

Commonwealth Comments

A NEWSLETTER FOR THE RESIDENTS OF THE COMMONWEALTH

July/August, 2004

www.commonwealthcivic.com

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CONGRATULATIONS

TO:
THE 3 WINNERS OF
THE
COMMONWEALTH
WEB SITE CONTEST
WERE NAMED AT THE
ANNUAL MEETING.
DAVID PAUL
TANYA SANFORD
&
CORNELIA SCHIRBER

Roly the Clown,
Bill the D.J.
Face Painters,
Balloon Artist
Great Prizes

Don't Miss Out!

Annual Meeting Update

The Commonwealth Civic Association held its Annual Meeting at the Clubhouse on Tuesday May 18, 2004 at 7:00 p.m.

The required quorum (10%) was not present, which precluded continuation of the meeting. An informal meeting was convened at 8:00 p.m. when the required quorum would become 5% and the Association would legally be able to hold an official election.

Attending Board Members Conrith Davis, Jim McGregor, and Paula Stansell were introduced by President Tom Wooley. A brief description of each board member's responsibilities was given. Dan Lumpkin, Chairman of the Modifications and Deed Restrictions Committee, Ron Frerich, LID Director, and Carolyn Bonds of Crest Management were introduced.

Copies of the 2003 Annual Meeting minutes were distributed at registration. A motion was made and seconded to accept the minutes as written. The motion passed unanimously. A recap of 2003 Association projects and events was provided. Carolyn Bonds gave the financial report. Ron Frerich gave a LID update. Commonwealth Civic Association Directors Jim McGregor and Steve O'Hara were both reelected to the board at the Annual HOA meeting held in May. Conrith Davis, you will remember, was appointed this spring to fill out the remainder of Zelma Loeb's term after she resigned from the board. During the Homeowner Forum portion of the evening, discussion was held on concerns about paint ball guns being used on Association signage and fence maintenance and repair throughout the community. A request was made that consideration be given to constructing a covered pavilion at the Knightsbridge park. The meeting adjourned at 8:30 p.m.

13th Annual Commonwealth July 4th Parade and Picnic

Don't miss out!

Parade lineup -11:45 a.m. at the Commonwealth Clubhouse.

Parade departs at 12:01 p.m.

The parade consists of walkers, decorated bicycles, strollers, and wagons.

Get creative.

Every participant is recognized with a medal!

25 Trophies awarded for best decorated strollers, wagons, etc.

After the parade, join your neighbors for the best burgers in town!

(See www.commonwealthcivic.com for more details)

Association
Board of Directors

Tom Wooley
President
281-265-1734

Paula Stansell
Vice President
281-579-0761

Conrith Davis
Treasurer
281-579-0761

Jim McGregor
Director
281-980-1661

Steve O'Hara
Director
281-265-4485

Tract 6 Land Use Update!

Campaign rhetoric from one of the candidates for City Council led to quite an uproar during the recent City Council election. A rumor about low income housing being built on Oil Field Road near Commonwealth Blvd. upset many residents as it spread throughout Sugar Land.

The Commonwealth Board of Directors immediately researched the claims and discovered that they were unfounded RUMOR. Meetings held by the city in an effort to clarify exactly what the known plans for Area 6 are were attended by Paula Stansell, Vice President of the Commonwealth Civic Association, Sue Hauenstein and several concerned residents. Area 6 is the area along Oilfield Rd. just outside of the Sugar Land city limits, east of Maranatha Farms. The current Land Use Plan shows the area as single family residential.

The city of Sugar Land owns the land on which the water treatment plant sits and has plans to expand that facility in the future. The Parks Department has expressed an interest in purchasing a future park site on the tract.

The Riverstone Development will abut the area to the east and to the south. Riverstone shows townhomes use to the east and future residential/commercial mix to the south. Oilfield Road is shown as a major collector on the Thoroughfare Plan.

According to City Planners, options for Area 6 include the following:

- Show the entire tract as single family with public uses over the existing and future wastewater treatment facility.
- Show the area as primarily single family with some medium density single family uses across from the Riverstone townhomes. This option would also show the future city facility as public.
- Show the area as largely townhomes. Show the existing and future City facility as public.
- Show the area as mixed use residential with public land on the west side of Oilfield Road.

(Single Family homes are individually owned lots at suburban densities - up to six units per acre. May include Rural residential which is two acre lots and greater.

Medium Density Single Family/Attached Residential = Single family homes that are not stacked but may have common side walls, densities are typically higher, or may be concentrated within one portion of a development, leaving open space in another area. Also

includes single family homes on lots that are smaller than most conventional suburban lots, i.e. zero-lot line single family homes, patio homes, townhomes.

Mixed Use Residential = A mix of residential housing styles that vary in densities, but where the highest densities are concentrated near commercial or other uses that could be considered incompatible with single family uses. The densities should step down approaching lower intensity land uses.

-this article continued on page 4-



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Association Nuts & Bolts

*Deed Restrictions/Modifications/Architectural
Changes corner*

Owners' Obligation

Each owner and occupant, including lessees, shall at all times be obligated to maintain, repair, replace, and renew or cause to be maintained, repaired, replaced, or renewed, all improvements on a lot.

Homeowners and lessees are required to keep the lot in a clean, sightly, safe and first-class condition consistent with its original intended appearance.

An owner's maintenance obligation shall include, but not be limited to: the maintenance of all visible exterior surfaces of all buildings and other improvements; the prompt removal of all paper, debris, refuse; the removal and replacement of dead and diseased trees and plantings from all areas of its property, the repair, replacement, cleaning and relamping of all signs and lighting fixtures; the mowing, watering, fertilizing, weeding, replanting and replacing of all approved landscaping; and during construction, the cleaning of dirt, construction debris and other construction-related refuse from streets and storm drains and inlets.

If any improvement is damaged or destroyed, the owner shall diligently proceed to restore such improvement to the condition existing prior to such damage or destruction, or in the alternative, raze and remove such improvement and landscape the property pursuant to a landscaping plan approved by the Modifications Committee.

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Association Committees

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<i>Crest Management</i>	281-579-0761
Neighborhood Watch	
<i>Nancy Castellvi</i>	281-265-2769
Welcome Committee	
<i>Maura Ritchie</i>	281-980-6347
<i>Gwen Dahlin</i>	713-304-1048
Landscape Committee	
<i>Steve O'Hara</i>	281-265-4485
Modifications & Deed Restrictions	
<i>Dan Lumpkin</i>	281-265-6709
Tennis Committee	
<i>Cindy Facker</i>	281-207-5129
L.I.D. Representative	
<i>Mike Homeyer</i>	281-980-3794

Commonwealth Alert

Be sure to sign up for our
Email Alert system.

This is a service of The Commonwealth
Civic Association in conjunction with
residents Paula and Charles Stansell,
who oversee the Association's web page:
www.commonwealthcivic.com.

NOTE: The Association will **NOT** be
sharing these email addresses with any
commercial venture and **NO ADVERTISING**
(or jokes!) will be forwarded
to residents. This email network is
STRICTLY for alerting/providing
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the Association feels are important to our
residents.

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-Tract 6 Update continued from page 2-

Many Sugar Land residents, including Paula Stansell and former Commonwealth resident Karyn Dean, spoke during the public input portion of the meeting. There was general agreement between the residents and the property owner that the area should be developed as single family residential and that smaller lot sizes, perhaps even townhomes, might be acceptable to make the development of the constrained property more feasible. Most area residents prefer that the area be developed as park land or not at all. The property owner, U.S. Representative Charlie Howard, indicated that he has no immediate plans to sell the property for development.

Concern was expressed regarding the possibility of commercial use of the area as well as the condition of Oilfield Rd. which it is felt is deteriorating quickly from current heavy use.

The Association will be following this issue very closely.



**Commonwealth
Resident**



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Leigh Austin Mattson

4675 Sweetwater Blvd.
Sugar Land, TX 77479
Office: 281.265.7355
Fax: 281.265.7370
Cell: 713.823.6843

Email: leighmattson@earthlink.net

Neighborhood Watch Program

Unless you have been living under a rock, or have just moved in, you have certainly noticed the increase in pass through traffic here in Commonwealth since Commonwealth Blvd. has been open all the way to the Southwest Freeway (via University Blvd.)

In an effort to keep the peaceful and safe community we all envisioned when we chose The Commonwealth as our home, the Neighborhood Watch program is being reorganized to be a more effective and efficient method of getting criminal activity information to our homeowners.

We will be asking the volunteer Area Coordinators to meet shortly and will then begin our quest to find block captains. With the increased use of technology, we anticipate that, for the most part, the Block Captains will utilize email for distribution of information.

***Resident participation in this endeavor is
critical to its' success.***

***If you are willing to be an Area Coordinator or a
block captain, responsible for 10-15 homes,
please email your name and address to:
commonwealth@stansellweb.com***



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First Colony LID #2 Update

The FCLID #2 (First Colony Levee Improvement District) is currently installing over \$250,000.00 worth of waterway bulkheads in The Commonwealth. This phase of construction will complete the bayou running down Commonwealth Blvd and the ponds in Commonwealth Park, Sections I, II, and III. Next spring the district will be completing the last of its planned bulkheading.

In addition to the current work, the brick retaining walls and sidewalks at the Knightsbridge entrance fountains will be worked on to alleviate the severe settling experienced over the last 15 years. Current plans for the repairs include installing piers to level the concrete beams and mudjacking of the sidewalks to level them. After the ponds have been pumped down, a visual inspection of the walls will be performed, a repair plan initiated and repairs will then be performed.

*This information provided by
Ron Frerich, Director, First Colony LID #2*

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Don't Sit in the Dark!

We tend to be out and about quite a bit more often in the summer season. If, during your travels through the Commonwealth neighborhoods, you notice a street light that is not working, please report the pole number to Centrepont at 713-207-2222.

You will find the number on a metal plate attached to the pole at eye level on the light pole. That number identifies the pole's location for the service department.

If you notice that one of the decorative lights is not working, please notify Crest Management at 281-579-0761.

Additionally, if you see any of the Association's underground sprinklers going awry (shooting straight up, working ineffectively or otherwise working improperly), please notify Crest so that we can save your \$\$\$\$. We certainly do not need to be watering the sidewalks!

**Congratulations
to all
Commonwealth
graduates!!**

*Best of luck in your future endeavors!!!!*



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Mark Your Calendar Today!

On **Tuesday August 3, 2004**, neighborhoods throughout The City of Sugar Land are invited to join forces with thousands of communities nationwide for the "21st Annual National Night Out" (NNO) crime and drug prevention event. National Night Out is expected to involve more than 89,000 communities from all 50 states, U.S. territories, Canadian cities and military bases around the world. In all, close to 31 million people are expected to participate in "America's Night Out Against Crime".

Residents in neighborhoods throughout the City of Sugar Land are asked to turn on their outside lights and spend the evening with their neighbors from 7:00 until 10:00 p.m.

Commonwealth neighborhoods have participated in National Night Out for over 12 years and have been acknowledged for the number of participating homes. Many residents host block parties or cookouts. The Mayor, Councilmembers, city officials, as well as members of our police and fire departments often stop and visit with residents as they gather together in front of their homes.

If you are interested in hosting a party for your neighborhood, block, or street, you may register with Officer Todd Zettlemoyer at the Sugar Land Police Department (281-275-2578). And please let the Association know about your party by emailing your name, address and phone number to: commonwealth@stansellseb.com so we can provide you with materials to help you organize your party.

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Ste. 206

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Upcoming Meetings

Landscape Committee Meeting

Meets once a month. Call Steve O'Hara at 281-265-4485 for the next meeting date and time.

Modifications Committee Meeting

Third Tuesday of each month - 7:30 p.m. at the Clubhouse

Board Meeting

Fourth Thursday of each month - 6 p.m. at the Clubhouse

CAT Meeting

Third Thursday of February, March, June, October & November
7:00 p.m.
at the Clubhouse

HAVE A SAFE AND RELAXING SUMMER!!

Modifications to be considered at the monthly meeting must be received by Crest on or before the 2nd Monday of each month.

Important Phone Numbers

Crest Management	281-579-0761
Police (Non-Emergency)	281-275-2500
Animal Control	281-275-2596
Fire Department	281-491-0852
Water & Street	281-275-2750
Trash Collection	281-275-2772
Recycling Coordinator	281-275-2770
Street Lights (Centrepont)	713-207-2222
Newsletter	281-265-4556
Police & Fire Emergency	9-1-1

www.commonwealthcivic.com

Attention Advertisers!!!

This newsletter is published in January, March, May, July, September and November. The deadline for each issue is the first day of the previous month. Ads and payment must be received by that date. Mail to **Commonwealth Comments, 3909 St. Michaels Ct., Sugar Land, Texas 77479** and include a check for full payment. Ad rates begin at \$55.00 per issue.

If you have any questions, call Sue at 281-265-4556.

Newsletter email address:
newsletter@commonwealthcivic.com



Sue Hauenstein
the write idea
281-265-4556

Special Interest Groups

The Commonwealth Women's Club

The Commonwealth Women's Club is open to all women residing in The Commonwealth. The club's purpose is to stimulate civic, philanthropic, educational, and cultural interest in the community, as well as foster a cordial welcome to new residents. Volunteer outreach is available to those who are interested. If you are interested in this group, or would like more information, please contact Susan at 281-980-3290 or Donna at 281-265-7108.

Hispanic Club

If you speak Spanish and are interested in joining this informal group, contact Lucy at 281-265-2610, for information, date and location.

Moms in Touch

Moms in Touch is a group of mothers who meet for one hour each week to pray for their children and the school they attend. If you are interested in joining us, please contact: Debbie Glasscock (Commonwealth Elementary) at 281-980-4118; Sheryl Poole (Fort Settlement Middle School and Clements High School) at 281-491-4690; Mary Marwil (Elkins High School) at 281-265-0877.

If information about your group is incorrect or outdated, please advise Sue at 281-265-4556

If you are interested in publicizing a Commonwealth-based special interest group, give us a call.

The Commonwealth Civic Association does not investigate, qualify, or certify this newsletter's advertisers. The business of each advertiser is independent of the Association.

Crest Management Service

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**TUESDAY, AUGUST 31
10:00 A.M. - NOON**

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