



WHISPERING PINES

Official Community Newsletter of Terranova West, which includes
Oaks of Terranova West, Terravista, Terravista Estates, and Villa Nova

TNW POA Monthly Meeting: On Tuesday, April 08, 2025
TNW Clubhouse; 17623 Moss Point Drive; 5:15 pm

Crest Management - 281-579-0761

www.terrانovawest.com

SEE CREST MANAGEMENT FLYER ON LAST PAGE WITH FULL INSTRUCTIONS ABOUT GETTING
REGISTERED ON THE WEBSITE.

CONSTABLE: 281-376-3472

TNW POA Board Mission Statement

To manage the governance and controls to preserve the values and amenities of the property for the better development, improvement, sale, use and enjoyment of the property as a residential subdivision.

Upcoming Important Dates:

- Sunday, April 13: Spring EGGstravaganza; 2:00 pm to 4 :00 pm; Clubhouse Park
- Wednesday, May 7; 55+ Potluck Dinner/Games; 6:30 pm; Clubhouse
- Tuesday, May 13; POA Monthly Meeting; 5:15 pm; Clubhouse
- Thursday, May 17; MUD Board Meeting; 6:30 pm; Clubhouse

Annual Meeting and Board Elections

The 2025 Annual Meeting of the TNW POA took place Monday, March 24 at 6:00 pm at the Clubhouse. A quorum of 10% was established by absentee ballot and members in attendance. Votes were tabulated by homeowners LeeAnne Denny and Biff Vancleve, and Crest representative Aleisha Martinez. The two candidates who received the most votes were Paige Street and Tom Neff, who will be serving 3-year terms. Homeowners who submitted their ballot on-time were entered in a drawing to win one of 2 (two) \$50 Visa Gift Cards. Winners were Angela and Greg Blanchard and Barbara and Jerry Patterson.



Easter EGGstravaganza This Sunday, from 2:00 – 4:00 pm

Mark your calendar for THIS Sunday April 13th (2:00 pm to 4:00 pm) and make plans now to attend the **SPRING EGGstravaganza family event** in the Clubhouse park. The Social Committee is planning a special day for TNW families to enjoy egg hunts, visits with Peter Rabbit, face-painting, games, carriage rides and more! Remember to bring your own Easter basket! *****Volunteers Are Needed***** Please contact Paige Street paigestreet72@gmail.com or Donna Sirbegovic donna@taedison.net to volunteer to assist with this fun event!

Yard of the Month

Congratulations to the Canlas Family on Shady Arbor Lane for
March Yard of the Month. This family received a gift certificate to
Plants for All Seasons.



Annual Assessments Are Past Due

Annual assessment payments were due January 15. A grace period was allowed through February 15 to accept payments without penalty or interest. If you have not paid your annual assessment, please contact Crest Management immediately. Unpaid balances are accruing interest and penalties. Payments can be made online with eCheck or credit card or checks can be mailed to Crest.

Online Account Review is Highly Recommended

Homeowner accounts may be reviewed online at any time. In an effort to reduce administrative costs, the POA does not mail statements on small balances owed. Therefore a periodic review of your account through the online portal is highly recommended.

Financial Information

Financials- Delinquencies 3/19/2025

- 2025 Assessments due- \$159,910 of \$937,183 Total (17.2%)

Financials- February 2025-

- YTD Expenses \$16,614 under Budget; YTD Income \$1,072 under budget. Total Reserves \$646,529. Reserves are adequate to meet the forecasted requirements.

The outgoing Treasurer, Bill Carpenter, reported at the Annual Meeting that to protect against uninsured deposits (above \$250K) and to generate interest on POA cash, he made a projection of cash flow for the next six months to anticipate Association cash requirements. Based on this, the Board then directed Crest Management to invest in short term CD's. Detailed information will be available next month.

ARC Process in the Portal

The ARC process is now submitted and managed through the new homeowner portal. To submit a Home Improvement Application, please log into your account at www.Crest-Management.com Next, click on "Exterior Modification Request Form", then review and agree to the Governing Documents, where you will be directed to the particular type of modification request. Fill in the requested information and submit.

Tennis Courts reserved for League Play

The Tennis Courts are reserved for League play as follows during the months of January through May.

Mens' League Play - 7 pm to 10 pm - Tuesday & Thursday evenings

Women's League Play - 8 am to 12 noon - Friday mornings

On the dates/times listed above, the Men's and Women's Tennis Leagues have the right to use all the tennis courts.

March Constables' Report

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| • There were 2 reports of Assault | • There were 5 reports of Alarms |
| • There were 2 reports of Family Disturbance | • There were 3 reports of Other Disturbances |
| • There was 1 report of Juvenile Disturbance | • There were 19 Other Calls |
| • There were 10 reports of Suspicious Persons or Vehicles | |

Constables: 281.376.3472: Please continue to call the constables when you notice something suspicious. Please also call the constables if there is excessive noise during later evening hours coming from a neighbor near you.

Terravista Estates – Gate Access

In the event that the entrance or exit gates are not working properly, please contact Crest Management at 281-579-0761. If your call for assistance is placed after regular business hours, their answering service will let our community manager know about the problem immediately. Also, if you need new or replacement controllers contact Crest as well. Controllers are \$60 each.

Electronic Access Cards for neighborhood park

Park is open 6:00 am to 10:00 pm. After hours entry is trespassing and video cameras do monitor this and will alert our security team. Please do not enter after the lock is deactivated.

IMPORTANT – VANDALISM AND UNAUTHORIZED PARK ACCESS

We are experiencing a daily problem with park gates being propped open. This is NEVER allowed! Propping open the gate can cause damage to the lock mechanism. Additionally, vandalism to our park amenities is more likely to occur when unauthorized persons have access. And most importantly, security for TNW residents enjoying their park is compromised when gates are left open. Please note that security cameras at the park/clubhouse will be utilized to determine residents responsible for propping open the gates and those access cards may be deactivated. If you are having guests join, you will need to wait for them at the gate to allow them to enter. Our park is an amenity paid for by your annual assessments and the park is for the exclusive use of TNW residents. Vandalism and required repairs are costly and add to our overall expenses. Help protect our beautiful park and facilities by respecting park rules.

Any resident who has paid their assessments may obtain one or more access cards. Please call Crest Management to obtain your card(s). Please call the constables if you see someone accessing the gates without a card: 281-376-3472 .

Committee Reports

Social Committee: In addition to the fabulous annual Easter Egg Hunt (fondly known as the EGGstravaganza), the Social Committee is already planning additional activities for our residents. Everyone should look forward to activities such as Kids Summer BINGO at the clubhouse, Ladies Night BINGO, Movie Night in the Park (weather permitting), and several other fun things.

Volunteers Are Needed Volunteers are always needed, and it's very rewarding (and fun!). Please contact Paige Street paigestreet72@gmail.com to volunteer to assist with these fun events! Our other committee members are LeeAnne Denny and Dianne Moynihan, and we hope you will thank them for what they do for the community.

Neighborhood Pool: We are pleased to announce that the pool is still scheduled to open on Memorial Day weekend. The summer season will be Tuesdays thru Sundays from Friday, May 24, 2025 – through Sunday August 10th. Summer pool hours will be from 1:00 pm to 7:45pm. This fall after school resumes, the pool will be open on Saturdays and Sundays. Exact times for fall hours will be communicated in future newsletters. Except for Memorial and Labor Day, the pool will be closed on all Mondays for cleaning.

Clubhouse Report: In March, there were 5 clubhouse rentals. To rent the clubhouse, please contact Dianne Moynihan, Clubhouse Manager, at tnwclubhouse@gmail.com for information. Please do not text her. You must give Dianne at least two weeks' notice that you're interested in renting the clubhouse. All information is on the website under Community Amenities>/Clubhouse.

Welcome Committee Report: Our welcome committee visited several new homeowners and dropped off information to them about our community!

Architectural Review Committee:

The ARC committee received and acted upon several requests for improvements. It is anticipated that ARC requests will increase as we move into spring. Before you plan **any** modifications to your home or yard, please check Governing Documents. There are architectural guidelines for all areas of the neighborhood. Some were updated in 2018 that include information about

- Fences
- Swimming pools or hot tubs
- Outbuildings or exterior structures
- Decks
- Landscaping, including grass, planting beds, weeds, shrubs, etc.
- Trees: "Trees may not be removed without prior ARC approval... When trees are removed for any reason, the homeowner must also remove or grind the remaining stump..."
- Exterior lighting
- Painting
- Roofing

55+ Events - Next event is Mahjong on April 15th

This group of very involved residents offers several monthly events including a Dinner Club and Mahjong games. Also upcoming in 2025 they hope to add Pickleball events.

If you are interested in learning more, please plan to attend a Dinner Club event which are typically held the 1st Wednesday of most months at 6:30 pm at the TNW Clubhouse (no meetings in Jan. or July). No RSVP is needed. Participants should bring a dish for 4-6 people and your drink. Everything else is provided. Come visit with old and new friends at a fun-filled event. Couples and singles welcome. If you have questions, call Polly at 713-304-8400.

The Mahjong Group typically plays in the clubhouse on the 2nd and 4th Tuesdays of the month. All are welcome, including new players. If you want to join these fun games for "high stakes" (25 cents), please text Nancy Knowlton at 832-465-4761

Deed Restriction Notices:

Deed restrictions are in place to maintain property values. All Governing Documents are on the website under Community Page > Governing Documents. If you have questions, please contact Aleisha at Crest Management: 281.945.4701 or aleisham@crest-management.com.

- Mobile homes, RVs, trailers, boats, etc. are not allowed to be stored on anyone's property or on the street for more than 48 hours.
- Residents must cut down dead trees and grind the stumps. These trees are not only an eyesore, but they are a potential hazard during storms as dead limbs break off and cause damage.
- Residents must cut their grass routinely. If the POA "force mows" a yard, the resident will be billed for that service.
- Flower beds must be mulched and weeded on a routine basis. Weeds should be removed from expansion joints on driveways and sidewalks.



Please remove all dead trees from your yard and grind the stumps.

"Yard waste will be collected at the curb and must be placed in sturdy plastic bags weighing no more than 40 pounds. Yard waste is limited to a total of 10 bags and or bundles of limbs per service day. All branches and tree trimmings should be no more than 3 inches in diameter and no longer than four (4) feet in length. Bundles must be securely tied and weigh less than 40 pounds." ~ Information from Best Trash



Please keep trash cans out of public view. Trash cans may be placed curb side the evening prior to collection days. On trash collection days, please remove your cans and recycling bins from the street as soon as possible. They MUST be stored out of public view. Save yourself from getting a deed restriction notice and incurring fees.

Best Trash (previously RRR) **Phone Number: 281-313-2378**

Or email them at customerservice@besttrashtexas.com

Harris County

Precinct 3 Work Order for potholes, cracks in streets, etc.

Residents can use the [Harris County Service Request Form](#) to request Precinct 3 repairs to pot holes and street cracks in Terranova West. *Although our Constable patrols are contracted under Precinct 4, our streets are now maintained by Precinct 3.*

Terranova West Streetlights

It can only help security in our neighborhood if all streetlights are working. Look out at night, and if you see streetlights that are not working, please report streetlight outage directly to Centerpoint. You no longer need to have the number that is posted on the streetlight. The website now includes a map to note the location of the streetlight: <https://www.centerpointenergy.com/en-us/residential/customer-service/electric-outage-center/report-streetlight-outages?sa=ho> You can also use the neighborhood app. Look under Resources for Web Links.

Precinct 4 Vacation Watch

Precinct 4 Constables will check on your home while you are away:

<https://www.constablepct4.com/vacation-watch-request.html>

TNW New POA Board of Directors:

Greg Knowlton, President, gregknowlton49@gmail.com; current term ends March 2026

Paige Street, Vice-President, paigestreet72@gmail.com; current term ends March 2028

Tom Neff, Treasurer, tom@himhq.org; current term ends March 2028

Lois Alberts, Secretary, loislayne@yahoo.com; current term ends March 2026

Matthew Becker, Director At Large; mattobecker@gmail.com; current term ends March 2027

SEE CREST MANAGEMENT FLYER ON LAST PAGE WITH FULL INSTRUCTIONS ABOUT REGISTERING ON THE PORTAL.



MUD District's New Website! tnwmud.org

News about the Terranova West Municipal Utility District should now be accessed through their website.

Don't miss out on all the benefits of the Homeowner Portal on Crest Management's website. Your personalized dashboard will give you immediate access to these great features:

- Check your balance and print a statement.
- Quick and easy online payment process.
- Submit online forms such as exterior modification requests.
- View current deed restriction violations and current/historical exterior modification requests.
- Receive email notifications of board meetings and community news.
- Submit service requests to the management team.

Creating your homeowner account on www.crest-management.com has never been easier. Follow these simple steps to get started today.

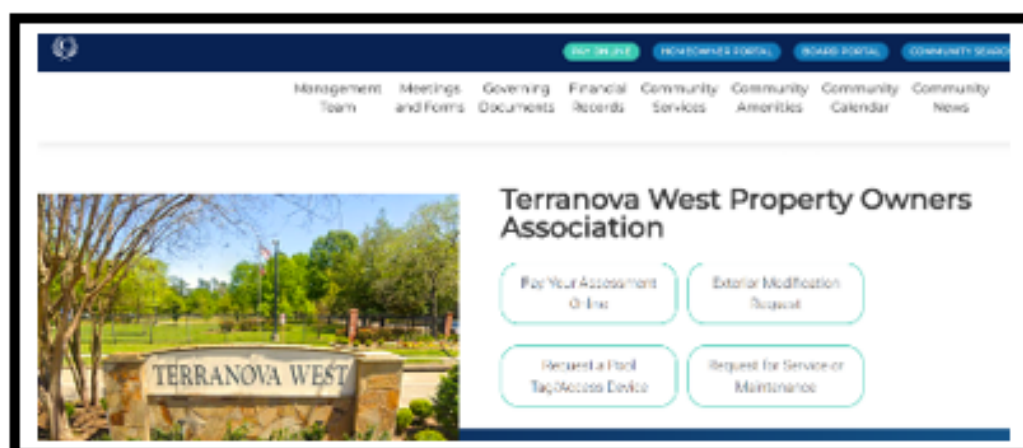


The **Terranova West** Enhanced Community Page contains up to date information to keep you plugged in and make community living easier. Check it out to find:

- Crest Management team contact information
- Most recent meeting agenda
- Governing documents
- Services to the association
- Amenity information

These features are only available after you register and login.

- View balance, statements, violations, & EMRs
- Submit a service request
- Opt in to receive official communication by email
- Community news and announcements
- Community calendar
- Monthly financials and meeting minutes archive



Opt in to receive official communication by email. Follow these easy steps!



If you have any issues during registration, or questions about the site, please contact your management team.