COMMUNITY ASSOCIATION NEWS
by Carla Yager, Camino South Trustee

This has been a year of change for the Clear Lake City Community Association. The CLCCA Office has gone through a transformation with a new General Manager who has brought in new staff and a new vision for the operation of our organization. The Board of Trustees has also gone through a transformation with only a few familiar faces left on the Board. Most of us have been on the Board less than six months and are eager to learn and serve our community. The CLCCA Board of Trustees and Office personnel are looking forward to the challenge of upholding our original commitment to the common good of the community:

- To render constructive civic welfare for the promotion of the social welfare of the community and of the citizens of Clear Lake City.
- To inculcate civic consciousness through active participation in constructive projects which will improve the community, state, and nation.
- To promote and provide educational and public recreational facilities for the residents of Clear Lake City.
- To maintain and conduct buildings and property for public services and educational and recreational facilities.
- To do any other thing necessary or desirable or of general benefit to the community.

Our challenge is intensified by the diversity of our community. Our community is made up of you, me, your next door neighbor, the family down the street you wave at when you drive by, the owners of the convenience store around the corner, the cooks at your favorite restaurant, doctors, dentists, vets, and the educators at all of our schools. Every one of us has different needs and desires and it is up to the CLCCA to try and balance the community's needs as we uphold our commitment to the common good. If you don't want neighbors with chicken coops or auto repair shops in their garages, or a 40 foot blinking neon sign at the business behind your house, support our efforts to enforce the deed restrictions in your neighborhood and your community.

Let your neighborhood Trustee or the CLCCA Office know when . . .

- Someone on your street is obviously running a business out of his or her home
- You are afraid to walk along the sidewalk around the corner because of the overgrown jungle in someone's front yard
- You can't drive your vehicle down the street without being hit by numerous tree branches

If you don't know who your neighborhood Trustee is, visit our website at www.clcca.org or call the CLCCA Office. We are all here to serve you.
THOUGHTS I WOULD LIKE TO SHARE

by Larry Wilson

Many times over the past two and a half years I have had members, participants in one of our programs, or just curious residents ask why the gymnasium was going unused. When we remodeled and had a new floor installed in late 2004, we lost the usual crowds that had participated in our basketball and volleyball events. And to the dismay of many regulars, this seemed to bother them that after spending large sums of money on the gym that the gym wasn’t being used.

But now I am proud to say this is no longer a problem to concern ourselves with. Due to new management and a concerted effort amongst our staff, we have coordinated with our area youth groups and have now reserved use of the gym for the entire school year and beyond.

Currently the gym is reserved and being used for organized sports every day but Saturday. We have numerous basketball, volleyball, and Lacrosse organizations that either practice or play their League games at our facility. And with the upcoming basketball season just ahead, Saturdays will be filled with basketball all day long as well.

Some of the groups that frequent our facility have done so for quite some time. Others are new and there are those that have become regulars since reopening the gym in the spring of 2005. They all have one thing in common, too. They all express how much they appreciate our gym and recreation facilities.

Countless times parents, players, officials, or members from the boards of these organizations have told me how much they enjoy our gymnasium. It’s not only the convenience they convey to me, but it is also the atmosphere and courtesy they receive from our staff.

With our new General Manager and staff in place, I see no reason why our gym should ever be at a loss for patrons in the future. And with a strong emphasis on service and treatment of our members and visitors here, our new General Manager and staff envision even more activities during day time hours.

For all those that ask at times, I would like you to know that there are new players aboard and the future of Clear Lake Recreation Center is bright and beautiful.

STARS, ANYONE?

by West Doucet

One of Clear Lake’s best kept secrets is the Johnson Space Center Astronomical Society (JSCAS). Originally formed by NASA employees in 1967, it is open to anyone wishing to learn about astronomy. There are no dues or formal membership roles. The JSCAS meets in a relaxed atmosphere on the second Friday of each month, at the Universities Space Research Association (formerly LPI) located at 3600 Bay Area Blvd. (at Middlebrook Drive).

In addition to regular meetings, the club hosts star parties. Star parties allow people without telescopes the opportunity to look through several and observe objects in the night sky. Star parties are held about once a month at different locations in the Houston/Galveston area, are free, and are family friendly.

You do not need to own a telescope to get involved with the club; you just need to show up. If you do have a telescope, and don’t know how to use it, the JSCAS is a wonderful resource. There are members with no telescope, members who use binoculars, and several members build their own (large) telescopes.

For more info on the JSCAS, you can go online at: http://www.ghg.net/cbr/jscas/
FROM THE CLCCA OFFICE

The CLCCA Office provides the community with many services ranging from maintaining CLCCA facilities to collecting money from the community for the Community Service Charge.

Information available through the CLCCA Office includes activities and classes at CLCCA facilities for all ages including seniors. Some examples are volleyball, water aerobics, yoga, martial arts, swimming, and the fitness room.

Have you ever wondered when the CLCCA Office was open? The CLCCA Office is open from 8:00 a.m. to 5:00 p.m. Monday through Friday. Have you ever wondered what forms of payment were acceptable for the Community Service Charge, classes offered at the CLCCA facilities, and usage fees for the CLCCA facilities? The CLCCA accepts cash, checks, and Master Card and Visa credit cards. You can even make payments with credit cards over the phone.

The CLCCA Office is there to help and is always open to suggestions and ideas you may have to make our community the best place to live in the Clear Lake area.

HOW DO I; WHY CAN’T WE?
SOME QUESTIONS TO THE OFFICE

by Jim Keith, General Manager

Your CLCCA office receives numerous telephone inquiries every day. Some are unique and some are the same question from a different person, so in the interest of helping all of our residents to better understand our community, this is going to be a recap of some of the most frequently asked questions and their answers.

First a bit of history to help a few of the answers make more sense.

Friendswood Development Company, an arm of the Exxon Corporation, in conjunction with the Del Webb Corporation, were the developers of this area in response to the announcement by Lyndon B. Johnson that the Manned Spacecraft Center was going to be located in Houston and that those brave seven, our new Astronauts, would be living and working here. They needed a place to live and Friendswood and the Del Webb Corporation rode to the rescue with a Master Planned Community.

In creating this area, Friendswood designated four areas to become single family residential subdivisions or cores. These were Camino South, Oakbrook, Oakbrook West and Meadow Green. They set up a fifth area for high density homes and this became University Green, which actually has several different entities within it. They were given their own deed restrictions and authority to operate, but were within the geographic boundaries of the Clear Lake City Community Association, so they could enjoy the numerous recreational facilities and receive the various services provided by the CLCCA board.

When the area was created, a Community Service Charge was established, initially at six mils per square foot of land, and with an option for future increases all the way to eight mils. That option was exercised almost immediately, and that is still the CLCCA assessment even after almost forty four years. There is no option to increase the Mil rate, nor is there any option to charge special assessments for projects. These two facts are important to the questions.

continued on page 4 . . .
The homeowners’ who live on the edges of the subdivisions all had fences around their homes provided by the developer, just like those living in the middle of the subdivisions. These are the homeowner’s personal property, not public property. This too is important.

**Now, on to the questions:**

Q. When is this association going to build brick fences like all those other associations are getting?

A. Please remember the following:

- Privately owned fences;
- Eight mls or eight tenths of one penny per square foot of land;
- The lack of authority to levy any special assessments.

All of the other Home Owner Associations in the area own their perimeter fences; they have rates that are five to eight times our allowable maximum; they can raise the rates by a majority vote of only those who vote, and can levy special assessments. Since none of this is true for CLCCA, there are no plans for a new fence!

CLCCA’s average Mil rate is $77.00. Pineloch charges over five times that much, plus they levied an $800.00 one time charge on every home in their subdivision; and, as noted, they own the fence.

Q. Can a person run a business from their home?

A. In a word, no. The deed restrictions in all of the sections are pretty clear and uniform on this point. They state very clearly that no business of any type whatsoever may be run in the home. They do not say this with an “except” clause, they say no business.

Obviously, every one of us is aware of someone with a “home business”:

- Someone is teaching piano;
- Someone is keeping two or three kids;
- Someone is running their kitchen storage container business;
- Someone is teaching swimming;
- Someone is a CPA operating from the home or some other similar enterprise.

Some are more blatant than others, such as lawn care companies; or plumbing companies, or car washing and detailing businesses. None are allowed and none are ignored if the office becomes aware of them, but the word does not always get to us until it comes in as a complaint about the street being blocked by six or eight trucks every day and why haven’t we done something about it? That is usually the first we have heard of the problem, and the business, but we do attempt to bring it to a close once we know about it.

Q. You would not let me do something on my property, but the guy across the street has the same thing I want and I do not understand!

A. Friendswood and Del Webb created the four subdivisions, but within those four, there are a total of fifteen different residential sections and two commercial only sections, plus all 345 commercial properties have their own individual deed restrictions. In the residential areas, each section is slightly different, with a maximum of about 65% commonality of the restrictions across the board. Additionally, the section lines are sometimes down a back fence, and sometimes opposite sides of the same street, for instance Torry Pines in Oakbrook. The restrictions on one side may prohibit something, while the restrictions on the other side may be silent on that point, or specifically allow it. To see what this is all about, go to the www.clcca.org website and after entering the site, look up the deed restrictions that are available on line. Read two different sections, and you will see what the Trustees and the office are dealing with on a routine basis.

We hope this gives a little better idea of what our community is all about. If you have questions, call the office at 281-488-0360 or e-mail your question to clcca@birch.net and you will get an answer.

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**BE CAREFUL WITH CANDLES**

When you light a candle for added atmosphere this winter, remember the following safety tips to keep you and your loved ones safe:

- Never leave a burning candle unattended or burning while you sleep.
- Keep candles at least three feet from flammable or combustible items such as curtains, furniture, and carpet.
- Light candles carefully. Keep jewelry, hair, and loose clothing away from the flame.
- Keep candle wicks trimmed to one-quarter inch.
- Extinguish candles when they burn down to within two inches of their holder.
Children will be spending more time indoors during these cooler months. To help ensure their safety, please look through this checklist from the Home Safety Council to see if your youngsters are being properly protected:

- Have you tested your hot water and turned the temperature of your water heat down to 120 degrees or lower to reduce the risk of burns or scalds?
- Have your children memorize your address and phone number.
- Do you have a first-aid kit that is easily accessible and stocked with emergency items?
- Does your family practice a fire escape plan at least twice a year?
- Are all matches and lighters secured in a locked cabinet?
- Have you installed child safety locks on cabinets where hazardous materials are stored?
- Are unused electrical outlets covered with safety caps?
- Have you checked to make sure blind cords are not dangling low off windows and do not hang in a loop that could lead to strangulation?
- Have you checked that all toys and pacifiers have been carefully examined and that those with small or broken parts that could be lodged in a child’s throat, ears, or nose have been removed?
- Have you checked the Consumer Product Safety Commission website to find out if your crib, toys or other home items have been recalled?

### 2007 Comparison of Maintenance Fees in Clear Lake

<table>
<thead>
<tr>
<th>ASSOCIATION</th>
<th>APPROX. # OF HOMES</th>
<th>ANNUAL MAINTENANCE FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clear Lake City Community Association¹ (Camino South, Oakbrook, Oakbrook West, and Meadowgreen)</td>
<td>4600</td>
<td>Average Mil is $77.²(\text{Total} = 161.²)</td>
</tr>
<tr>
<td>*Clear Lake City Blvd. (Paid by Bay Pointe, Northfork, and Pinebrook Residents.)</td>
<td>2681</td>
<td>$70.²</td>
</tr>
<tr>
<td>Bay Forest</td>
<td>836</td>
<td>$450.²</td>
</tr>
<tr>
<td>Pineloch² (Bay Glen, Bay Glen Manor, and Bay Knoll)</td>
<td>2058</td>
<td>$410.²</td>
</tr>
<tr>
<td>Bay Oaks</td>
<td>1159</td>
<td>$590.²</td>
</tr>
<tr>
<td>*Bay Pointe</td>
<td>561</td>
<td>$320.² + $70.²(\text{Total} = 390.²)</td>
</tr>
<tr>
<td>Brook Forest</td>
<td>1023</td>
<td>$247.² + $82.² trash (\text{Total} = 329.²)</td>
</tr>
<tr>
<td>Middlebrook</td>
<td>909</td>
<td>$235.² + $19.² (\text{Total} = 254.²)</td>
</tr>
<tr>
<td>*Northfork</td>
<td>1038</td>
<td>$355.² + $70.²(\text{Total} = 425.²)</td>
</tr>
<tr>
<td>*Pinebrook</td>
<td>1082</td>
<td>$370.² + $70.²(\text{Total} = 440.²)</td>
</tr>
<tr>
<td>Sterling Knoll¹ (No community pool, lower fee)</td>
<td>337</td>
<td>$190.²</td>
</tr>
<tr>
<td>University Green Patio Homes</td>
<td>449</td>
<td>$370.² + CLCCA Mil Assmt</td>
</tr>
<tr>
<td>University Place Townhomes⁴</td>
<td>186</td>
<td>$223.² monthly + $530.² annual for insurance + CLCCA Mil Assmt or $3216.² + CLCCA Mil Assmt</td>
</tr>
</tbody>
</table>

### NOTES:
1. Cost of pool tags for CLCCA family $95.² annually (approx. 4% participation)
2. Additional assessment of $800.² per home for concrete fence repair.
3. Cost to use Williams Pool $57.² per month or $211.² annually per family (approx. 5% participation).
4. University Place Townhomes pays for insurance annually in addition to a monthly fee which pays to fix all leaks that residents might have and repairs to any broken driveway and sidewalk concrete. U.P. replaces siding, bricks, windows (in most cases), doors (sometimes), and roofs, if needed. Further, U.P. also plant and keep up all shrubs, trees, and flowers alongside of the residents’ homes, as well as mow several acres of common property.
Local Recycling Centers

**Ellington Field**
Open 7 Days a Week
8 AM - 8 PM @ Ellington Field
Newspapers, Catalogs, Phone Books, Magazines, Cardboard, Plastic, Glass, Cans (steel, aluminum, tin, aerosol)
For more information, call City of Houston Service Helpline @ 311

**Metal Recycling Center**
1211 College @ I-45
M - F 8:30 AM - 5 PM
Sat - Sun 9 AM - Noon
(713) 943-8456
Cans, Copper, Brass, Stainless Steel, Batteries

**Armand Bayou Nature Center**
8500 Bay Area Blvd.
Newspapers, Magazines, Paper Products

**Clear Lake Elementary**
Newspapers, Magazines

**Freeman Library**
Newspapers, Magazines

**Space Center Intermediate**
Continuous Newspapers

**Clear Lake High School**
Continuous Newspapers

**GOOD USED BOOKS**
Freeman Library
Friends Bookstore

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**DON’T GENERATE ELECTRICAL DANGER**

Portable electric generators are a good source of power for heat, light, refrigeration, and cooking during electrical outages. However, improperly installed or operated, generators can become deadly. Electrical Safety Foundation International (ESFI) recommends following these portable electric generator safety precautions to avoid dangerous situations:

- NEVER operate the generator in enclosed or partially enclosed spaces, including homes, garages, and basements. Generators quickly produce high levels of carbon monoxide, a colorless, odorless, deadly gas.
- Keep the generator dry. To protect it from moisture, operate on a dry surface under an open canopy-like structure.
- Plug appliances directly into the generator. Or use a heavy-duty outdoor-rated extension cord that is rated in watts or amps at least equal to the sum of the connected appliance loads.
- Do not connect your generator directly to your household wiring, as this can backfeed along power lines and electrocute anyone coming in contact with them, including lineworkers making repairs.
- Make sure the generator is properly grounded.
- Do not overload the generator. A portable generator should be used only when necessary, and only to power essential equipment or appliances.
- Make sure fuel for the generator is stored safely, away from living areas, in properly labeled containers, and away from fuel-burning appliances. And before re-fueling, always turn the generator off and let it cool down.
- Turn off all appliances powered by the generator before shutting down the generator.
- Follow the manufacturer’s instructions for safe operation and maintenance.
- Keep children away from portable generators at all times.

**BEWARE OF BREAKER BOX DANGERS**

When working on your breaker box, keep these tips in mind:

- If you’re not a licensed electrician, never try to repair a fuse or breaker box. If you see broken or frayed wires, if certain circuits trip frequently, or if you notice any other problems, call an electrician.
- Never replace a blown fuse with a substitute, such as a penny, and always use the correct-sized fuse for replacement. A fuse that is too powerful can cause a fire hazard.
- If a fuse or circuit breaker frequently blows, you may have too many appliances, or appliances that may be too powerful, on that circuit. Try unplugging a few items. Then, if the circuit continues to blow, call an electrician - you may have a potentially serious problem.
- Always keep water away from the control panel.
- NEVER work on the electrical system while a control panel switch is on.
- If you have a power outage, check the control panel first. If your panel uses circuit breakers, reset it (them) from off to on. If you have fuses, look for the broken metal strip in the top of the blown fuse. Then, replace the fuse with one of the correct amperage.
FALL INTO A NEW HABIT
The change in seasons is a perfect time to make sure your smoke detector is working properly and to change the batteries.
• Check your detector by pushing the test button. If the unit isn’t working, replace it. If it operates, you still need to replace the battery to make sure it’s ready for the remainder of the warm months.
• Test your detector monthly and replace the batteries if necessary.
• If you have smoke detectors that are directly wired to your household current, make sure they also have battery backups. Otherwise, if the power goes out, the smoke detectors won’t work.
• Remember that building codes require all new homes or additions to have hard-wired smoke detectors.
• Also remember to replace all smoke detectors after 10 years. You should also dust or vacuum your smoke detectors every three months or so.

HOME IMPROVEMENTS
All exterior changes, additions and/or modifications to the exterior of your home must be reviewed for compliance with community standards by the CLCCA Architectural Review Committee PRIOR to start of the project! Call CLCCA business office for details . . .
application can be found on website www.clcca.org

COMMUNITY WEBSITE
www.clcca.org
Listed are available programs offered by the Center as well as schedules, costs and information on programs and instructors, dates on projects in the communities, minutes and agenda of the Board of Trustees meetings, Architectural Review forms for home improvements. There is also a comment area for community feedback.

VANDALISM
Vandalism in our parks is growing rapidly and becoming very costly.
Please report vandalism to the local Constable (281-488-4040) or Houston Police at local substation (281-218-3800). Please help in protecting our communities!

GROUND FAULT CIRCUIT INTERRUPTERS (GFCIs)
VITAL FOR SAFETY
GFCIs (Ground Fault Circuit Interrupters) can help prevent electrocution. They should be used in any area where water and electricity may come into contact. When a GFCI senses current leakage in an electrical circuit, it assumes a ground fault has occurred. It then interrupts power fast enough to help prevent serious injury from electrical shock, says the Electrical Safety Foundation International (ESFI).
Test GFCIs according to the manufacturer’s instructions monthly and after major electrical storms to make sure they are working properly. Replace all GFCIs that are not working properly, but never replace a GFCI with a standard non-GFCI outlet or circuit breaker. Do not use an appliance or device that trips a GFCI on a non-GFCI-protected circuit; instead, take the appliance to authorized repair center to be checked for faulty wiring or replace it.

GROUNDBREAKING PROJECTS
The CLCCA Board of Trustees approved the following projects in Round 3 of Projects in the Community:

EMERGENCY SERVICES
HPD Dispatch
(713) 884-3131
Houston Fire Dept. (713) 227-2323
Poison Control Center 1-800-POISON-1
Ambulance 911

NON EMERGENCY NUMBERS
Clear Lake Police Substation (281) 218-3800
Constable Bill Bailey (281) 488-4040
Sheriff (281) 488-4717

HOSPITALS
St. John (281) 333-5503
Clear Lake Regional (281) 332-2511
Memorial Southeast (281) 929-6100

UTILITIES
Reliant Energy (713) 207-7777
Centerpoint Energy (713) 659-2111
Clear Lake City Water (281) 488-1164
Waste Management (TRASH) (281) 487-5000

OTHER
Freeman Library (281) 488-1906
Space Center Houston (281) 244-2100
Armand Bayou Nature Center (281) 474-2551
Harris County Courthouse (281) 486-7250

IMPORTRANumBers
CLCCA - office (281) 488-0360
CLCCA - fitness room (281) 488-0239
City of Houston Service Helpline 311

December 2007 / January 2008 COMMUNICATOR 7
It is time again to start thinking about the CLCCA Board of Trustees elections for 2008. There will be three positions to vote for in May; Commercial, Camino South, and Meadowgreen. The deadline for filing an application to run as a candidate will be around the first part of April (date will be announced at a later time) with the election on the first Saturday in May.