

The 411 @ 7655

Issue 03 – October 2009 the411@7655hoa.org

NEIGHBORS' NIGHT OUT: TUESDAY, OCTOBER 6TH, 6:00 – 9:00 PM

Giving neighbors an opportunity to know each other better is one of the best things we can do to improve the safety of our community. Join us for barbecue, friendship, and a visit from the Houston Police Department. Remember to bring your favorite food, side dish, appetizer, salad, or beverage. Please bring your own serving dishes and utensils and remember to take them home. See you Tuesday, October 6, 2009 at 6:00 - 9:00 pm at poolside and the clubhouse.

Thank you,
Beverly Colacito, Hospitality Chairperson
(hospitality@7655hoa.org)

COMMUNICATION – We are pleased to report that 94% of residents are on our e-mail list, news@7655hoa.org. Remember that we have a laptop computer in the clubhouse available for resident use, as well as wireless Internet access in the clubhouse/pool area. The wireless network is password protected. Contact Rob Davis (rob@7655hoa.org or 713-628-9687) for the current password.

The HOA has a 24-hour information line: 641-715-3900, extension 83182. Call this number anytime for the latest community news. Within the next few weeks, we will have our own community access cable channel! Stay tuned for updates on this exciting development.

SECURITY – Call the police (713-884-3131) if you see individuals trespassing or vandalizing our property. Please do not, under any circumstances, attempt to confront the individuals on your own. In an extreme emergency situation, call 911 (i.e., situations that require immediate dispatch).

For ongoing, non-immediate problems that may require special attention, call the Braeburn Storefront (713-981-7051). If you are making a report and do not want the officers to visit your unit, tell dispatch that you are making the report anonymously and do not want the officers to visit your unit.

ELEVATION CERTIFICATES – As announced previously, Rekha Engineering, Inc. performed an elevation survey of the property. As several people have pointed out, the figures in the certificates suggest that the property's elevation decreased several feet over the past few years. In some cases, townhomes may now appear to fall below the flood plain. Due to these concerns, the board requested a review from Rekha Engineering. The senior vice president of the company and the land surveyor reviewed the survey data, and concluded that the data are accurate. Please note that submission of the new certificates to your insurance company will likely result in an increase in your flood premium.

ARCHITECTURAL CONTROL COMMITTEE – Millie Cowen, Beverly Colacito, and Ken Ripple comprise this committee. Please remember that all modifications that are visible from the exterior of your townhome must be approved by the board. Before any construction is undertaken, residents must obtain advance approval by submitting an architectural improvement application to the committee (architectural@7655hoa.org). The architectural improvement application may be downloaded from our web site, www.7655hoa.org.

RESIDENT PARKING DECALS – All residents must have a 7655 parking decal visibly placed on their vehicle(s). Please contact Zeek Perez to obtain a decal.

GATES - If you and/or your guest(s), have an incident with a gate or call box, please report it to JDH immediately and check with your insurance provider. Your policy may cover the damage. The HOA assumes no liability for gate damage to vehicles.

REMINDERS - Please keep noise levels, including voices at gate call boxes and car radios, at a minimum while on the property and obey posted speed limit signs.

BOARD MEETINGS – The board meets every 3rd Wednesday of the month at 6:30 PM in the clubhouse by the pool. If you have an item that you would like to discuss with the board, please contact JDH to be included on the agenda.

BOARD MEMBERS (board@7655hoa.org)

Melissa J. Brinkmeyer – President

Robert N. Davis - Vice President

Lori S. Johnson – Secretary / Treasurer

JDH REPRESENTATIVE – David Clendening, 281-457-5341, dave@jdhpropertymanagement.com

PROPERTY SUPERINTENDENT – Zeek Perez

All maintenance requests must be submitted to the management company. Zeek is not authorized to perform any work that the management company has not communicated to him directly with board approval. Please do not ask Zeek to relay messages, as doing so is not his job. Please also refrain from calling Zeek's personal mobile phone.

COMMUNITY EVENTS & ACTIVITIES

Friday, October 9 at 7:00 p.m. - Robert Brewer in concert at the Episcopal Church of the Epiphany. For more details, download the flyer at <http://www.7655hoa.org/epiphanyconcert100909.pdf>.

For up-to-date community events, visit our online calendar at <http://tinyurl.com/7655calendar>.