

WHISPERING PINES

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



TNW POA Board Meeting: Tuesday, February 11, 2025
TNW Clubhouse; 17623 Moss Point Drive; 5:15pm

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; January 14, 2025; 16 residents attended.

The minutes from the December Board meeting were approved.

Upcoming Important Dates:

- Wednesday, February 5th; 55+ Potluck Dinner/Games; 6:00 pm; Clubhouse
 - Tuesday, February 11; POA Board Meeting; 5:15 pm; Clubhouse
 - Thursday, February 20; MUD Board Meeting; 6:30 pm; Clubhouse
 - Wednesday, March 5th; 55+ Potluck Dinner/Games; 6:00 pm; Clubhouse
 - Tuesday, March 24th; POA Annual Meeting; 5:15 pm; Clubhouse
- Please note . . . a meeting will not be held on the 2nd Tuesday of March. The Annual Meeting will take the place of the normal monthly board meeting. Also, see below if you are interested in running for a position on the TNW POA Board.*

Annual Assessments Were Due January 15

Your annual assessment payment was due on or before January 15. This year, the POA is offering a grace period until February 15 to accept payments without penalty or interest. If payments are not deposited and received by February 15, interest and penalty fees will begin to accrue on February 16.

Payments can be made online with eCheck or credit card or checks can be mailed to Crest.

Solicitation of Candidates for Board Membership

At the annual meeting to be held in March, there will be 2 board positions up for election for 3 year terms. If you would like to run for one of these open positions, please use the link below to download the Candidate Information Form in pdf format. A candidate who is interested in running for a position on the Board must be available to attend Board Meetings, and allow additional hours each week for Association projects, working on owner/resident issues, reading and answering emails, and serving in an appointed capacity such as an officer on the Board or a liaison to an Association Committee. If you have any questions, please contact Joy at joyf@crest-management.com or 281-945-4661. Download Candidate Application form here <https://tinyurl.com/ykufe25s> Completed forms must be returned to Crest Management no later than 5:00 pm on February 7th.

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
- Click on HOMEOWNER LOGIN
- Enter your email and temporary password from your statement.
- DO NOT FORGET: After setting up your account, you will also want to 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.

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.

Trash Pickup during January Freeze

Freezing weather including possible ice and snow is likely to occur January 20-22. Best Trash has advised that collection of trash will take place as long as the landfills do not close. If the landfills do close, Best Trash will be unable to make their normal schedule. If they are unable to run their regular schedule, your trash will be collected on the next scheduled service day.

Terravista Estates – Gate Access emergency line

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 manage know about the problem immediately.

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.

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 .

There are public parks in the area for non-Terranova West residents: Collins Park and Meyer Park are just west of Terranova West on Cypresswood.

December 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.

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: We are revamping our Welcome packets to make them available online. It is anticipated that the Welcome committee will still make visits to new homeowners to drop off an info sheet that will tell them how to access the full Welcome packet online. This should offer a savings over delivering full packages.

Neighborhood Pool: The pool is closed for the season. Maintenance work is planned to happen over the next several months so that our pool will be ready to open as summer of 2025 approaches.

Social Committee: There are no official events planned for January or February. However, resident Donna Sirbegovic did host a well-attended Christmas movie event on Dec. 13. A big thank you to Donna for her efforts.



Architectural Review Committee:

The Board did not receive an update from the ARC committee regarding December applications in time for the January meeting so specifics cannot be reported on for the month of December at this time.

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+ Group – Info for 2025 - Next event is Wednesday February 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

When you remove a dead/dying tree and are replacing it, you may want to check either of these websites for suggestions about placement of the new tree(s):

- <https://arbordayblog.org/treeplanting/need-know-planting-right-tree-right-place/>
- <https://treenewal.com/how-far-should-your-trees-be-from-the-side-of-your-house/>



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



MUD District's New Website! tnwmud.org

Reclaimed Water for Irrigation Project Update

The District's contractor is finalizing work on the new reclaim irrigation system to be followed by a walk through, a punchlist of items to be corrected, and, once that is complete, a project sign off. The District's reclaim irrigation consulting company will then program and test the system before the system is turned on sometime in January. Following that, the District's landscaper will be doing tree and shrub replacement lost during the project and grounds restoration. Questions about the project? Send an email to the address below or, better yet, attend a monthly MUD Board meeting and ask your questions to the Board.

Park & Greenspaces

The Terravista detention pond side walls have been over seeded with bluebonnet seed to enhance the spring wildflowers. Wild Texas sunflowers will be seeded in certain spots for an added splash of summer color and food for pollinators and deer.

The District's Emergency Broadcast Messaging System

To improve communication with residents during an emergency, the District has canceled its contract with Classic Messaging for emergency broadcast messages. Off Cinco Web Services, the District's web master, has been awarded the new contract. As previously announced, the new system is now live for emergency and routine District broadcasts. Residents no longer have to opt in for the service, all residents with a valid email address and mobile phone number on their water/sewer bill account will automatically receive emergency and routine messages from the District.

If you are not receiving critical emergency and routine broadcast messages from the District, check your junk/spam mail folder and verify your email address and mobile number on your water/sewer bill account at <https://h2o.starnik.net>. Adding alerts@tnwmud.org and +1 (682) 356-5083 insures you will receive Data strict broadcast messages.

The District does not post on social media.

Water Plant News

Work is well under way on the replacement for the District's aging control room along with other, much needed, structural and safety improvements. This is a major upgrade to the water plant. Once complete, this work will greatly improve the performance of water plant operations and allow for remote monitoring by the District's Operator, H2o Innovation. Work is designed to insure there is no disruption to residential water service during construction which is expected to last into August, 2025.

Monthly MUD Board Meetings

Residents are encouraged to attend monthly Board meetings to learn what's happening in the District. Regular monthly meetings begin promptly at 6pm, the third Thursday of every month, at the clubhouse unless otherwise stated. Resident input is always the 1st item on the agenda. Agendas are posted on the clubhouse and on the District website no later than 3 days prior to the meeting.

Can't make a meeting? Looking for information? Have a concern or question? Check out the District's website at <https://www.tnwmud.org>. If you don't find what you're looking for, email the District at tnw.mud@gmail.com. You will always receive a prompt, accurate reply!

Your Terranova West MUD Board of Directors

Tom Lovell: President, Park/Green Space Oversight, current term ends 05/2027

Ken Barrett: Vice President, current term ends 05/2027

Rob Sorensen: Secretary and Water Plant/Generator Oversight, current term ends 05/2027

Larry Forrester: Assistant Secretary and Treasurer, current term ends 05/2025

Nannette Burrage: Assistant Secretary, Website Oversight, current term ends 05/2025

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

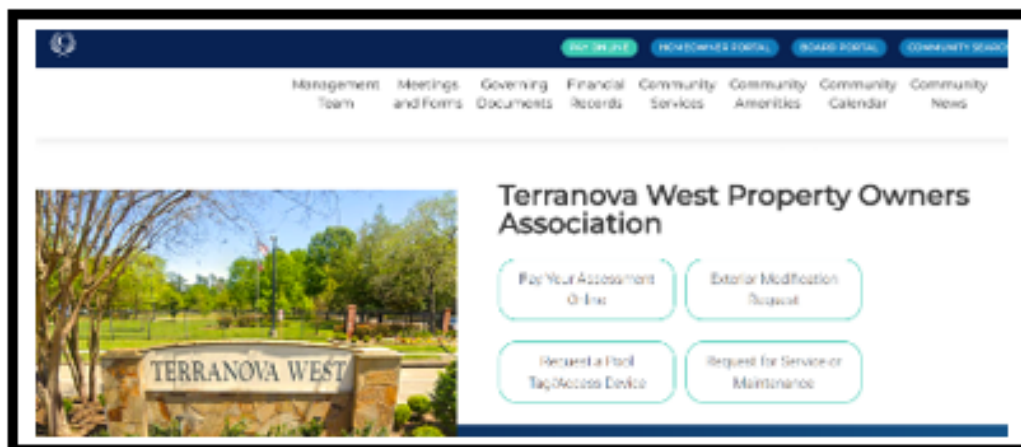


The **Terranova West Enhanced Community Page** contains up to date information to keep you plugged in and make community living easier. Check it out to find:

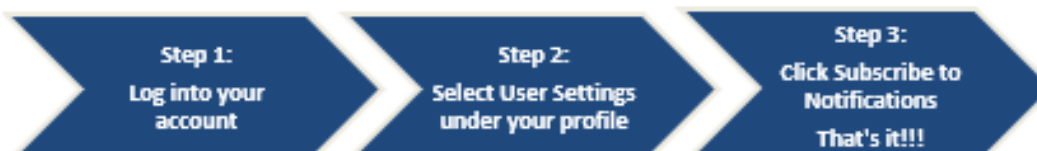
- Crest Management team contact information
- Most recent meeting agenda
- Governing documents
- Services to the association
- Amenity information

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.