



Spring Branch Civic Association

Spring 2016 Newsletter

Website: www.springbranchcivic.com

Email: sbcivicassn@gmail.com

Facebook: Spring Branch Civic Association

SBCA ANNUAL MEETING

•Tuesday, March 29th, 7:00 pm at Fair Haven United Methodist Church, 1330 Gessner, Fellowship Hall.

•Our speaker will be Harris County Precinct 4 Commissioner Jack Cagle.

•Our board consists of nine volunteers and the board positions are re-elected every year. All nine board members are willing to serve another year and will stand for re-election. Only SBCA members are eligible to vote. Annual dues are \$20 and can be paid at the meeting.

•Refreshments will be served. Come early and visit with your neighbors.

YARD OF THE MONTH

In December, our YOTM Committee announced two winners with lovely yards and holiday decorations -- 9638 Panola Way and 9722 Larston. In February, the two winners were 9770 Tappenbeck and 9826 Larston. Take advantage of our spring weather and drive or walk the neighborhood and admire the winners all the lovely yards.

SWIM TEAM & SPRING BOARD POOL

Swordfish Swim Team is now accepting applications for the 2016 season. Age groups 3-18. Dry land practice starts April 25th; in the water May 10th. Send email to swordfishswim@gmail.com for an application. Swim team representatives will be at the pool to answer your questions and take your registration forms on Thursday, April 1st, 5-7 pm. You can also mail the application or bring it with you to the first practice on April 25th.

Memberships for the 2016 season at Spring Board Civic Pool (9943 Pine Lake Dr. at Witte Rd.) are available. If you join before April 15th, last year's rates will still be in effect.

Upcoming Events: Late April - crawfish boil; May 21st - 2nd Annual Sporting Clay Shoot; May 30th - Memorial Day Splash Day; August 13th - Spring Board's 60th Birthday. For more information on the swim team or the pool, go to www.springboardcivicpool.com.

LEAVES, GUTTERS & FLOODING

Did you know that part of caring for your home and lawn is to keep the gutter in front of your home clean? It's true! Keeping our streets free of debris, including leaves, will help keep our storm sewers clear so they work properly. Clogged drains add to our flooding problems. **Please**, be a good neighbor and help to decrease the probability of flooding in our neighborhood. Rake up your leaves and grass clippings from the street.

CUB SCOUTS BRISKET SALE – ORDER BY APRIL 18TH

The Cub Scouts of St Cecilia Pack 673 are raising funds for 2016 for camping equipment and Pack Activities. The Pack will be selling tasty hand seasoned 12-15 lb. briskets lovingly smoked for 12 hours. The briskets will be cooked by parents and scouts from April 27th through April 30th, 2016 next to the Community Center at St Cecilia Catholic Church. The briskets will be pre-sold for around \$60 each. (far less than buying smoked brisket at a smokehouse). You can pick up your brisket or have it delivered directly to your door by one of the Scouts you are supporting on May 1st 2016. Checks are made payable to Cub Scout Pack 673. Cash is also welcome. Order forms and check pick up can be upon your request before April 18th. Please support the Cub Scouts and your taste buds and buy and enjoy a wonderful smoked brisket! Questions? Call or text Jorge (832) 419-5885 or email to shacpack673@gmail.com.



SBCA thanks the Cub Scouts of St Cecilia Pack 673 for delivering this newsletter to the 850 homes in our neighborhood.

RESIDENTIAL REAL ESTATE UPDATE

Houston Real Estate Market Crashes!!! Not so fast guys; the current Houston area average days-on-market for houses for sale is 55 days. In January 2015, it was 52 days. This is NOT a crash of the market by any measure. The most recent statistics for months of inventory for Harris County is 3.2 months. This means that it would take 3.2 months for all the houses currently on the market in Harris county to sell, indicating it is still a "seller's market", which Houstonians should welcome because it indicates a strong economy.

As for our local Spring Branch Civic Association neighborhoods, we are experiencing a respective softening. In January and February of 2015, we had 5 properties sold compared to this year's 4 sold in the same months. Today we have an average of 71 days-on-market, whereas last year we were at 61. Again, an extra 10 days is not a huge drop, but a mere softening of our local market. The area, where my calculations are showing a significant reduction, is in our price per square footage. Last year this time, we had an average selling price of \$201 per sq.ft. and this year, it has dropped to \$171 per sq.ft. Keep in mind that these calculations are based on a small number of homes sold in January and February, and factor in the remodels due to the May 2015 flood versus some homes sold at lot value. This does not mean that all local active listings are calculated at \$171 per sq.ft. A detailed discussion with your realtor will determine the right price for your home.

Our immediate area has some room to grow and as a community we should embrace this growth. If you are considering selling your home within the next one to two years, now would be a great time to list and if you have considered an investment property, then over the next year should be a great time to invest.

In summary, single-family home sales dropped from 6,507 a year ago to 5,879 today. This 9.6% slowdown allowed for inventory to grow just enough to give a little breathing room to home buyers. We all witnessed the oh-so-stressful multiple offer situations that existed in so many home sales over the last couple of years. I listed a house in the third week of February of this year that had multiple offers within 48 hours of hitting the market, so we still see it but as it stands today, the market is in a much healthier place.

By Mahssa Clark - Realtor at Keller Williams Realty Metropolitan

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Data courtesy of HAR MLS

SUGGESTIONS FOR AN IMPROVED NEIGHBORHOOD

- **Trash along our streets:** With increased traffic coming through our neighborhood, trash quickly accumulates along the streets -- easily blown out of vehicles or even tossed out. Consider adopting a block and keeping the trash picked up. For those of you already helping to keep our neighborhood clean .
- **Dogs, Dogs, Dogs:** Part of the responsibility of being a good neighbor is to pick up after your dog. This is actually required by city ordinance and you can be fined for not doing so. Please pick up your dog's waste & take it with you!

LANDSCAPING

Instead of working on your yard (or paying others to do so), have you ever considered putting your yard to work for you? Smart landscaping choices can help lower expenses, improve health and safety and maybe even reduce flooding, all while adding to your enjoyment of the outdoors. For instance, St. Augustine grass depends on a steady investment of water, fertilizer, dethatching, aerating, mowing and edging in order to thrive. If your family spends weekends playing badminton on the front lawn, all that time and treasure might be worth it. If not, there are attractive alternatives that can save money, time and trouble. Air conditioning bills too high? Lights from neighboring shopping centers keeping you up at night? Mail carrier wearing a path in your lawn? The right landscaping choices can solve these problems and others. Over the next few issues, we'll spotlight examples of "yard work" in our neighborhood, where smart landscaping pays off.

JOIN SBCA

The cost is only \$20 per year to support SBCA's efforts to keep the neighborhood informed and build a community. Bring your check to the Annual Meeting or mail it to SBCA, P. O. Box 430574, Houston, TX 77243-0574. Please include your contact information and email address. If you are willing to volunteer or if you want to receive "News & Events" emails from SBCA, send an email to sbcivicassn@gmail.com.

Officers/Board Members

President – Cyd Dillahunty
Vice President - Craig Adams
Secretary - Jessica McCreary
Treasurer – Jonathan St. Romain
Barbara Thomas
Virginia Gregory
Bob Tucker
Caroline Horsley
Meredith Mata



Cosmetic Restorative Dentistry

Cosmetic restorative dentistry does not have to be expensive. Veneers and crowns are not always necessary in achieving a nice smile. There are other types of materials available for this type of treatment. Restorative treatment refers to restoring a tooth back to a healthy state. If a tooth is decayed, there are two common types of fillings that can be used. One is a silver or amalgam filling which is metal, and the other is a durable space age plastic which is tooth colored (also known as a composite or bonded filling). I use metal fillings on posterior or back teeth when necessary, but most often a tooth-colored filling is used. Tooth colored fillings are a less expensive way to achieve a cosmetic enhancement since it matches the shade of your teeth. This type of restoration can be done to close the gaps between teeth (as seen below), to reshape teeth and repair teeth undermined with decay. This material, when properly done and well polished, looks like a natural tooth.

Ricki Finstad D.D.S., Inc.

1345 Campbell Rd.,
Suite 110
Houston, TX. 77055
Phone: 713-468-7676
Email: dentist@rickifinstad.com



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**APPOINTMENT
REMINDER**

Service Type

Date/Time

PC tune-up detects symptoms of PC issues but does not repair specific PC problems. PC requires Windows® XP Service Pack 2 or newer. Available during regular business hours, or visit us online anytime at www.officedepot.com/feature/pccheckup

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