

# Commonwealth Comments

A newsletter for residents of The Commonwealth:  
Bridgewater, Commonwealth Estates, Commonwealth Park, Oxford, Sutton Forest,  
Sutton Park and Sweetwater XII

January/February 2019

[www.commonwealthcivic.com](http://www.commonwealthcivic.com)

## The Commonwealth Board of Directors

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Email: [News@CommonwealthCivic.com](mailto:News@CommonwealthCivic.com)

## Crest Management Service

Heather Esteban  
Property Manager  
281-579-0761

(After Hours Emergency #  
713-935-7331)

Board Meetings are held at the Clubhouse at 6 p.m. on the fourth Thursday of each month. Please verify in the event the date must be rescheduled.

Modifications and Deed Restrictions Committee Meetings are held at the Clubhouse on the third Tuesday of each month - 7 p.m.

## Happy New Year!!!!!!

We hope that 2019 brings you  
Good Health, Happiness and a little extra change in your wallet!



Best wishes for a successful New Year from your  
Commonwealth Civic Association Board of Directors:

Dave, David, Sumita, Courtney and Raj



## DUES ARE DUE!!!!

It's a bullet we all have to bite. Civic Association dues must be paid by Thursday, January 31.

We hope that you see it the way we do --- Homeowner Association dues are necessary to ensure that we can maintain the value of our homes. And, it works!

We are a successful neighborhood due to the fact that we have been fortunate enough to have people on our board and on our committees who work hard, on a volunteer basis, to make this a premier community in Fort Bend County with a strong, responsive Management Company, spending our money prudently.

Please note our dues do **NOT** go to a Houston address. Be sure you utilize the address provided with the invoice. Interest begins to accrue on February 1.

Contact Crest if you have any questions:: 281-579-0761.

Thank  
You

## Voter Turnout



Thank you Commonwealth! Based on the numbers presented, Precinct 4129 had over 70% of our registered voters show up at the polls! By number, we voted in the top five precincts in the county. You can bet our elected officials and future candidates will take notice of that fact.

The next local election for Commonwealth voters will take place in May. There will be City Council (all four district councilmembers-we are in District 4) and School Board Members on that ballot. We will keep you advised.

Your Get Out The Vote efforts were successful. A huge **THANK YOU** to those who helped us do that!

**YOUR VOTE COUNTS!!!!!!**

## Activity Directory

If you don't see an activity group that appeals to you, start one!  
The Association supports approved groups.

### BLOCK CAPTAINS

We are always looking for Block Captains for our Neighborhood Watch Program. Contact Leigh Mattson at: Leigh@mattsonrealtor.com or Sue at news@commonwealthcivic.com

### Commonwealth Chinese Club - CCC

Uniting Chinese-speaking families, promoting community news, events and spirit, engaging non-English speakers in community activities and mingling at social/informative events. If interested, contact Darcy at: 847-800-2889 or email her at: danli2013@gmail.com.

### Commonwealth Social Club

Until recently, The Commonwealth had an active adult Social Club. Singles were welcome. The group regularly scheduled evenings of fun at various restaurants around the area and occasionally meet in each others' homes for chit chat or board games, etc. If you are interested in reviving this group, contact Dave at dgbristow@windstream.net.

### Mommy and Me Play Group

Blanca plans wonderful, fun activities for our youngest residents (and their moms.) This is a great time to join other neighborhood moms and their small children for play dates at one of the area parks, or in each other's homes.

Contact Blanca Barron at blancabarron00@yahoo.com or give her a call for more information: 713-885-7664.

To learn about working with the Association to start a group; anything from a book club to a bridge group, to a cooking class, contact Virginia and let her know of your interest. The Association will help publicize your group and attempt to help you grow. VirginiaMack@ftbendhomes.com or 281-207-5200.

**REMINDER -- Please put trash cans (and recycling bins) at the curb on the morning of trash pick up days but no earlier than 6 p.m. on the day prior to pick up. This also applies to lawn debris. If your landscape company habitually leaves grass and tree cuttings in front of your home each week, ask them to start taking it with them.**

**They should be happy to accommodate you.**

**The HOA will pursue this offense - it does frustrate your neighbors.**

Newsletter - Sue Hauenstein  
news@commonwealthcivic.com

If you are not receiving regular email from The Commonwealth Civic Association, you are NOT on our Email Alert distribution list. This can be remedied by simply sending an email to: news@commonwealthcivic.com. Add your name and tell us which neighborhood you live in and we will add you to the list. Get important news quickly with our Email Alert system. We do NOT share your email address with any outside sources.

### Golf

#### Men's Golf Group

The Commonwealth Men's Golf Group always accepts players for last minute pairings on various golf courses in the area. If you want to be added to the list, contact Greg at gregamack@gmail.com.

### Special Events

Katy Weimer (aggiekaty@hotmail.com) and Lacie McClanahan (laciemcc@aol.com) have some great Special Events ideas for the year ahead. If you are interested in helping these ladies organize and oversee future events, please let them know.

### Tennis

#### Men's Tennis

If you are interested in playing tennis with other Commonwealth residents, this group is for you. BUT.... the group needs a leader! Please contact Dave Bristow if interested. dgbristow@windstream.net

#### Women's Tennis

If you are interested in playing tennis with other Commonwealth women, call Jean at 713-385-4097.

The Commonwealth Clubhouse is available for rent, at reasonable rates, by members in good standing with the Association.

Call Crest Management for more information.  
281-579-0761



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# Hamre's

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## When the Weather Is Nice, Our Thoughts Turn to Landscaping

Obviously, not all of us - but maybe they should! We have been fortunate throughout the years to have residents who care deeply about the upkeep of our community. While, we occasionally find residents who simply place a low priority on drive up appeal, we are pleased that most of us have worked on the beauty of our homes both inside AND out!

Before you spend \$\$\$ on changes, we wanted to remind you that our Landscape Regulations have been updated. Please make note of the following:

17.2 Front and side lawns visible from the street must be sodded predominantly with St. Augustine grass.

17.3 Trellises, lattices, window boxes, arbors, and permanent brick, stone, and poured concrete borders must have MC approval.

17.4 Landscape timbers and bricks without mortar do not need MC approval unless they exceed a height of two (2') feet.

17.5 Planting beds located in front of the house must be planted with evergreen (non-deciduous) shrubs, which are dense enough to obscure most (at least 75%) of the slab from street view.

All planting beds in public view must be mulched and kept free of weeds and other yard debris, e.g. excess leaves. Mulch must be composed of natural material like hardwood chips or bark mulch, and be black or natural in color. No

As you may, or may not know, there was a police report by a Fort Settlement Middle School student recently about an attempted abduction by two men in a burgundy van, wearing masks and wielding guns. The young girl said the two men approached her as she rode her bicycle to school. She fled and made it to the school where she immediately made the report.

The world is not as safe as it was when many of us were youngsters. As a precaution, it may be time to have that stranger danger, self protection talk with your children. There are certainly ways to introduce the subject without frightening the kids.

It's always better to be prepared, rather than regretful.

colored mulch is permitted.

A limited amount of earth-tone rock may be permitted for drainage or for aesthetic purposes, but the use of gravel or rock of any size or color as ground cover, requires prior approval.

Plant species considered noxious or invasive including, but not limited to, bamboo, weeping willow, cottonwood, and chinese tallow are prohibited.

17.6 Dead or damaged trees or shrubs, which in the opinion of the Modification Committee, and or its arborist, may create a hazard to property or persons, or to the aesthetic beauty of The Commonwealth, shall be promptly removed or repaired. If the tree or shrub is not removed by the homeowner upon request, then the Association may remove or cause to be removed, such trees or shrubs at the homeowner's expense and shall not be liable for damage caused by such removal.

Please be sure you keep this information in mind should you decide to do some outdoor work this year.

If you are unsure about any of the restrictions, please contact our MDR committee or Crest Management at 281-579-0761.

Your Fort Bend Home Specialists

# The Terri Kurkjian Team



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**5434 Avondale Dr.**



**3710 Stocksbridge Dr.**

## Help us spread the word!

Commonwealth Tennis Courts are for Commonwealth residents.

We understand that many of our residents use Tennis Coaches to help enhance their playing skills. This is not a problem, however, these coaches **MUST** register beforehand with Crest Management.

The tennis coaches must then follow all Tennis Court Rules and must enter AND exit with the Commonwealth resident. They are not to monopolize the courts for hours at a time. Please be sure that the gate is secure as you leave the courts. The number of unauthorized users is increasing and we need your assistance.

Commonwealth residents have tennis court keys which help us manage the number of non-residents using our courts. **WE** pay for the maintenance and upkeep of the tennis courts and, while we are happy that residents make use of them, we do want to be diligent in ensuring that the courts are not monopolized by outsiders.

(There are plenty of Commonwealth homes on the market for those who **REALLY** want to enjoy our tennis courts!)

**Tennis Court Rules can be found on our website: [www.commonwealthcivic.com](http://www.commonwealthcivic.com)**

**Don't forget to submit a Modifications Application and wait for an approval letter PRIOR to starting any modification projects in your yard or to the outside of your home.**

**Call Heather Esteban or Ashleigh Rutledge at Crest Management (281-579-0761),**

**if you have any questions or need an application.**

**It is very expensive to put the wrong color roof on your home and then have to replace it!**

## Get Involved

For the past 30 years, The Commonwealth has been a vibrant, family-friendly community with an active, dedicated board and wonderful resident volunteers.

For the most part, our active volunteers have raised their children, retired from their professional lives and are cutting back on volunteer activities. Speaking **ONLY** for myself, we are old and we are tired and we are ready to train replacements!

We would love to see you get more involved with our Association.

Do you enjoy a good party? Are you a great organizer? At this time, we are seeking people with a little free time, who would like to actively engage other residents and provide various activities/events for our families. We just experienced another wonderful Holiday Celebration Party at the Clubhouse and would love to see some sort of Spring Fling activity that would appeal to residents of all ages.

Some of our moms arranged for Movie Nights at the Pool last summer -- would you like to turn that into a reoccurring tradition? If you are interested in assisting with Commonwealth events, please contact Crest Management.

We are also interested in reinvigorating our Landscape and Enhancement Committees.

If maintaining property values within our community is important to you, please consider getting involved with either of these committees. One will help the Board decide where, when and if we need to enhance our landscaping - and which plants and flowers will give us the best return on investment. The other will help decide which amenities the residents would make the most use of and whether or not the expenditures will help keep our property values as high as those of the surrounding, newer communities.

Commonwealth has always been considered a "hidden jewel" in Sugar Land. We want our jewel to shine.

If deed restrictions are of interest to you, consider joining our Deed Restriction and Modifications Committee. You will be part of the group of residents reviewing all modification applications to ensure they comply with our Deed Restrictions (the papers you signed when you purchased your home).

Learn more by contacting Heather at Crest Management (281-579-0761) or shoot an email to [news@commonwealthcivic.com](mailto:news@commonwealthcivic.com) and we will be sure your questions get to the appropriate board member.



*Sugar Land's Boutique Brokerage*



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**281-744-9237**

### Sold Listings 2017



**4903 Keneshaw**  
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**31 Burwick**  
**\$615,000**



**3811 St Michaels**  
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**4819 Burbury**  
**\$544,800**



**3926 Bratton**  
**\$369,900**



**63 Sterling**  
**\$649,800**



**4310 Saint Michaels**  
**\$889,000**



**10 Seaton Ct**  
**\$449,000**



**4722 Yorkshire**  
**\$479,800**



**3806 W Wisteria**  
**\$384,999**

**4615 Moorland Ct**  
**\$529,900**



**16 Hollinfare Ct**  
**\$674,900**



**FOR SALE**

Time to Clean Out Those Closets and the Garage!

The Commonwealth's

# Community Garage Sale

is scheduled for

## Saturday, March 23

To be on the map, you must register with Fatima Haq by Friday, March 15 at: Fataymah@gmail.com

*Underwritten by The Commonwealth Civic Association*

Our HOA is always making improvements in the neighborhood. We have painted mailboxes in disrepair and are attempting to track down those with broken locks and/or missing keys. Please be patient as this is not only time consuming, it is also a very costly project. We are moving forward!

### Spring Home Care Tip

Consider purchasing a protective cap for your chimney. One with a screen or that covers the entire top of the chimney. While you're at it, take a look at the grout. After 20-30 years, the grout at the top of the chimney often cracks and provides leakage paths for water. This can be done while you add the cap.

These caps keep out foreign objects (birds, tennis balls) as well as rain that can mix with the ash and eat away at the fireplace's walls.



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### Remember:

*Just because you read it on the internet, doesn't make it true!  
Many people express opinion as fact. Be sure to go to a trusted source for FACTS!*

Susan M. Delclos, DMD, MDS, PA  
ORTHODONTIST 281-261-2504  
2869 Dulles Avenue (at Cartwright)



Henry Delclos, D.D.S.  
PEDIATRIC DENTIST 281-265-4177  
2225 Williams Trace Blvd., Ste. 106

Decisions made by our School Board impact the value of our homes. We must stay engaged and pay attention to what happens within FBISD. If you can attend school board meetings or participate in committees, PLEASE do so.

In an effort to encourage our residents to stay informed and involved, in addition to our Commonwealth page, we have **an additional Facebook page specifically for our FBISD issues:** "Commonwealth's FBISD Page". You must be approved to join.

## Association Information

Landscape Committee (meets as needed)  
Contact Crest Management  
for the next meeting time and date.

Clubhouse Rentals  
Crest Management 281-579-0761

Pool Rentals  
A-Beautiful Pools 281-376-6510

First Colony LID #2 meets  
**the FIRST Tuesday of each month**  
at the Commonwealth Clubhouse starting at noon.  
**www.fclid2.com**  
For more information, call Ron at 281-265-0137.

**Crest Management Company**  
281-579-0761

To be considered at the monthly meeting, MDR applications must be received in Crest Management's office, on or before, the 2nd Tuesday of each month. For more information, contact Crest Management at 281-579-0761.

**Did you know that you can reserve our Clubhouse for private events at a reasonable cost?**  
You may view the Rental Agreement and the Rules at [www.commonwealthcivic.com](http://www.commonwealthcivic.com). Call Crest for more info.

## Trim Them Right!

Tree removal and trimming provides multiple benefits. Removing/pruning trees will allow sunlight to penetrate to the turf below allowing grass to thrive and prevent soil runoff during rain events. Tree removal will also allow streetlights to illuminate the street to allow for safer roadways. And pruning of branches allows for the free flow of pedestrian traffic on our sidewalks.

Most Texas trees should be trimmed during the coldest months of the year - for us, that would be November through February - when the tree is in the dormant part of its growth cycle. Trimming trees when they're dormant helps the cut wounds heal faster, reducing the risk of disease and insect infestation.

To get a little more specific about the best times to trim certain varieties of Texas trees, late winter is the best time to prune Texas trees that are either non-blooming or summer-blooming. This includes crepe myrtles and many other varieties prevalent in many Texas yards. Trees that bloom in spring, on the other hand, such as mountain laurels and redbuds, should be trimmed immediately after they bloom

## Useful Phone Numbers

Police (Non-Emergency)	281-275-2020
Animal Control	281-275-2596
Fire Department	281-491-0852
Water & Streets	281-275-2750
Trash Collection	281-275-2772
Public Works	281-275-2450
Street Lights (Centerpoint)	713-207-2222
<i>when calling about street lights, relay pole #.</i>	
POLICE & FIRE EMERGENCY	9-1-1



Always needed-  
always appreciated!

Newsletter, Website and Facebook:  
Sue Hauenstein [news@commonwealthcivic.com](mailto:news@commonwealthcivic.com)  
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(while still as early in the season as possible).

The City of Sugar Land has ordinances regarding branch height. They do occasionally visit neighborhoods to check for compliance.

To ensure that your trees are trimmed properly, consider using a highly trained crew, people who truly understand how to effectively trim your trees to enhance future growth.

*Information included in this article was provided upon our request by Simpson's Tree Service.*



## Simpson's Tree Service

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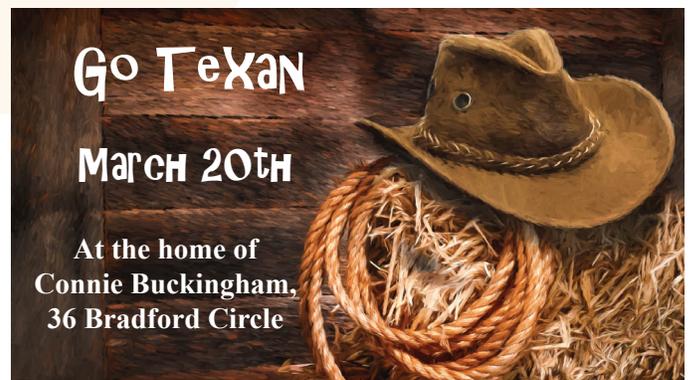
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## The Commonwealth Women's Club



El Tiempo Bus Trip  
January 9th  
Organized by Patty Ward  
Departs from the Knightsbridge Clubhouse



The Women's Club has its own email distribution list and the HOA helps promote our events in the email alerts. To best be kept informed, please get on our list. We never know when a hostess will have to cancel or an emergency requires a new time, date or location. Our emails are the best way to find out about our upcoming events and any last minute changes that may occur. To get on our list, shoot an email to Monica Clancy: [monicaclancy@strategicascent.com](mailto:monicaclancy@strategicascent.com)