



NEWSCASTER

**Spring Shadows
Civic Association:
HOA Newsletter**

*Issue #322
June/July 2026*

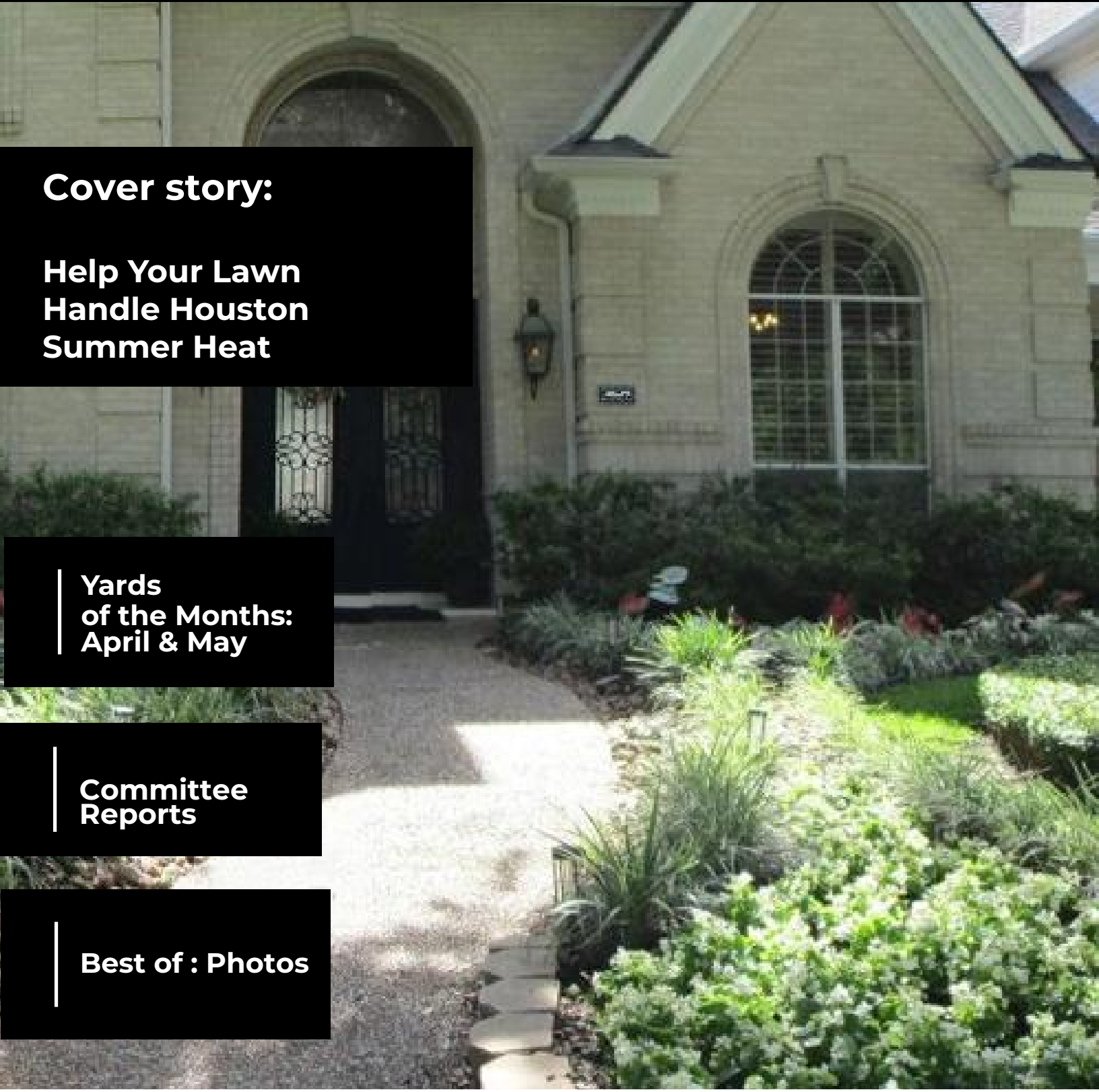
Cover story:

**Help Your Lawn
Handle Houston
Summer Heat**

**Yards
of the Months:
April & May**

**Committee
Reports**

Best of : Photos





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The **NEWSCASTER** is delivered by email and is posted on the [website](#) by the 1st of :

February, April, June, August, October, and December.

Graphic Design/Implementation: Karen Snead

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www.springshadows.org
for current updates.

**OFFICIAL SPRING SHADOWS
CIVIC ASSOCIATION**

FACEBOOK PAGE

DISCLAIMER

The Facebook page entitled "Spring Shadows Neighborhood Group" is not maintained nor sanctioned by SSCA. It is privately owned by a Spring Shadows resident.

PRESIDENT'S LOG

Stardate - 81031.5
May 31, 2026

Greg Janak



Welcome to HTX Collects!

Houston Solid Waste Management has launched HTX Collects, a mobile app that will allow residents to stay better connected with the City's waste and recycling collection programs.

Never miss a collection day again! Download the new Houston Solid Waste service reminder app, HTX Collects from the iOS App and/or Google Play store today. Sign up to receive service day reminders as mobile notifications, email or phone call. You can even add your collection days to your personal iCal, Google or Outlook calendar. Always remember your recycling day!

Hello Fellow Neighbors

Welcome to the 3rd edition of the Digital Newscaster. We want to let everyone know that the digital magazine can be printed. After opening the linked magazine, you can simply click on the download cloud icon



and the magazine will be automatically downloaded in a pdf format to your device. You can then print the pdf document.

We had a good turnout of neighbors at the April 14th General Meeting. Harris County Precinct 5 Constable Terry Allbritton spoke about the impacts of Texas House Bill 26 on the costs of the Contract Deputy Program. Vice-Mayer Pro Tem Amy Peck spoke about Solid Waste and Heavy Trash pickup, the Spring Shadows Drainage program status, traffic signals and speed "cushions" (bumps). The next general meeting will be October 13th. Make plans now to participate.

Sincerely,
Greg Janak

Robin Castellanos - Spring Shadows Resident

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Information Hub

Important Phone Numbers

- Pct. 5 Constable 281-463-6666
- Graffiti Removal 311 (713-837-0311)
- Emergency 911
- Houston Police (Non-Emergency) 713-884-3131
- Houston Fire (Admin) 832-394-6700
- SBISD Police 713-984-9805
- Amy Peck: Council Member District A 832-393-3010
- BARC (Roaming Dogs) 713-837-0311

Contact information correct for the publication date

SSCA JUNE/JULY 2026 MEETINGS

- **Executive Committee**
Mon. June 8 and Mon. July 13, 6:00 pm
- **Board Meetings**
Mon. June 15 and Mon. July 20, 6:00 pm
- **Architectural Control Committee**
Wed. June 24 and Wed. July 22, 6:45 pm

SPRING SHADOWS MOMS CLUB

Spring Shadows Moms Club meets the first Thursday of each month at 7:15 pm.

Please contact our leadership team at: ssmomsclub@gmail.com for more information. *Has no affiliation with the Association

CALL CENTERPOINT ENERGY at

713-207-2222 for all street lights that are not working. Provide the number listed on the street light pole or the address of affected light.

CALL HOUSTON at 311 or 713 837 0311 for all missed garbage, recycling, trash or yard waste pickups.

appfolio "HOMEOWNER PORTAL"

If you have not activated the homeowner portal, please call the office and provide your current email address. With the online portal, you can:

- View the SSCA Calendar
- Submit payment for maintenance fees
- Submit Architectural Control Applications
- Access SSCA documents, including deed restrictions and policies

APPFOLIO webpage link
APPFOLIO mobile app link (iphone)
APPFOLIO mobile app link (android)

If you do not receive an email, are unsure if you have one on file, or would like to create an account for a second owner, please contact the SSCA office at 713-460-1718 or office@springshadows.org

June 2026

- Sun. June 14: Flag Day
- Fri. June 19: Juneteenth
- Sun. June 21: Father's Day

July 2026

- Fri. July 3: Independence Day (Observed)
- Sat. July 4: Independence Day

Trash Dates

- June 5 - Trash, Yard waste
- June 12 - Trash, Yard waste, Recycling
- June 19 - Trash, Yard waste
- June 26 - Trash, Yard waste, Heavy Trash, and Recycling
- July 3 - Trash, Yard waste
- July 10 - Trash, Yard waste, Recycling
- July 17 - Trash, Yard waste
- July 24 - Trash, Yard waste, Heavy Trash, and Recycling
- July 31 - Trash, Yard waste

Real Estate Market Trends & Welcome New Neighbors

by Therese Landa; Real Estate Broker: Owner of Houstonian Properties 281.236.6348

This *Current Market Analysis* evaluates SOLD properties from the past 180 days, as market conditions from 90-180 days provide the most accurate reflection of current property values.

- **Active Listings: 22**
- **Number of Homes Sold: 55**
- **Average Days on the Market: 87 (lower)**
- **Sold Price Range: \$256,000 - \$855,000**

- **Price Per Square Foot:**
- **Highest Price Per Square Foot : \$329.05**
- **Average Price Per Square Foot: \$221.94**
- **Lowest Price Per Square Foot : \$136.64**

Mortgage Rates Update

Mortgage rates have dropped slightly this week.

- 30-Year Conventional Loan: 6.53%
- 15 Year Conventional Loan: 5.86%
- FHA 30-year Loan: 5.62%
- VA 30 Year Loan: 6.37%
- Jumbo 30-Year Loan: 6.58%

The average days on market suggest a better market. However we have an absorption rate of 2.8 months of inventory. Slightly longer than last report. It is still a buyers market. Values are stable.

Prices per square foot is up slightly from last month.

Remember, price per square foot average does not make value. Homes are compared kitchens to kitchens, baths to baths and flooring to flooring, with location being a top item considered too.

WELCOME NEIGHBORS

- 2600 Bandelier
- 2700 Bernadette (2)
- 9800 Canoga
- 9600 Colleen
- 2600 Durban
- 9900 Emnora
- 2800 Fontana
- 2900 Kenross
- 2100 Lexford
- 2200 Lexford
- 2700 Manila
- 2900 Manila
- 9500 Moorberry
- 9700 Moorberry (2)
- 9800 Moorberry
- 2600 Moss Hill
- 2500 Pine Village
- 2700 Quincannon
- 3000 Riata
- 2500 Southwick
- 2600 Shadowdale
- 2800 Shadowdale
- 3000 Shadowdale
- 2800 Stetson
- 2500 Teague
- 2600 Teague
- 2700 Triway



Therese Landa, Broker/Owner,
GRI, CLHMS

*Spring Branch Resident, 25 Years of Experience,
Five Star Professional-Texas Monthly, Multimillion Dollar Producer*



therese@houstonianproperties.com
281-236-6348



Understand the Draft FEMA Floodplain Maps for Your Home or Neighborhood

Join the Harris County Flood Control District for a series of virtual information sessions about the recently released draft floodplain maps from the Federal Emergency Management Agency (FEMA).

If you've wondered what the updated draft maps show for your home or neighborhood, these sessions will help you understand where to look and what it means.

During the sessions, we'll cover:

- What floodplain maps are and why they're being updated
 - What's changing in the new draft FEMA maps
 - How to use the [online Navigator tool](#) to find your property
 - What happens next and how you can stay involved
- It's important to note that, at this time, these maps are draft and have no regulatory or insurance impacts.

Scheduled Meetings

May 29, 2026 12:00 PM Click to Register	June 8, 2026 12:00 PM Click to Register
June 23, 2026 4:30 PM Click to Register	July 1, 2026 12:00 PM Click to Register

These sessions are designed for the general public and no prior knowledge is needed. Whether you're a homeowner, renter, or simply interested in flood risk in your community, we encourage you to attend a session and learn more.

If you are unable to join, materials and resources will be made available after the meeting.

Thank you for staying informed and engaged! Learn more about this program at www.hcfcd.org/MAAPnext



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Tuesday 10 am - 6 pm
Wednesday Noon - 8 pm
Thursday 10 am - 6 pm
Friday 1 pm - 5 pm
Saturday 10 am - 5 pm

HILLENDAHL WILL BE CLOSED JUNE 19 through POSSIBLY JULY 10 for repairs. [Link here](#) for more info.

The library has a donation box for used glasses. Donate your old prescription glasses to help others see.

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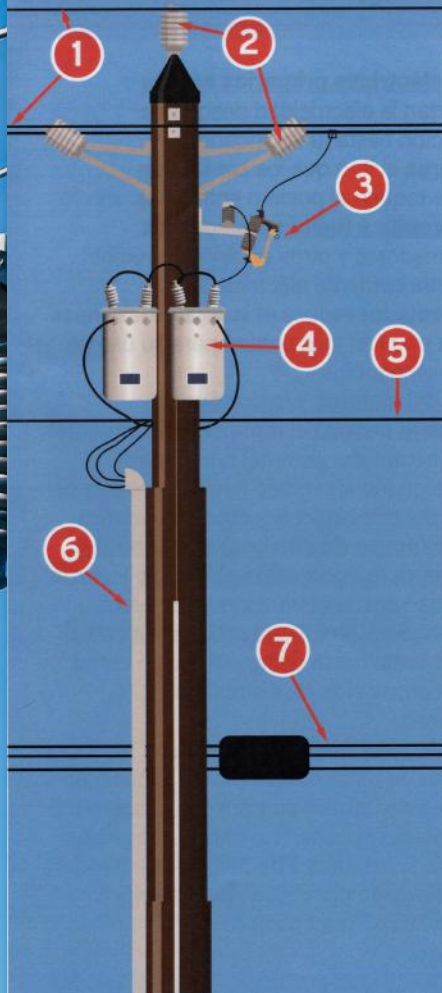
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THIS AD SPACE IS Two Business Cards Sized

2.00" (w) x 6.50" (h)



What's on that UTILITY POLE?



- 1. **Primary overhead lines** conduct electricity, carrying current from a substation to your neighborhood.
- 2. **Insulators** prevent energized wires from touching the pole or each other.
- 3. **Cutout and fuse** protects transformers and other equipment from receiving too much electric current.
- 4. **Transformer** reduces the voltage from the overhead lines to a safer, lower voltage for use by homes and businesses.
- 5. **System neutral and/or secondary conductor** allows for the return of alternating current (system neutral) or conducts lower-voltage current to a building's service entrance (secondary conductor).
- 6. **Customer-owned weatherhead and conduit for customer's service drops** carries electric current from the transformer to a home or business. The conduit shields and protects the service drops from the pole to beneath the ground as part of an underground distribution system.
- 7. **Telecommunications lines** are owned by third-parties who lease space on CenterPoint's poles. If present, they are the lowest lines on the pole. These low-voltage wires could be coaxial cable, traditional telephone lines or fiber optic cables.

Call CenterPoint Energy at 713-207-2222 to report downed power lines and stay 35 feet away.

Help Your Lawn Handle Houston Summer Heat: A Simple Houston Lawn Schedule

from [Garden Guy](#)/Todd Farber — Aggie Horticulturist, Garden Guy

Taking care of a Houston lawn does not have to be complicated. Most lawn problems happen when people do the right thing at the wrong time.

- They water too often.
- They fertilize too early.
- They spray before they know what weed they have.
- They see brown grass and assume it needs more water. In Houston, that can cause even more trouble.
- Our lawns deal with heat, humidity, heavy rain, dry spells, clay soil, weeds, insects, and fungus. That is a lot for any lawn to handle.

The good news is this:
A simple schedule helps.
The Garden Guy Texas Two-Step Lawn Method.

I like to teach Houston lawn care in two basic steps.

- Step 1: Fix and Wake Up
- Step 2: Feed and Protect

That may sound simple, but the order matters.

Before you push your lawn with strong fertilizer, take a good look at it.

Ask yourself:

- Is the lawn too wet?
 - Are there weeds?
 - Are there brown patches?
 - Could insects be causing damage?
 - Is the grass really growing yet?
- A struggling lawn does not need to be pushed hard. It needs to be understood first.
Fertilizer is food. It is not medicine.

If your lawn has fungus, insects, too much water, or heavy weeds, fertilizer alone will not fix it.
Once your lawn is green and actively growing, then you can feed it. This is when fertilizer can help the grass become thicker, stronger, and better able to handle summer.
First, fix the problems. Then, feed the lawn.

That one simple idea can save homeowners a lot of money and frustration.

Know What Kind of Grass You Have
Most Houston-area lawns are either St. Augustine or Bermuda.

St. Augustine has wider blades. It spreads by runners across the top of the soil. It likes to be mowed higher. For most St. Augustine lawns, mow around 3 to 4 inches tall. A taller St. Augustine lawn shades the soil, protects the roots, and helps reduce weeds.
Bermuda has thinner blades. It spreads above ground and below ground. It loves sun. For most Bermuda lawns, mow around 1 to 2 inches tall. Bermuda usually needs more frequent mowing in summer because it grows fast.

What to Do in Summer

By June, most Houston lawns are in summer mode. Here are the most important things to do.

1. Water Deeply, Not Every Day

This is one of the biggest lawn mistakes I see. Many lawns are watered too often. A little water every day can cause shallow roots, more weeds, more fungus, and weaker grass.
Most established St. Augustine lawns need about 1 inch of water per week, including rainfall. Bermuda in full sun may need about 1 to 1½ inches per week during hot weather. Do not guess. Put a few empty tuna cans or small straight-sided containers in the yard. Run your sprinkler and see how long it takes to collect about ½ inch of water. That tells you how long your sprinkler really needs to run. Water early in the morning, ideally between 4 a.m. and 9 a.m. Try not to water at night. Wet grass sitting overnight can lead to fungus.

2. Mow at the Right Height

Mowing is not just about making the yard look neat. It helps keep the lawn healthy.

For St. Augustine, mow higher, around 3 to 4 inches. For Bermuda, mow lower, around 1 to 2 inches.

Do not scalp the lawn. Never cut off more than one-third of the grass blade at one time. If the grass gets too tall, raise the mower. Bring the height down slowly over the next few mowings. Sharp mower blades also matter. Dull blades tear the grass and can make the lawn look brown on top.

3. Feed Only When the Lawn Is Growing

Fertilizer works best when the lawn is awake and growing. Do not heavily fertilize a lawn that is brown, soggy, diseased, or under stress. For many Houston lawns, a good summer fertilizer is something close to a 3-1-2 ratio, such as 19-4-10. But timing matters more than the exact brand.

Feed healthy grass that is actively growing. Do not force a struggling lawn.

4. Watch for Houston Summer Weeds

Houston summer weeds can be stubborn. The most important thing is to know what weed you have before you spray. Not all weeds are controlled the same way.

Nutgrass / Nutsedge

Nutgrass grows faster than the lawn. It often sticks up a few days after mowing. It is not really a grass. It is a sedge.

Do not pull it by hand if it is spread through the lawn. Pulling can leave little underground nutlets behind and make the problem worse. Nutgrass needs a product made for sedges.

Dollarweed

Dollarweed has round, shiny leaves that look like little green lily pads. It usually means the lawn is staying too wet. If you have dollarweed, check your sprinkler system first. You may be watering too much.

Virginia Buttonweed

Virginia buttonweed is one of the hardest weeds in Gulf Coast lawns. It often has small white flowers and spreads by runners. It usually takes more than one treatment and more than one season to get it under

control. Do not expect it to disappear overnight.

Doveweed

Doveweed is a sneaky summer weed. It has thick, waxy leaves and loves wet, humid lawns. It often shows up later in the summer. Because the leaves are waxy, sprays often need help sticking to the plant.

Crabgrass

Crabgrass spreads quickly in hot weather. The best way to fight crabgrass is to prevent it before it sprouts. That means using pre-emergent at the right time in late winter or early spring. If you are fighting crabgrass in summer, you are already in the harder stage.

5. Be Careful Spraying in Summer Heat

Houston heat changes the rules. Some weed killers that are fine in cooler weather can stress your lawn in summer. Be especially careful with St. Augustine.

Spot treat weeds when possible. Spray early in the morning or later in the evening. Do not spray in the middle of a hot afternoon. Always read the label. More product is not better. The right amount at the right time is what works.

6. Watch for Bugs and Fungus

Brown spots are not always caused by lack of water. In fact, watering more can sometimes make the problem worse.

Common lawn problems in our area include:

- Chinch bugs
- Armyworms
- Grubs
- Mole crickets
- Brown patch
- Gray leaf spot
- Take-all root rot

Chinch bugs are a big problem in St. Augustine lawns. They often show up in hot, sunny areas and can cause yellow or brown patches.

Fungus often shows up when the lawn is too wet, especially if it is watered at night or too often.

Before treating, look closely. Is the lawn too wet? Is the sprinkler running too often? Are there insects? Is the grass really dry, or is it diseased? Try not to guess. A little checking first can save a lot of trouble.

A Simple Houston Lawn Calendar

Here is a simple way to think about the year.

January and Early February

This is the time to think about pre-emergent. Pre-emergent helps stop many weeds before they sprout. This is especially important for crabgrass and other warm-season weeds.

Late February and March

Let the lawn wake up. Do not rush heavy fertilizer. If you feed, keep it light. The lawn should be showing signs of life before you push it.

Late March and April

Once the lawn is actively growing, you can begin regular feeding. St. Augustine usually wakes up before Bermuda. Bermuda often needs more warmth before it really gets going.

May Through August

This is the main summer lawn season. Water deeply, not daily. Mow at the right height. Feed healthy grass. Watch for weeds, bugs, and fungus. Spot treat carefully.

September and October

This is another important weed-control season. Fall pre-emergent can help prevent cool-season weeds. This is also a good time to treat some weeds when temperatures are not so hot.

Winter

Do not fertilize sleeping grass. Water much less often unless we are unusually dry. Use winter to make a plan for the next season.

The Main Thing to Remember

A good Houston lawn is not about doing everything at once. It is about doing the right thing at the right time.

- Water deeply.
- Mow correctly.
- Feed when the grass is ready.
- Identify weeds before spraying.
- Watch for insects and fungus.
- Do not panic over every brown spot.

A thick, healthy lawn is always your best long-term weed control.

Helpful Houston Lawn Links from Garden Guy

Before you start spraying, make sure you know what weed you actually have.

Our free Texas Lawn Weed ID & Eradication Guide has become one of our most requested Garden Guy resources. Houston-area homeowners are tired of guessing, and this guide helps you identify the weed before you spend money on the wrong product.

If you have weeds in your lawn, grab this first:

Free Texas Lawn Weed ID & Eradication Guide:
<https://bit.ly/lawnweedguide>

Other helpful Garden Guy lawn links:

Nutgrass / Nutsedge Help:

<https://amzn.to/4r6GZfG>

Dollarweed Help: <https://amzn.to/4bpGbNL>

Virginia Buttonweed Help:

<https://amzn.to/4uAiLwo>

Doveweed Help: <https://amzn.to/3N8rTHZ>

Crabgrass Help: <https://amzn.to/4sNJMuB>

Join more than 10,000 subscribers to our no-fluff, no-marketing Garden Guy newsletter:

<https://bit.ly/321gardentips>

For free Houston-area lawn and garden advice:
www.askgardenguy.com

For professional landscape design and installation: www.garden-guy.com

Or email us directly: hello@garden-guy.com

Todd Farber

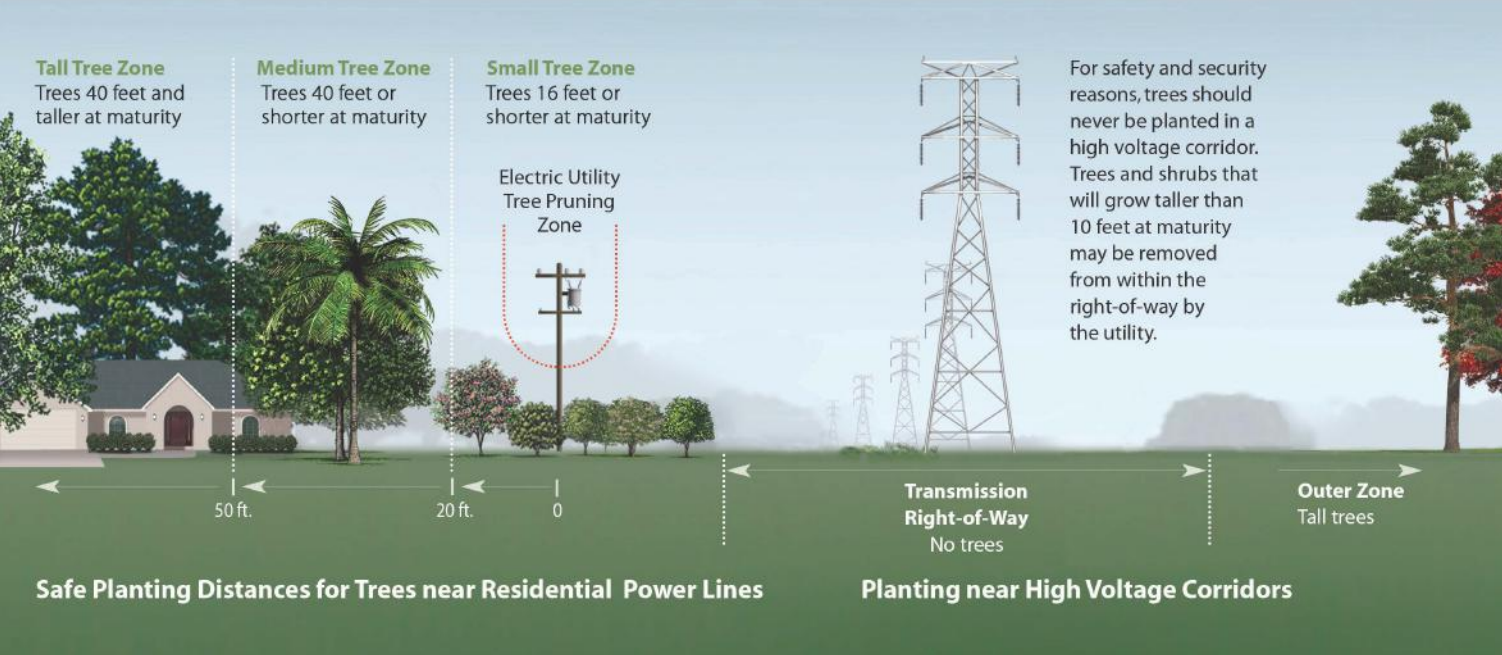
Aggie Horticulturist, [Garden Guy](http://GardenGuy.com)
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A HEARTFELT THANK YOU !

The Spring Shadows Civic Association would like to communicate their appreciation to THE GARDEN GUY. He has generously allowed publication of this article free of charge. Providing up-to-date, topical and reliable information to our homeowners is made easy when we have contributors like him.

Right Tree. Right Place.

For more information visit CenterPointEnergy.com/Trees



Neighborhood Changes

Goodbye and adiós, Cancun. You were a neighborhood institution. Many of us hope that an adventurous 'restauranteur' will open up another late night eatery.



THE AIR INSIDE YOUR HOME MAY BE MORE POLLUTED THAN OUTSIDE

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Our certified technicians will first do a thorough inspection of your HVAC system. We'll check for leaks, dirty air filters, and conduct regular maintenance on your HVAC system to make sure it is running properly. We'll also use specialized instruments to assess the quality of the air inside your home.

STEPS TO IMPROVE INDOOR AIR QUALITY

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Installing advanced HVAC filters to trap smaller particles that standard filters might miss.
- 2 Air Purification**
Adding air purifiers in key areas to actively reduce contaminants and improve air freshness.
- 3 Regular Maintenance**
Encouraging routine HVAC maintenance to ensure systems are operating efficiently and effectively.
- 4 Ventilation Improvements**
Suggesting enhancements to the home's ventilation, such as adding exhaust fans or using air exchangers, to allow for better air circulation issues.



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Architectural Control Committee Report

by **Felix Angel** - *Vice President/ACC-ACDR*
Chairman

Hello Spring Shadows neighbors,

We hope your summer is coming along as planned.

As our communities grow, we find ourselves growing too, and for some of us that sometimes means improvements or added renovations. As your ACC Chair, I welcome your decision to make improvements by helping with the process.

Here are some frequently asked questions.

- * Do I need HOA approval?
- * I passed City permitting, why do I need HOA approval?
- * Are deed restrictions enforceable by the HOA?

As you are living in a deed-restricted neighborhood governed by a Spring Shadows Civic Association, you will need to abide by the SSCA covenants and get approval before building.

Owners must obtain ACC approvals in conjunction with City permits for major construction. Having a city permit does not exempt you from HOA rules.

An issued city permit is not a substitute for HOA approval, and vice versa. If you build something that passes city code but violates your HOA's rules, the HOA can legally force you to remove or modify the structure at your own expense.

It is highly recommended to run both applications simultaneously (note: only for major construction and

sheds over 120 square feet. Understanding the distinction between these two requirements helps ensure a smooth project.

Some examples are listed.

1. Exterior Repairs (state on application)
2. Fencing & Outdoor Structures
3. Patio/Patio Cover
4. Shed
5. Playset
6. Pergola
7. Paint & Finishes
8. Painting Residence (Same Color) , Painting Residence (Different Color)
9. Painting Brick
10. Doors
11. Garage Door
12. Room Addition
13. Porte Cochere
14. Pool/Spa
15. Driveway, Walkways, Sidewalks
16. Windows & Security
17. Solar Screens/Window Tinting
18. Security Features/Equipment
19. Mailbox
20. Generator
21. Solar Panels
22. Carport
23. Roof Repair/Replacement

A breakdown of what is required for the examples above will be listed in the SSCA website under HOA Information, then [Architectural Control Form/Process](#).

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COMMUNITY AND GOVERNMENT AFFAIRS COMMITTEE REPORT

by Janet Marton : Director 1 B, *Committee Chair*

Drone Delivery

Amazon

Amazon.com Services LLC, doing business as Amazon Prime Air (Prime Air), in order to expand its delivery capabilities to multiple locations across Texas utilizing its MK30 drone, amended its current Operations Specifications (OpSpecs) and other Federal Aviation Administration (FAA) authorizations needed to integrate the MK30 and commence commercial drone package delivery operations from, among other sites, the STX5 facility at 5215 Campbell Road.

For each of its delivery locations, Prime Air proposes to operate up to 1,000 MK30 delivery flights per operating day over the course of 365 operating days per year, for a total of roughly 365,000 annual delivery operations. Commercial delivery operations would occur between 7 A.M. and 10 P.M., up to seven days per week. The MK30's proposed operating range is 7.5 miles (mi) from the delivery location. STX5 is located .15 miles from a residential area to the northwest.

The FAA has finalized the environmental assessment for Amazon Prime Air, allowing for potential drone delivery operations in the 77080 area. Residents can verify service availability via Amazon accounts and monitor approved flight paths for the STX5 facility at 5215 Campbell Road through official FAA documentation. For the official environmental assessment, visit FAA Final Texas EA at: https://www.faa.gov/uas/advanced_operations/nepa_and_drones/FIN_AL_Texas_EA_Main_Report.pdf

Walmart

The Federal Aviation Administration released a draft environmental assessment of the proposal for drone package delivery operations in the Houston area. Wing Aviation has already initiated service with Walmart at these five local stores:

- Walmart Supercenter #522: 14215 FM 2100 Rd, Crosby, TX 77532
- Walmart Supercenter #768: 1313 N Fry Rd, Katy, TX 77449
- Walmart Supercenter #1040: 15955 FM 529 Rd, Houston, TX 77095
- Walmart Supercenter #3298: 255 FM 518, Kemah, TX 77565
- Walmart Supercenter #4538: 6060 N Fry Rd, Katy, TX 77449

<https://avweb.com/aviation-news/drones/faa-reviews-wing-drone-delivery-houston/>

Spring Shadows is not currently in the flight radius of the commercial drone operators Wing and Zipline. Current FAA guidelines limit the automated delivery drones to a 6-mile maximum flight radius from their designated launch nests in the Walmart parking lots. The nearest launch site to Spring Shadows is located at the Walmart Supercenter #1040 at 15955 FM 529. This site is 11-13 miles away, putting Spring Shadows out of range of current flight capabilities.

Drones can carry packages up to 5 pounds, with deliveries taking about 30 minutes from the time of order. The drone hovers in your yard or driveway and gently lowers the package to the ground. You will not need to be home to receive your delivery.

- Once available, to see if your address is eligible for service, check your delivery zone using the [Wing Coverage Map](#).
- You can also enter your address directly in the [Walmart Store Finder](#) to see if you fall within the designated drone radius.

Other Information

CenterPoint Energy
At a recent CenterPoint Energy Community Open House, representatives of CenterPoint urged residents to allow CenterPoint workers to access your property to trim trees. Trees are trimmed to certain standards for reliable and safe power. Inability to trim trees was said to be the number one cause of power outages. For more information, visit: [CenterPointEnergy.com/Trees](https://www.centerpointenergy.com/trees).

CenterPoint Energy provides power outage data by county, city and zip code, as well as a specific address. Outage information is updated every 5 minutes. This information includes a weather integration layer to show how the weather may be impacting outages. Access information about Outage Tracker at <https://www.centerpointenergy.com/ot/outagetrackerinformation.html>
To keep informed about power outages, access CenterPoint Energy's Outage Tracker at <https://tracker.centerpointenergy.com/map/>

CenterPoint Energy also provides a Community Progress Tracker to see completed, ongoing, and upcoming grid resilience upgrades in Spring Shadows as well as the greater Houston area. Go to: <https://actioncenter.centerpointenergy.com/en-us/community-progress-tracker>

(continued on next page)

Community and Government Report

continued from page 14

Salvation Army Christmas in July

The Salvation Army of Greater Houston is re-presenting the Annual Christmas in July 5K, 10K, and Kids (10 and under) Reindeer Dash. The event will be held on July 25, 2026, at the TC Jester Park, 4201 TC Jester Blvd, Houston, TX 77018. This event will serve as a head start on Christmas for thousands of local families in need.

The Course winds through the scenic trails of the park and will include individuals, families, corporate teams, and community partners.

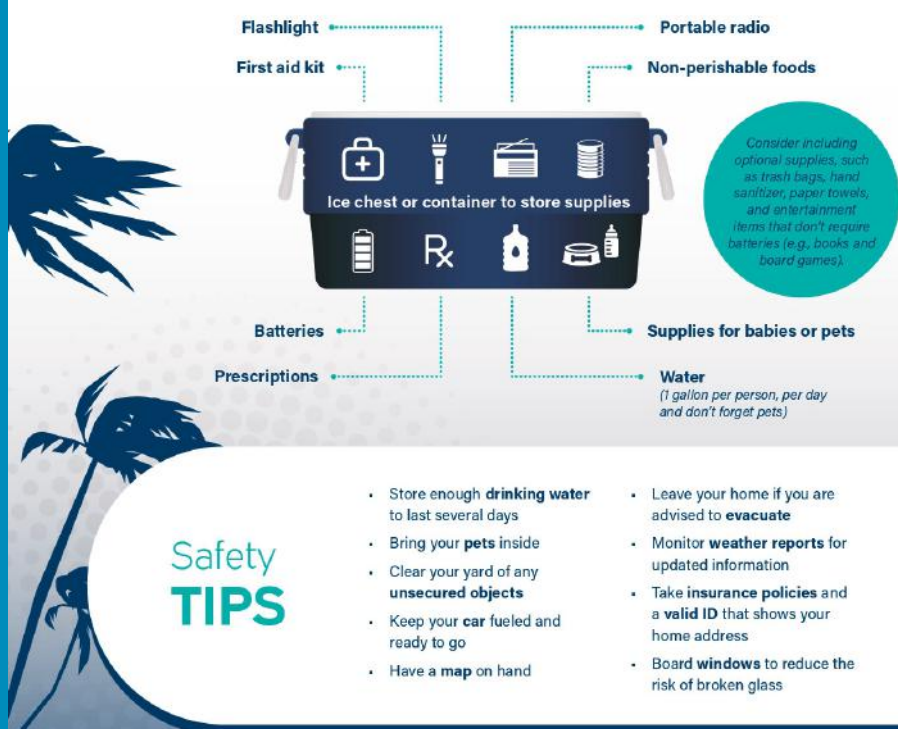
When you run in July, you help provide meals for struggling families, offer safe shelter, assist seniors and veterans, prepare for hurricane season response, and launch early funding for Christmas 2026.

For more information, to sign up, or to become a fundraiser, go to <https://runsignup.com/Race/TX/Houston/ChristmasInJulyRun>.

HURRICANE PREPARATION



How to build a HURRICANE KIT



Safety TIPS

- Store enough **drinking water** to last several days
- Bring your **pets** inside
- Clear your yard of any **unsecured objects**
- Keep your **car** fueled and ready to go
- Have a **map** on hand
- Leave your home if you are advised to **evacuate**
- Monitor **weather reports** for updated information
- Take **insurance policies** and a **valid ID** that shows your home address
- Board **windows** to reduce the risk of broken glass

CenterPointEnergy.com/StormCenter

Stolen Vehicle Prevention Tips

Here are some ways to prevent vehicle theft and break-ins.

1. Make sure to lock your car doors.
2. Do not leave any valuables in plain sight.
3. Install and activate your vehicle's alarm.
4. Use GPS devices to track your vehicle in case it's stolen.
5. Install secondary aftermarket alarms in case the suspect turns off the factory alarm.
6. Park your vehicle inside your garage.
7. Ensure you have good lighting around your residence and working surveillance cameras.

Please get in touch with Harris County Precinct 5 Dispatch at 281-463-6666 to report any crimes or suspicious activity.

Seeking *Spring Shadows* Volunteers to Contribute to the Newscaster



Layout/Graphics:

For those with experience in digital magazine creation using programs such as Canva, Adobe Express, Adobe Photoshop/Illustrator, Affinity, volunteering for the Newscaster production would be greatly appreciated.

Writers:

Do you have special areas of expertise, either professionally or as an avocation? If so, we would love to have you join us as a writing contributor, possibly for single instance articles or recurring columns in a given hobby/avocation area. Example interest areas include gardening/landscaping, interior design, beer-making, and cooking, just to name a few.

Contact: director4c@springshadows.org

Mosquito & Health Committee Report

By Debbie Dill - *Committee Chair*

On behalf of the Mosquito & Health Committee, I wish to extend a warm welcome to the neighborhood's new Spring Shadows Residents.

Summer is quickly approaching which means warmer weather, rainstorms and prime conditions for mosquitoes. In order to protect our residents from mosquitoes and the diseases they carry, Spring Shadows Civic Association contracts with a pest control service during the months of April through November for a weekly spraying/fogging service in our neighborhood. The chemicals used in the spraying and the manner in which they are sprayed comply with the formulas approved and suggested by Harris County and City of Houston Board of Health. Spraying usually occurs on Wednesday evenings. If for some reason (such as the weather) the contractor is unable to spray, it will take place on the next date/time the contractor is available.

Please remember that mosquito control is an ongoing battle and we all must be proactive and do our part to help by eliminating any and all standing water on

accumulate. Don't forget to check under leaves in your garden and yard and regularly empty your plant saucers and rain gauges. Of course, always clean and maintain your swimming pools, hot tubs, fountains and bird baths.

Also, please check the curb in front of your home for leaves, debris and standing water. Keep in mind that when it rains, the seemingly small amount of leaves in front of our homes all wash down the street towards the drains, which together with our neighbor's leaves can easily block the too few drains in our neighborhood.

Just a reminder, never put anything into our street drains including yard clippings. Doing so is not only against the City's ordinance, it may cause street flooding and possibly home flooding during rainstorms.

Harris County has had a positive case of West Nile Virus, so please take precautions and use mosquito repellent and/or protective clothing.

Thank you!

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CAMBRIAN COFFEE

SPRING SHADOWS
OWNED & OPERATED

SPECIALTY COFFEE BRITISH BAKES FAMOUS SAUSAGE ROLLS

At the corner of
Hammerly & Blalock





Patrol and Safety Committee Report

by Rob Cooms: Committee Chair

Photo used with permission: Harris County Constables
Office Precinct 5

Hi Neighbors,

Well, step outside and you can feel the heat. Summer is here and isn't going anywhere soon. Remember also that school is out for the summer.

There has been an upswing in motor vehicle thefts and break-ins to motor vehicles in and around Spring Shadows. If possible, please keep your vehicles in your garage. Absent that, the next best place is in your driveway. The worst choice is to keep it in the street.

Computers and guns seem to be the items that some keep in their vehicles which are popular items with thieves. Even if you leave your vehicle in the driveway, please be sure to take in valuables overnight.

Security cameras are another valuable deterrent. The more cameras there are, the more likely that the theft will show up and that could help law enforcement recover items and catch the thieves.

Regarding street parking, please also be considerate of your neighbors. If cars are parked on both sides of a street, there is only room for one car to get by. This can also create safety issues, as well as be a problem for emergency services responding to a call.

Please be sure to park facing the correct way if you do park in front of your house. It is against state law to park facing the wrong direction. It is also against the law to park perpendicular to the curb. This has been a problem in our cul-de-sacs.

Now is a good time to check that your house number is clearly visible from the street both in the daytime and at nighttime. If you call for the Ambulance, Constables, Fire Department, or HPD, they need to be able to find your house quickly to better assist you.

We do have refrigerator magnets available through the Spring Shadows Office if you want to keep the Constable's Dispatch and our office numbers handy. If you want one, please contact the office.

As always, "IF YOU SEE SOMETHING, SAY SOMETHING." Please call Precinct 5 Constable Dispatch to report suspicious people or vehicles. The Constables Pct, 5 Dispatch Number is: 281-463-6666. When you call, the first thing you should say is that you are a Spring Shadows resident. Remember that the Constables are usually within Spring Shadows and they will most likely be able to respond faster than HPD. If you have a life-threatening emergency, you should first call 911. Then, if you have a chance, call the Constables.

Call for SSCA Leadership Volunteers!

Are you interested in becoming more involved in the Spring Shadows Community? Spring Shadows Civic Association needs volunteers to serve on the Association's Board of Directors. Directors are needed for the following sections. It's a great way to learn more about our neighborhood, to meet your neighbors, and to have an impact. Directors meet once each month, generally on Monday nights at the Association's Office. The meetings start at 6 PM and typically end by 8 PM. There are opportunities to participate on committees (Architectural Control/Deed Restrictions, Beautification, Communications, Community & Government, Mosquito & Health, and Patrol & Safety) which may meet separately. Let your voice be heard. Contact the Association office if you are interested.

SECTION	YOU CAN LIVE AT ANY OF THE ADDRESS BLOCKS WITHIN A GIVEN SECTION (or exact addresses when included)	DIRECTORS NEEDED
2	2500 - 2600 Moss Hill, 2500 -2600 Pomeran, 2500 -2600 Rosefield	2
7	9800, 9900 Moorbery, 2200 Pomeran, 2100 & 2200 Rosefield	2
8	2000 Eaglerock, 1900 Knoboak Circle, 9800 – 9900 Knoboak, 9800 Canoga, 2100 Lexford, 2000 – 2100 Elmgate 2100 – 2200 Eaglerock, 2300 – 2400 Eaglerock, 9710 & 9714 Weatherwood	2
9	2700 – 2800 Kenross 2700 Bernadette, Stetson, Triway 2800 Bernadette, Stetson, Triway	1
10	2622, 2626, & 2630 Durban; 2700 – 2800 Durban 2700 – 2800 Fontana	2
11	2200 – 2300 – 2400 Lexford, 9702 & 9706 Vogue 2200 – 2300 – 2400 Elmgate	1
12	2700 – 2800 Shadowdale 2700 – 2800 Manila	2
15	2631 Durban, 2630 & 2631 Fontana, 2630 & 2631 Kismet, 2700 Kismet, 2630 & 2631 Manila, 2630 & 2631 Quincannon, 2630 & 2631 Shadowdale 2800 Kismet & Quincannon	1
17	3000 (East side) Durban, 2900 – 3000 Kenross 2900 – 3000 Bernadette & Triway 3000 (West side) Durban, 3000 Fontana & Shadowdale 2900 Durban, Fontana, and Shadowdale	1
18	2600 Durban & Fontana 2600 Manila & Shadowdale	2
19	2900 Kismet & Quincannon, 2900 – 3000 (West side) Manila 3000 Kismet & Quincannonm 2900 – 3000 (East side) Manila	1



2500 Teague block: area 1

April 2026 Yards of the Month



2700 Quincannon block: area 2



3000 Bernadette block: area 3



9600 Philmont block: area 4



2200 Greyburn block: area 4



2500 Southwick block: area 1

May 2026 Yards of the Month



2600 Manila block: area 2



2900 Quincannon block: area 3



9700 Colleen block: area 4



9900 Vogue block: area 5



Tasties & Munchies Corner

BY SPRING SHADOWS RESIDENTS
EXTRAORDINAIRE

Roxanne Richey
Director/EC at Large
Janet Marton
Director/EC Secretary

This space is for any and every food interest held by Spring Shadows homeowners. If you're a good cook, love exploring Spring Shadows food history, growing edible flowers, brewing beer, and/or discovering new ethnic grocery stores, this may be the platform for you. The only caveat, we can't have restaurant reviews submitted for this content.

We do ask that you keep your submission to 700 words or less and that you follow the written guidelines outlined under [Narrative/Anecdote requirements](#) outlined on our website Newscaster page.

Manhattan Deli Salad

Roxanne Richey

Background

'Tis the season for graduation parties; family reunions; barbecues; and Juneteenth, Father's Day, and July 4th celebrations. It's the time of year when we want to enjoy refreshing meals that aren't labor intensive. It's also the time of year that we don't want to heat up the kitchen.

This recipe is one of my family's favorites. It was given to me by a dear friend. She based it on a recipe that she found in Rare Collection - Superb Recipes by the Junior League of Galveston County (1985). I've made it many times. As you can see by the hints, I've adjusted the recipe some myself. It's always a hit.

Recipe

1/4 pound hard salami, diced
1/4 cup pitted black olives, sliced
1 package spiral pasta, cooked, rinsed, and drained
1 cup green pepper, chopped
1 small red onion, diced
1/4 - 1/2 cup grated Parmesan cheese
1/4 cup fresh parsley, finely chopped
3/4 cup La Martinique French Vinaigrette salad dressing

Instructions:

In large bowl, combine salami and other ingredients. Serve chilled or at room temperature.

Hints:

I use 16 oz H-E-B Tri-Color Rotini pasta. Bow-Tie pasta also works well. I prefer to use Beef Summer Sausage instead of salami. I substitute red, yellow, and/or orange peppers instead of green pepper. I generally can't find a "small" red onion. I use 1/2 of the "giant" red onions available where I shop. Make the salad a day ahead or at least several hours before the meal. This gives the flavors time to blend.

*Tasties & Munchies Corner
continued on next page*



A Strawberry Yogurt Trifle

Janet Marton



This is not an original recipe, but includes my modifications! It is a perfect summer dessert when chilled. Layer the ingredients in a trifle bowl for a light, refreshing dessert which serves a small crowd! Or layer the ingredients in disposable 5-oz small drink cups for individual servings.

You may use fresh fruit, or not, and vary the fruit and yogurt choices (strawberries are the best), and substitute low sugar and low fat varieties of yogurt and cool whip.

Mix the fruit into the yogurt and Cool Whip, or layer the fresh fruit with the other ingredients.

This recipe makes about 10 servings, but you can't eat just one!

INGREDIENTS/SUPPLIES

- A trifle bowl or glass serving dish
- A carton of fresh strawberries (8 oz. - 1 lb. depending on preference)
- 8 individual, 6oz containers of Strawberry Yogurt, or equivalent
- 1 - 8oz Tub of Cool Whip
- 1 Small Hershey's Milk Chocolate Candy Bar, refrigerated
- 2 packages of Angel Food Cake, loaf style

INSTRUCTIONS

Slice or dice the Strawberries and put them in a bowl. Sprinkle with a little sugar, gently mix, and set it aside for a few minutes.

Using a serrated long bread knife, slice the Angel Food Cake into small cubes. approximately 1/2" or less. Gently set aside the Angel Food Cake pieces.

Grate the Hershey's Bar and set the chocolate shavings aside.

Empty the Yogurt containers in a mixing bowl, and fold in the Cool Whip.

Add the Strawberries if you choose.

In your serving dish, put a layer of angel food cake cubes, then top with a generous layer of the yogurt whip and strawberries. Add another layer of angel food cake cubes and top with the yogurt whip and strawberries. Repeat as your serving dish allows.

Garnish with the grated chocolate!

Enjoy!



J. Craig Terrell
Owner

Cell: 281-541-9808

Office: 713-460-2085

Fax: 281-356-1727

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Brenda Stardig

Broker Associate

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281-726-1555

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Photo Collection Emnora Trail June/July 2026

Although previous contest photo requirements specified 7.5" (width) by 5" (height) dimensions, we have, using our better judgement, temporarily suspended the rules. We think that the very satisfying experience of viewing these photos together as a Spring Shadows, nature experience on the Emnora Hike and Bike Trail justifies the choice.



The newly completed extension of the Spring Branch Trail west to Shadowdale Drive provides the Spring Shadows Neighborhood with a paved path for walking, biking, and access to the adjacent Center Point easement for walking dogs.

While you are enjoying the outdoors on the Trail, keep an eye out for local wildlife relaxing in Buttermilk Creek!



This mini-wetland is home to wildlife that you and your family can spot on a daily basis. Keep your camera ready—you might just catch a glimpse of the following local users:

- **Great Blue Herons:** These elegant, statuesque birds can often be seen quietly hunting along the creek banks.
- **Egrets:** Known for their striking bright white feathers, these graceful birds are frequent visitors to the shallow waters of the creek.
- **Turtles:** Look closely at the logs and rocks poking out from the water to find native turtles sunbathing along the banks.
- **Birds:** Blue Jays, sparrows, mockingbirds, and grackles, among other birds stop to rest in the trees along the Trail.

Photographer and walker extraordinaire:
Janet Marton - Section 1B



Get Out and Explore!

The continued development of the Spring Branch Trail is a benefit for our community, providing a safe, green connection right outside our doors. Whether you are looking for a place to get your morning walk, a route for a casual bike ride, or a scenic path to walk your dog, this Trail has something for everyone.



So, grab your walking shoes, leash up your furry friends, and head out to see what you can find along Buttermilk Creek. You might just make some new feathered and shelled friends along the way!

To view the trail layout and plan your next outing, check out the [Houston Parks Board](#) or [Spring Branch Management District](#) project pages.





GREENER THUMBS:

GARDENING, LANDSCAPING, AND PLANT TIPS
for the CURIOUS, THE CHALLENGED, AND THE DESPERATE

My Blooming Success: Roxanne Richey Director/EC at Large

Last month I reported that I was not born with a green thumb. Oddly, I seem to be having success this year with my Bromeliad. It has two large, orange/red blooms. Like my Thanksgiving Cactus, it's beautiful and is bringing me joy.



Bromeliads (*Bromeliaceae*) are a family of [monocot](https://en.wikipedia.org/wiki/Bromeliaceae) flowering plants. According to <https://en.wikipedia.org/wiki/Bromeliaceae>, there are 3700 known species. Spanish Moss and pineapples are classified as Bromeliads. These plants are native to the tropical Americas (southern Mexico, Central America, and northern to central South America). They are herbaceous perennials. This means that they live more than 2 years. The flowers can last from 2 to 6 months.

These plants grow best when the temperature is between 60 and 80 degrees Fahrenheit, with bright, indirect sunlight in front of an east- or west-facing window. Direct sunlight can "scorch" the leaves. Avoid exposure to cold drafts and to air conditioning and heating vents. Bromeliads are somewhat succulent and drought resistant. They should be watered every one to two weeks. The top inch of the soil should dry out between waterings. They are "pet friendly".

My Bromeliad is outside on the back porch. I need to bring it inside and follow the advice of the professional gardeners. My plant has been enjoying too much water the last few days. I hope that it's not too late.....

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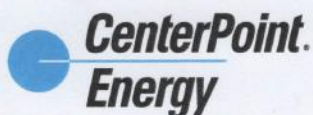
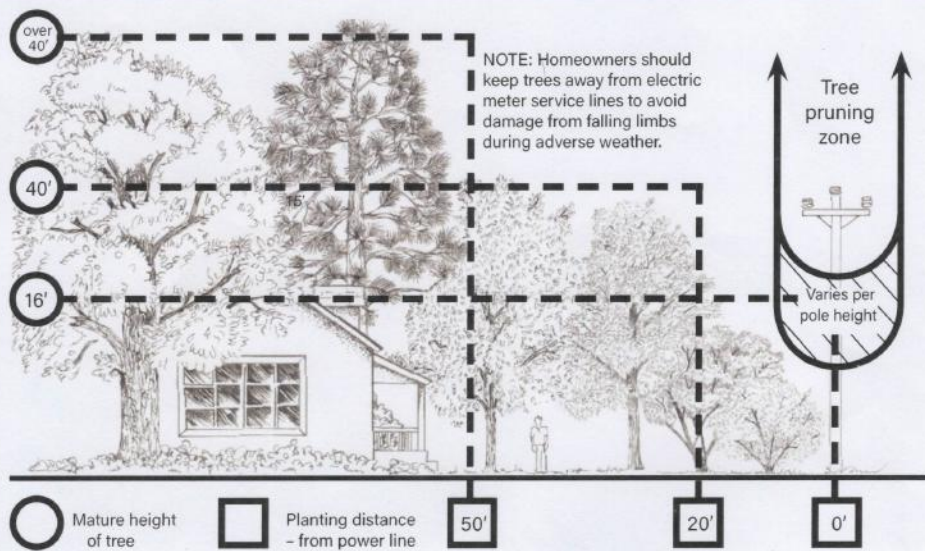
Carpet Cleaning • Carpet Installations & Sales • Tile & Grout
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Spring Shadows resident

Ron Mink, Owner/Operator • 281-850-7167

Recommended list of low-growing trees suitable for planting near power distribution lines

Common Name	Scientific Name	Mature Tree Height
Texas Redbud	<i>Cercis canadensis</i> var. <i>texensis</i>	20 ft.
Fringe Tree	<i>Chionanthus virginicus</i>	30 ft.
Texas Hawthorn	<i>Crataegus texana</i>	20 ft.
Yaupon Holly	<i>Ilex vomitoria</i>	15 - 25 ft.
Dwarf Crape Myrtle	<i>Lagerstroemia</i> spp. (dwarf varieties)	20 ft.
Southern Waxmyrtle	<i>Myrica cerifera</i>	10 - 20 ft.
Texas Pistache	<i>Pistacia texana</i>	10 ft.
Mexican Plum	<i>Prunus mexicana</i>	20 ft.
Little Gem Magnolia	<i>Magnolia grandiflora</i> 'Little Gem'	15 - 20 ft.
Pygmy Date Palm	<i>Phoenix roebelenii</i>	8 ft.
Mediterranean Fan Palm	<i>Chamarpops humilis</i>	15 ft.



For more information, visit CenterPointEnergy.com/trees

Advertising Policy: Spring Shadows Civic Association

The Newscaster is a digital, every other month publication of the Spring Shadows Civic Association, with editions published on the first day of February, April, June, August, October, and December of each year.

The Newscaster makes advertising space available to local businesses, local organizations, and other entities wishing to reach the residents of the 1,900 + homes in the Spring Shadows Subdivision, one of the largest subdivisions in the Houston area. Our new digital format (February 2026) should create exposure well beyond the borders of our neighborhood to Spring Branch at large.

COST:

The cost for individual, single unit, advertising blocks (3.25" x 2.00" = standard business card/small ad format) is \$50.00 per issue. For businesses desiring larger size ads, simply add as many single blocks as desired.

To view the size of ads placed and the way they may appear for single, two and three column pages please view the [linked example pages](#).

SUBMISSION REQUIREMENTS:

Advertisements must be submitted to the Association in a digital format--preferably high resolution BMP, vector, or PNG. If using PNG, please use a transparent background when small fonts are used, as in many business card sized ads). For adequate web/screen viewing standards (standard of 96 Pixels Per Inch -PPI), multiply the inches width and inches length dimensions of your image each by 96; [example = (3.25"W x 96) by (2"L x 96) = 312 x 192 pixels)].

Payment in advance per issue to:

Spring Shadows Civic Association, email - office@springshadows.org,
phone - 713-460-1718

DUE DATES FOR ADS

- January 5 for the February/March Newscaster
- March 5 for the April/May Newscaster
- May 5 for the June/July Newscaster
- July 5 for the August/September Newscaster
- September 5 for the October/November Newscaster
- November 5 for the December/January Newscaster.

Exact placement of ads of the same size within the newsletter is decided by a random drawing of each advertiser corresponding to each placement space. So for ad space number 1, an advertiser is drawn at random for that space, and so forth.

The Association reserves the right to refuse advertising if, in its sole discretion, the Association determines that an advertisement is not in the best interest of the residents of Spring Shadows. Advertisers must comply with any applicable laws or regulations regarding their advertisements. The Association is not liable for the content of any advertisement and does not endorse nor assume any responsibility or liability for an advertiser's product or service or the use of same.