

Raven's Nest



RAVENSWAY-SARACEN PARK HOME ASSOCIATION

Issue 001 | May 2026
Formerly The Powderhorn

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Our Mission Statement

To serve the residents of Ravensway/Saracen Park by providing a platform for timely and important information, fostering communication within our community, and acting as a trusted source of updates from both residents, the HOA board, and committees. Our newsletter is created by members of the community to ensure transparency, collaboration, and reliability in our shared efforts to maintain and enhance the vibrancy and well-being of our neighborhood.



Welcome Feedback and Volunteers

We are excited to restart our newsletter but keeping it alive takes collective effort! Please remember that this publication is driven entirely by committed volunteers. To make sure we are publishing what you want to read, we need your honest feedback. Do you have event photos? Do you know about a local market or cleanup day happening nearby? We want it! If this sounds like something you enjoy, consider volunteering with us.

Our next issue is planned for August, and now is the perfect time to share ideas, announcements, photos, and community stories.

Connect with the volunteer team: newsletter@rwnl.org

Digital First

The HOA newsletter is moving to a digital-first format. This means the newsletter will be created and distributed electronically first, making it faster, easier, and more convenient for residents to access important neighborhood updates.

A digital-first newsletter offers several benefits:

- **Helpful Hyperlinks:** Instantly click through to community forms, event sign-ups, payment portals, governing documents, and other useful resources.
- **Quick Delivery:** Receive news, announcements, and time-sensitive updates immediately rather than waiting for printing and delivery.
- **Read on the Go:** Access the newsletter anytime from your phone, tablet, or computer—whether at home, traveling, or between errands.
- **Searchable Content:** Easily find specific topics, past announcements, board contacts, or community rules without flipping through pages.
- **Environmentally Friendly:** Reduces paper waste and printing costs, helping us be more efficient and responsible with community resources.
- **Better Archiving:** Digital newsletters are easier to store and revisit whenever you need them.

We understand some residents prefer paper versions, and we plan to offer printed copies in the future. Once that option is available, we will provide residents with a simple way to request one. Our goal is to make communication faster, more accessible, and more effective for everyone.



Have a



Newsletter

Story?

newsletter@rwnl.org

Next Issue: August 2026



Letter from the HOA President

As we move further into the year, I'd like to take a moment to reflect on our progress as a community and outline the path ahead. First, thank you to everyone who contributes time and care to our neighborhood; your involvement makes a meaningful difference. It is important to remember that we are all the HOA. While Board and committee members are volunteers entrusted with specific responsibilities, the ultimate strength and direction of our community depend on the engagement of every resident. Remember, we are ALL the HOA.

Homeowners may now attend monthly meetings remotely, with access links available in the Messages section of the homeowner portal. The board will continue to expand opportunities for engagement so homeowners can better understand how decisions are made and how they impact the future of the community.

To address ongoing concerns with chronically overgrown properties, the Board has implemented an expedited enforcement process for repeat offenders who consistently fail to maintain their lawns. This approach will only apply to properties with persistent history of non-compliance, allowing the Association to act more quickly to uphold basic community standards.

We've implemented an updated Amenity Pass policy along with a new application process designed to improve efficiency and ensure fair access for all residents. In this newsletter, you'll find step-by-step instructions on how to apply. To ensure Amenity Passes are issued only to residents with accounts in good standing, all applications must be submitted online and verified in advance. As a result, same-day passes will no longer be available.

Communication

This Board is committed to strengthening communication and building trust between the Board and Residents. In addition to the newsletter and homeowner meetings, the Board may send additional emails to homeowners to keep all members of the association better informed of details beyond what we may share via newsletter. To make sure you receive the latest updates log in to the Homeowner Portal and verify your contact information is up to date.

Join Us for Neighborhood Workdays!

Pitch in alongside your Board to help improve our common areas, save on contractor costs, and move projects forward faster. It's a great way to meet neighbors and make a visible impact—together. Watch for upcoming dates and details.

- Melissa McCurley, President

SBB MANAGEMENT



What They Handle

- Account & billing questions
- Payment plans & balances
- Architectural changes (ACC requests)
- Violations & compliance
- Portal login support
- Address updates
- HOA rules & general questions

Your Community Manager

Michael Brod
m.brod@sbbmanagement.com

General Contact



support@sbbmanagement.com
 (281) 537-0957
owner.sbbmanagement.com

For Quicker Service!

Direct your requests to the appropriate locations

- ACC Inquiries: acc@sbbmanagement.com
- Payment Arrangements:
installmentplans@sbbmanagement.com

Accessing Your Amenities

Dear Ravensway Residents,

We are implementing an updated process for obtaining Amenity Passes (formerly known as Pool Passes). These updates are designed to simplify applications, improve processing efficiency, and create a scalable system for all Ravensway amenities—not just the pools.

Amenity Pass Applications

Apply online:

ravenswayhoa.com/amenities

Fees may vary based on activity

Passes are only required for residents ages 14+.

What to Expect

After your residency and eligibility are verified, you will receive an email with your scheduled pickup date and time at the clubhouse.

Same-day issuance is not available.

Pickup Requirements

Please bring:

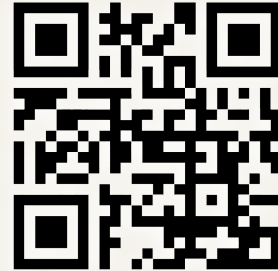
- Valid ID for all adults
- A photo for each pass holder (no larger than 1.5" x 1.5")
- Photos or IDs can be copied at pickup

Planning a
**Special
Event?**

Once you have your Amenity Pass, you can also reserve the clubhouse for parties, meetings, and community events.

- [Reserve online:](#)

Amenities Information



Payment Options

Accepted via the Ravensway HOA Square account:

Debit & Credit Cards
eCheck
Apple Pay
Google Pay
Cash App

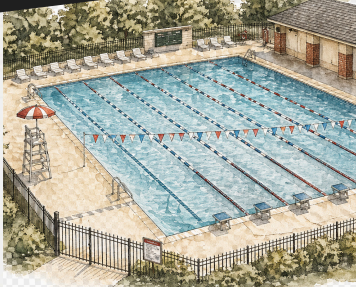
Clubhouse Reservations



Amenity Guide

HOA Amenity Page

The Pools



Big Pool (RAVEN CREEK DR)

A dedicated lap pool for training, competition, and summer fun.

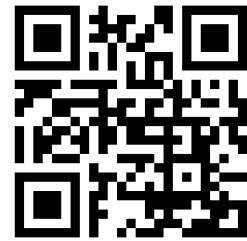
- Open June 1 – August 14, 2026
- Open late August weekend and Labor Day weekend
- Closed every Monday for cleaning



Small Pool (RAVENSWAY DRIVE)

A relaxed neighborhood pool with shaded play space nearby.

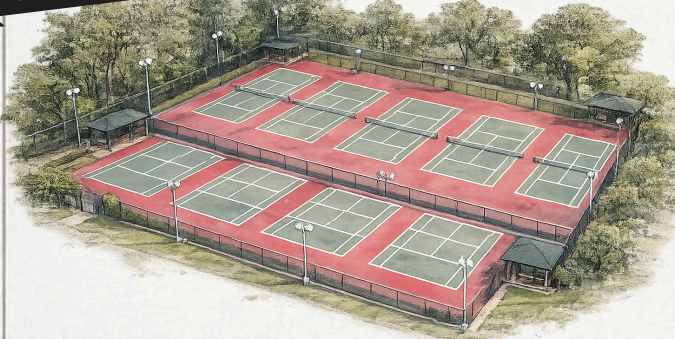
- Generally open after Mother's Day
- Remains open until October (weather dependent)
- Closed every Wednesday for cleaning



Scan for Hours & Reservations



The Courts



Pickleball Schedule

- Mon, Fri, Sat: 7:30 AM – 10:00 AM
- Wednesdays: 7:00 PM – 9:30 PM (if no league play scheduled)
- Sundays: 4:00 PM (time may vary)

Access & Info

- Paddles, nets, & balls available on Courts 1, 2, 3 & 4

The Clubhouse



Rent for:

- Parties
- Meetings
- Classes
- Community Events

Community Location for :

- Meetings
- Events
- Voting

The Stables



Managed by neighbors. For neighbors.
• Learn more at the [Ravensway Stables website](#).

Committee Notes

Ravensway Racers Swim Team

The Ravensway Racers Swim Team (RRST) has been part of the neighborhood for over 25 years, bringing together swimmers ages 4–18 as part of the Northwest Aquatic League (NWAL).

Focused on skill-building, teamwork, and confidence, RRST creates a supportive environment where swimmers grow both in and out of the water.

The 2026 swim season is already underway! Registration for next summer will be announced spring of 2027.

Find out more at: ravenswayracers.swimtopia.com/

Team Schedule

(Home meets in bold -- come out and support)

May 16 – Ravensway @ Cutten Green

May 23 – Chimney Hill @ Ravensway | 8:30 AM

May 30 - Ravensway @ Enchanted Valley

June 6 – Bridgestone @ Ravensway | 8:30 AM

June 13 – Y4 Divisional Meet

Tennis -Pickleball Committee

The Ravensway Tennis Committee works to keep our courts active, accessible, and welcoming for all skill levels—from casual play to competitive matches.

With 7 courts available, residents can enjoy tennis or pickleball, take lessons, or join organized play throughout the year.

Pickleball & Open Play

Pickleball lines are available on Courts #1 & #2, with equipment available to set up additional courts as needed.

Drop-in play and reserved times run throughout the week—making it easy to jump in and join a game.

Lessons & Court Access

Courts are shared with Strive Tennis for instruction and training. Residents always have priority. Check in with the instructor if courts are full.



READY TO PLAY?

League tennis is wrapping up
for the season...
but Fall League Play is just
around the corner.

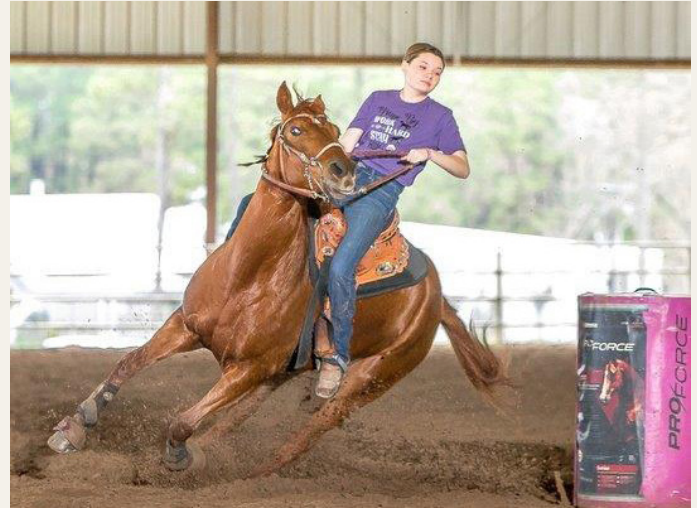
Watch for sign-ups and get
ready to join in!

Court schedules, reservations, and updates are posted at the courts and online in the FACEBOOK Community News Ravensway and on NEXTDOOR "Tennis Group" websites.

Committee Notes

The Stables

The Stables Committee plays an important role in keeping our neighborhood's co-op boarding facility running smoothly, safely, and affordably. As a self-funded operation—supported primarily through boarder leasing—we work within a limited budget to maintain a high standard of care for both horses and riders. Our responsibilities cover a wide range of day-to-day and long-term needs. We manage leasing agreements for new and prospective boarders, coordinate repairs and general maintenance, and organize periodic all-hands workdays for projects like fence repair and grounds upkeep. These shared efforts help us stretch resources while keeping the facility in good condition. With a large and active boarding community, we also help address concerns as they arise. This can include managing minor disputes, responding to complaints, and ensuring that all boarders follow established rules designed to protect the well-being of the horses and the safety of everyone on the property. The committee meets regularly to review budgeting priorities, maintain vaccine and health compliance standards, update boarding policies, and explore ideas for improving the facility. Our goal is to balance affordability with responsible horse care and a positive, cooperative environment. Ultimately, the Stables Committee exists to support a safe, respectful, and well-maintained space that benefits the entire neighborhood. Through shared responsibility and community involvement, we help ensure that our boarding facility remains a valuable and sustainable asset for years to come.



[Ravensway Stables Website](#)

Ravensway HOA

Meeting



June 16

&

July 21

@ 7:00PM

Join us at the clubhouse or online.
For more information, sign into the Owners Portal:
owner.sbbmanagement.com/public



Get ready for an unforgettable weekend packed with energy, excitement, and community spirit!

Bring your friends, your family, and your festive red, white, and blue. There's something for everyone to enjoy!

Dance Party

July 3 | 7:00 PM - Midnight

Kick off the celebration with a lively night of music, dancing, and summer vibes! Enjoy great tunes, tasty snacks, and cold drinks while you dance the night away.

Don't forget your lawn chairs and dancing shoes!

Parade Fun

July 4 | Lineup at 9:00 AM

Raven South & Blackbird

Start your Independence Day with a crowd-favorite tradition! Decorate your bikes, wagons, and more—then join the parade and show off your creativity.

Prizes awarded for the best entries!

BBQ Dinner

July 4 | 12:00 PM- 2:00 PM

Refuel with a delicious BBQ feast and enjoy time with neighbors and friends. The perfect way to relax and celebrate together!

Want to Get Involved?!

We're always looking for volunteers to help make this event a success! It's a great way to meet neighbors, support your community, and be part of the fun. Reach out for more information.

@RavenswayActivities on social or ravenswayactivitieshoa@gmail.com.

Games, Contests & More

The fun keeps going all day long!

- Bake Off – Show off your favorite sweet treat (Win a Ravensway Champion t-shirt!)
- Silent Auction – Bid on great items while supporting the event
- Contests – Basketball, volleyball, horseshoes, pie-eating, and more!
- **With fun for the kids** including sand art, face painting, yard games, and inflatables



Owner Portal



Homeowners Portal

We encourage all residents to take advantage of the Owner Portal, available at <https://owner.sbbmanagement.com/public>, as an easy and convenient way to stay informed and manage your account. Through the portal, you can view your account balance and payment history, submit requests, track communications, and access important community documents and announcements.

A variety of request options are available, including billing questions, general inquiries, and work orders for common area maintenance concerns. Additional forms, such as fee waiver and installment plan requests, can also be submitted through the portal. For Architectural Review Committee (ARC) requests, please download, complete, and upload the required form. If you are ever unsure where to begin, simply submit a general question, and the management team will be happy to assist you.



Maintenance & Project Updates

Contractors have completed repairs to the fences at both the small pool and the large pool as of March and have removed several dead trees around the large pool and tennis courts helping to maintain the safety and appearance of these shared amenities.

Some homeowners may recall that two major projects were originally planned for 2026: the construction of a ramp at the clubhouse and the installation of a wrought iron fence at the Small Pool. However, after a thorough review of the approved 2026 budget, the Board made the decision to cancel the use of funds from a limited capital reserves account in order to balance the budget. As a result, the clubhouse accessibility project has been temporarily delayed, and the small pool fence replacement has been canceled.

Accessibility for all facilities remains a priority of this Board and will be a focus of the budgeting process in upcoming years. To guide this, the board engaged Texas Accessibility Group to conduct professional assessments of our facilities; the report has been received and will be used to develop a comprehensive plan to ensure our common areas are accessible to all residents, ensuring our community is welcoming and inclusive for everyone.

Proposals are currently being reviewed for repairs to center grandstands at the tennis courts, for the side and back stairway at the clubhouse, and the supports of the Ravensway Drive marquee.

Important Contacts

Advertise

With Us

Put Your Business in Front of Your Neighbors

newsletter@rwnl.org



Volunteers Needed

4th of July

Sign up

ravenswayactivitieshoa@gmail.com

Emergency Number 911

Fire Department:

[Cy-Fair Fire Department](#): 281-550-6663

[Cypress Creek Fire Department](#): (281) 894-0151

Police:

[Harris Country Constable Precinct 4](#): 281-376-3472

[Harris County Sheriff](#): (713) 221-6000

[Texas Highway Patrol](#)

Ravensway:

[HOA Website](#)

[SBB Management](#): (281) 537-0957

[Stables](#)

Schools:

[Millsap Elementary](#): 281-897-4470

[Arnold Middle School](#): 281-897-4700

[Cy-Fair high School](#): 281-897-4600

Other Numbers:

[Animal Control](#): (281) 999-3191

[Best Trash](#): (281) 313-2378

[Center Point Energy](#): 713-207-2222 (Power), 713-659-2111 (Natural Gas)

[Poison Control](#): 1-800-222-1222

[Timberlake Improvement](#): (281) 897-9100