

# Commonwealth Comments

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

November/December 2018

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

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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.

## Can It Be? Is It Possible?

Summer is over! And, while those warm temps may stick around for a few more weeks, the unbearable heat will disappear for a few months. Cold weather is definitely on its' way to Texas! We thought that we might give you a few tips for winterizing what is, for most of us, our largest lifetime investment; our home. Start early -- don't wait until the necessary items disappear from store shelves due to the weather.

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**We strongly suggest that some of these tasks be handled by a professional.  
Talk to your neighbors and ask if anyone has recommendations.**

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**\*\*\* Clean Your Gutters** -- If fallen leaves and pine needles are left in your gutters, they can cause blockages that make the gutters heavy and fill with rain water that could freeze and possibly make them pull away from fascia boards. Scooping them out or try to use a leaf blower.

**\*\*\*Replace Worn Out Weather-stripping/Caulk and Seal** -- There is an easy way to tell if your home's weather stripping is failing, making your home smell delicious at the same time. Light a stick of incense and hold it up to windows and doors where they meet the window sill and door jamb. If you do in fact have a draft, you will see the smoke travel towards the draft area on in away from the draft area. You can purchase and replace weather stripping yourself, finding the necessary tools and items you will need at your local hardware shop OR you can get a handyman to do the job for you.

Whether you have 30 year old windows or new windows, the "glazing" they use to seal those windows over time will crack and break causing gaps that will let the outside elements in. Take a caulking gun and some caulk to any cracks or gaps that you may see around your windows and door frames. This will help to save you money on heating costs by not allowing that precious heat to escape and also keep the outside cold from coming in.

**\*\*\*Hire a Chimney Sweep** -- If you haven't had your chimney cleaned in a while then it may be time! This will help prevent chimney fires and prevent carbon monoxide from entering your home. An annual cleaning is recommended.

**\*\*\*Get Your Furnace Inspected** -- Instead of having your heater go out on you mid-January, have a service technician come out during Fall to inspect and run a maintenance check on your furnace, that will ensure you have a smooth winter ahead of you when it comes to heating.

**\*\*\*Trim Trees and Bushes** -- Cut all dead and living branches hanging over your house to minimize risk of them coming down with the next storm. Also, trimming bushes away from your home will prevent water penetration into your home.

*Tips continue on page 3*

# 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.

## **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 gregmack@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

**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.

**Tips - continued from page 1**

**\*\*\*Change Your Air Filter --** Changing the filter will mean that your heating system doesn't need to work as hard to get warm air into your home, saving you money and your heating system stress. The air filter also removes dust, allergens, mold spores, dander, etc. from the air. Most professionals recommend that you change your filter every 3 months, however you may wish to do it more often if you have pets or children with allergies.

**\*\*\*Cover Outside Faucets and Pipes**

Your outdoor pipes and faucets should be covered during winter to make sure they won't freeze. You can use an old sock, towel with duct tape or professional insulating material. You don't want to be running outside when it's 11 p.m. and 28 degrees outside to cover pipes you forgot that first night it freezes here!



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Gary Gillen

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**\*\*\*In some cases, you may want to consider adding a little attic insulation.** Go into the attic and if you can see the ceiling joists you don't have enough.

**\*\*\*Get those Ducts Checked --** According to the U.S. Department of Energy, a home with central heating can lose up to 60% of its heated air before that air reaches the vents if duct work is not well-connected and insulated, or if it must travel through unheated spaces. That's a huge amount of wasted money, not to mention a chilly house.

Ducts also should be vacuumed once every few years, to clean out the abundant dust, animal hair and other gunk that can gather in them and cause respiratory problems.



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**\*\*\*Keep Fireplace Damper Closed --** when the fireplace isn't in use. Cold air will come in when it's open, warm air will escape.

**\*\*\*Reverse that fan --** By reversing its direction from the summer operation, the fan will push warm air downward and force it to recirculate, keeping you more comfortable. (In winter the blades should be turning clockwise,)

**\*\*\*FINALLY -** This is a great time to check the operation — and change the batteries — on your home's smoke detectors. Detectors should be replaced every 10 years, fire officials say. Test them — older ones in particular — with a small bit of actual smoke, and not just by pressing the "test" button. Check to see that your fire extinguisher is still where it should be, and still works.

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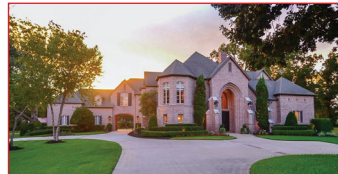
For Sale



4011 Alcorn Bend Dr  
\$794,500



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3555 Maranatha Dr  
\$2,650,000



5434 Avondale Dr.



4707 Stratford Ln  
\$928,000



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## Board Restarts Landscape and Enhancement Committees

Our HOA board would like to reinvigorate two of our advisory committees: the Landscape and Enhancements Committees.

Years ago, under the leadership of former board member Steve O'Hara, the Landscape Committee was very active and, as you can see, helped make some excellent decisions for our neighborhoods. The hard work of our previous Enhancements Committee led to the excellent upgrades to the Knightsbridge Playground and Pool.

The board is interested in hearing from the residents with regard to maintaining and enriching Commonwealth so that it remains the "Jewel" in Sugar Land's crown.

If you are willing to lend a hand (the heavy lifting is handled by our landscape company and Crest Management) and participate in surveying and submitting input to the board in an advisory capacity, please contact Heather at Crest Management (281-579-0761). If there is enough interest, she will schedule a meeting and the committee can advise the board when they have determined which direction they wish to take our beautification projects.



**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 Monica Hamm 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

The Commonwealth is a successful community. It is beautiful and well-maintained and has consistently, over the past 30 years, been a community desired by home buyers. We have been blessed by the type of board members we have elected during the past years and the number of volunteers who have assisted us in keeping involvement in our community steady. But, our community is aging.

We are now surrounded by newer, vibrant, growing neighborhoods. These areas are offering amenities that The Commonwealth does not have and would not be able to offer without assessing (high) special fees to our residents.

We want our neighborhood to remain a great place to meet new people, make new friends and become a part of the community at large. We need your help to continue to have The Commonwealth viewed as the **BEST** place to live in Fort Bend County.

We will inevitably have board turnover during the next few years. Get involved now so that you are familiar with the workings of our HOA. We need your input on how to best utilize our pools and tennis courts, improve our landscape and enhance our quality of life is needed. This is done via committee involvement.

We need to know who we can depend on to help us with Commonwealth, FBISD and Sugar Land issues and how they impact our residents.

We are looking for people who will help us be pro-active in Crime Watch, participate in our Social Groups and especially, help us maintain the integrity of our neighborhood by being active in our Modifications and Deed Restrictions Committee.

We **WANT** your involvement! We can be successful **ONLY** if our residents participate.

We welcome our residents to partake of the social activities we have to offer and to help us organize and create others. One of the best things about our Civic Association is that they actively support ideas for new groups and activities.

And, of course, we need future board members!



## Why An HOA?

Every fall, just as we prepare for the holidays, homeowners receive an invoice for dues from our Commonwealth Civic Association. Many residents, especially those new to the area, question why we even have a homeowners association.

The Commonwealth Civic Association exists to protect the value of our community. They do many different things. The Board of Directors sets and arranges for collection of the maintenance fees needed to run our community operations. This includes purchasing and maintaining the landscaping in our common areas, water to keep it looking great, electricity (for our clubhouse and certain street lights), repairing and maintaining our park areas, and keeping our tennis courts and pools in good repair.

Additionally, and most importantly, the main function of the HOA is to enforce the Deed Restrictions and Modifications Guidelines we signed when we purchased our homes. We all bought here because we valued the look of the community (as well as the proximity to great schools, excellent medical facilities, entertainment, plentiful shopping AND good eats!). You bought the community when you bought your home.

These Deed Restrictions are legally binding rules, filed with the property records, which provide for building, maintaining and using the homes in our community. You may have noticed as you shopped for a home that many communities don't remain as nice as when they were new.

A crucial factor in maintaining home values is having a Board that will enforce the rules we have in place. Your neighbors' ideas of what is acceptable may differ entirely from yours. There are people who feel that it is perfectly okay to paint a house orange or pink. While this is acceptable in some communities, the developers of The Commonwealth felt differently. They wrote many restrictions that they believed would help to maintain our property values; and thus far, they have been on target, as The Commonwealth is viewed over 30 years later, as a very desirable place to live.

Failure to enforce these rules is similar to allowing a bacterial infection to go unchecked. It may, at first, appear to be a very small problem but it soon spreads and can become detrimental. Enforcing deed restrictions can be unpleasant, but it is necessary for the health and vitality of our neighborhood. Please do your part! Be sure to read the Guidelines **BEFORE** beginning any modification project to the outside of your home. And please take a moment to thank a Board/Committee member for his/her volunteer service.



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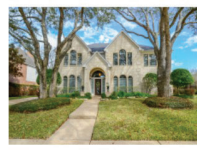
**4903 Keneshaw**  
\$524,000



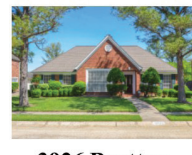
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\$615,000



**3811 St Michaels**  
\$449,000



**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

FOR  
SALE

**4318 Saint Michaels**  
\$669,000

Pending Sale


**4818 Burbury St**  
\$534,800



The holidays are almost here! Take some of the down time AFTER they pass and think about cleaning out those closets, the attic and/or the garage.

Fatima Haq has volunteered to organize a Spring Garage Sale for our residents. Date to be announced early next year.

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

**COMMONWEALTH'S RECENT  
CRIME WATCH MEETING**

Sadly, we have no control over the U.S. Post Office and our last newsletter was delivered too late for most of our residents to make plans to attend. We appreciate those residents were able to make the time to join us. It was time well spent!

The tardiness of the delivery of our last newsletter is a prime example of why you should be on our **Email Alert List**. We believe you will find the information contained in our emails to be informative and timely.

We do our best not to overwhelm you with HOA information, You will find that they arrive more frequently as events and issues arise but are maintained at around one per month outside of those needs. (See page 2 for more info.)

At our meeting last month, Officers Luke Jones and Lauren Stockholm reassured homeowners that we have had **NO** home burglaries or car burglaries. There was one simple assault. Numerous home safety tips were offered.

We appreciate that they were able to join us and **THANK YOU** to Leigh Mattson for organizing the meeting!

# 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.fcld2.com**

For more information, call Ron at 281-265-0137.

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



# 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>	
<b>POLICE &amp; FIRE EMERGENCY</b>	<b>9-1-1</b>



Always needed-  
 always appreciated!

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.

Newsletter, Website and Facebook:  
 Sue Hauenstein news@commonwealthcivic.com  
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## Commitment. Service. Results.

### Current Commonwealth Listings

\$369,900 - 3914 Bratton St.



Master down. Upgraded Exec. Master Bath, New Carpet & Interior Paint ('17), SS Appls.

\$354,900 - 3811 Bratton St.



One story 4/2.5, On Cul-de-sac, Backs to Greenbelt, Upgraded Kit. w/Granite.

\$489,900 - 47 Sterling St.



Over \$50k in recent Upgrades, Laguna Style Pool, Backs to Greenbelt.

\$524,900 - 3909 St. Michaels Ct.



2 Master Bedrooms (1 on 1st fl. - 2nd on 3rd floor). 5/4.5 - All Baths & Kit. Upgraded. Pool/Spa & Rock Waterfall. New Paint/Carpet ('18)

\$575,000 - 4714 Dunleigh Ct.



5/3.5/3 Car Gar. on Lg. Cul-de-sac Lot Pool/Spa, Cov. Patio, Upgraded Kit. w/high/end Cabinets, Thermador SS Appls. All baths Upgraded ('18).

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## The Commonwealth Women's Club

On the Calendar for 2018-19

What A Girl Wants Gift Exchange  
Wednesday, December 5  
at the home of Kelly Otero  
15 Leigh Ct.



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 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@strategicascend.com](mailto:monicaclancy@strategicascend.com)



The Commonwealth Civic Association Board of Directors  
invites you and the entire family to our  
**Clubhouse**  
Saturday, December 15th 4-8 p.m.  
to celebrate the holidays!