee:

The ARC committee received and acted upon several requests for improvements. It is anticipated that ARC requests will increase as we move into spring. Before you plan **any** modifications to your home or yard, please check Governing Documents. There are architectural guidelines for all areas of the neighborhood. Some were updated in 2018 that include information about

- Fences
- Swimming pools or hot tubs
- Outbuildings or exterior structures
- Decks
- Landscaping, including grass, planting beds, weeds, shrubs, etc.
- Trees: "Trees many not be removed without prior ARC approval... When trees are removed for any reason, the homeowner must also remove or grind the remaining stump..."
- Exterior lighting
- Painting
- Roofing

55+ Events - Next event is Wednesday March 5th

This group of very involved residents offers several monthly events including a potluck dinner and Mahjong games. Also upcoming in 2025 they will be adding some Pickleball events. If you are interested in learning more, please plan to attend a Pot Luck event which are typically held the 1st Wednesday of most months at 6:30 pm at the TNW Clubhouse (no meetings in Jan. or July). No RSVP is needed. But please bring a dish for 4-6 people and your drink. Everything else is provided. Come visit with old and new friends at a fun-filled event. Couples and singles welcome. If you have questions, call Polly at 713-304-8400.

Deed Restriction Notices:

Please know that these deed restrictions are in place to maintain property values. All Governing Documents are on the website under Community Page > Governing Documents. If you have questions, please contact Aleisha at Crest Management: 281.945.4701 or aleisham@crest-management.com.

- Mobile homes, RVs, trailers, boats, etc. are not allowed to be stored on anyone's property or on the street for more than 48 hours.
- Residents must cut down dead trees and grind the stumps. These trees are not only an eyesore, but they are a potential hazard during storms as dead limbs break off and cause damage.
- Residents must cut their grass routinely. If the POA "force mows" a yard, the resident will be billed for that service.
- Flower beds must be mulched and weeded on a routine basis. Weeds should be removed from expansion joints on driveways and sidewalks.



Please remove all dead trees from your yard and grind the stumps.

"Yard waste will be collected at the curb and must be placed in sturdy plastic bags weighing no more than 40 pounds. Yard waste is limited to a total of 10 bags and or bundles of limbs per service day. All branches and tree trimmings should be no more than 3 inches in diameter and no longer than four (4) feet in length. Bundles must be securely tied and weigh less than 40 pounds." ~ Information from Best Trash



Please keep trash cans out of public view. Trash cans may be placed curb side the evening prior to collection days. On trash collection days, please remove your cans and recycling bins from the street as soon as possible. They should be stored out of public view. Save yourself from getting a deed restriction notice and incurring fees.

Best Trash (previously RRR) **Phone Number: 281-313-2375**

Or email them at customerservice@besttrashtexas.com

Harris County

Precinct 3 Work Order for potholes, cracks in streets, etc.

Residents can use the [Harris County Service Request Form](#) to request Precinct 3 repairs to pot holes and street cracks in Terranova West. *Although our Constable patrols are contracted under Precinct 4, our streets are now maintained by Precinct 3.*

Terranova West Streetlights

It can only help security in our neighborhood if all streetlights are working. Look out at night, and if you see streetlights that are not working, please report streetlight outage directly to Centerpoint. You no longer need to have the number that is posted on the streetlight. The website now includes a map to note the location of the streetlight: <https://www.centerpointenergy.com/en-us/residential/customer-service/electric-outage-center/report-streetlight-outages?sa=ho> You can also use the neighborhood app. Look under Resources for Web Links.

Precinct 4 Vacation Watch

Precinct 4 Constables will check on your home while you are away:

<https://www.constablepct4.com/vacation-watch-request.html>

TNW POA Board of Directors:

Lois Alberts, President, loislayne@yahoo.com; current term ends March 2026

Matthew Becker, Vice-President; mattobecker@gmail.com; current term ends March 2027

Bill Carpenter, Treasurer, bill.carpenter9000@sbcglobal.net; current term ends March 2025

Greg Knowlton, Director, gregknowlton49@gmail.com; current term ends March 2026

Paige Street, Director, paigestreet72@gmail.com; current term ends March 2025

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MUD District's New Website! tnwmud.org

News about the Terranova West Municipal Utility District should now be accessed through their website.

Don't miss out on all the benefits of the Homeowner Portal on Crest Management's website. Your personalized dashboard will give you immediate access to these great features:

- Check your balance and print a statement.
- Quick and easy online payment process.
- Submit online forms such as exterior modification requests.
- View current deed restriction violations and current/historical exterior modification requests.
- Receive email notifications of board meetings and community news.
- Submit service requests to the management team.

Creating your homeowner account on www.crest-management.com has never been easier. Follow these simple steps to get started today.

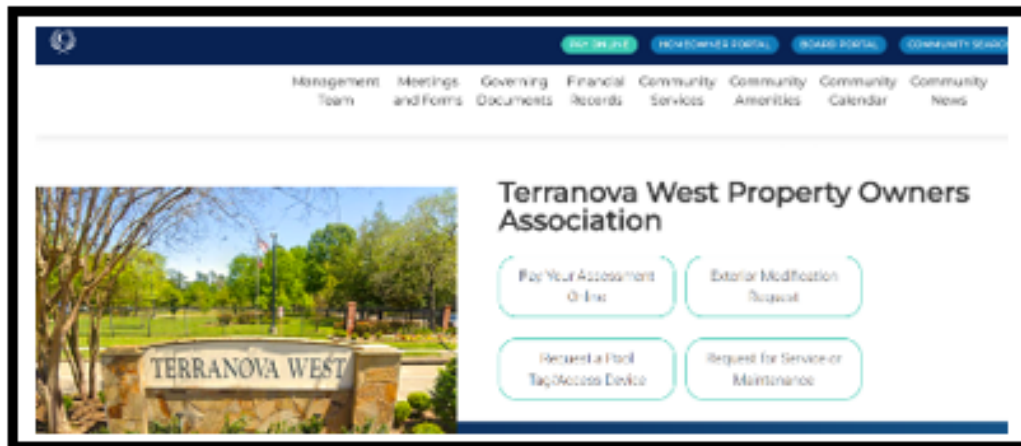


The **Terranova West Enhanced Community Page** contains up to date information to keep you plugged in and make community living easier. Check it out to find:

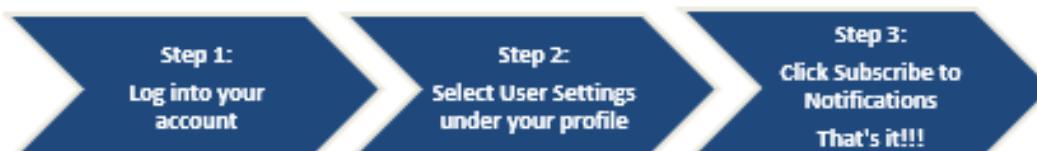
- Crest Management team contact information
- Most recent meeting agenda
- Governing documents
- Services to the association
- Amenity information

These features are only available after you register and login.

- View balance, statements, violations, & EMRs
- Submit a service request
- Opt in to receive official communication by email
- Community news and announcements
- Community calendar
- Monthly financials and meeting minutes archive



Opt in to receive official communication by email. Follow these easy steps!



If you have any issues during registration, or questions about the site, please contact your management team.