



# CORNERSTONE PLACE NEWSLETTER



## FRONT YARD CLEANUP AND PLANTING

This is the time of year when we cut back all the dead limbs and rake the flower beds to make those beautiful front yards for which Cornerstone Place is famous.

The Home Owners Association (HOA) is doing its part. A new landscaping company is improving the common areas of the subdivision.

We will be looking at front yards to ensure that they meet the standards set by the Deed Restriction Covenants. We will be looking for: overgrown shrubs, untrimmed lawns, visible trash or trash cans, and any other items that may lower your home’s curb appeal. If you get a letter, keep in mind that we are trying to help you increase the value of your property.

We are still offering a \$25 Gift Card each month to the nicest front yard in the neighborhood.

## ***CORNERSTONE COMMUNITY GARAGE SALE***

**APRIL 22, 2023**

**8 AM to 1 PM**

START GOING THROUGH YOUR HOUSE AND GARAGE !

*This is a great opportunity to do some Spring Cleaning*

### ***What’s Inside***

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### **NEXTDOOR.COM**

We have 301 members who have joined. That is 86% of households. **It is free**, and it is a good way to learn what is going on in your neighborhood and in the surrounding neighborhoods. Please think about joining. Cornerstone has placed some information for its residents on Nextdoor.com, and it is using Nextdoor.com to announce events and more. Our membership there is increasing all the time!

**YARD OF THE MONTH FOR FEBRUARY**



**22502 Wildwood Grove Drive  
The Ober Family  
GREAT JOB!**



*Yard of the Month is sponsored by Enchanted Gardens nursery. The winners will receive a \$25.00 gift card from them. They are located at 6420 FM 359 in Richmond, TX. Phone 281-341-1206. CLOSE TO HOME! They have beautiful flowers. The workers are experienced, very knowledgeable about plants and flowers, and all are very helpful.*

**Cornerstone Security Report**



Sargent Howard reported that there were no significant incidents in Cornerstone Place during January. He urged homeowners to be vigilant for unknown persons or vehicles in the neighborhood. Removing valuables from vehicles and front yards and securing houses and cars provides the best protection for your property. School is back in session. So be aware of school zones. Remember to stop behind a school bus when its red lights are flashing. If you are going the opposite direction, you must stop in front of the bus.

## RECOMMENDED TRADESPEOPLE!

Tony and Marlene Adams of Kent Falls Drive are using Derrick Hensley again for some Honey Do Jobs. This month, we are using Derrick for some other jobs. The service is great, the price is right, and Derrick is dependable and honest.

**Contact Derrick Hensley at DMH Services at 832-627-6350.** You will be pleased.

Lox Shingleton of 1710 Kent Falls Court would like to recommend Pro Concrete Leveling. He used them twice. They leveled a concrete floor in an outbuilding that had started to subside. Then they came back and leveled my sidewalks. Wonderful job. Saved me from hammering out the old sidewalks and laying new ones at a great savings. The added bonus is my sidewalk sections still match ..They can do about anything, including driveways and decks. They are friendly, efficient, and priced well. **Call Trey at 832-494-1234 or email [Trey@pclhou.com](mailto:Trey@pclhou.com).**

The Lacey's of 1703 Kent Falls Court recommend the following two people:

**CertaPro Painters of Katy** painted her den cabinet walls inside and out, and white washed the brick on the fireplace. They are amazing! Call **Dan Johnson** for a quote and tell him Patti Lacy with Coldwell Banker sent you.

**Dan 713-201-0929.**

The kitchen remodel was done by **Oscar Aroti**, and they did a phenomenal job. They installed granite, painted all cabinets inside and out, installed a new sink and can lights, and removed the fluorescent light that had a wooden box around it. Rebuilt cabinets for laundry. Amazing work!

**Oscar (paint and remodel) 323-637-2966**



*Let us know if someone has done good work for you—we will add them here.*

### CORNERSTONE PLACE NEWSLETTER

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### CORNERSTONE PLACE COMMUNITY ASSOCIATION

C/O IRWIN COMMUNITY MANAGEMENT

P.O. BOX 6544

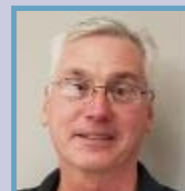
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EMAIL: [jirwin@irwin-mgt.com](mailto:jirwin@irwin-mgt.com)

**PROPERTY MANAGER: JOHN IRWIN**



## *President's Letter*

**W**e started off the February Board meeting by accepting the resignation of Dr. Chase Main.

The Board appointed Donald Shelton to fill the remainder of Dr. Main's term ending December 31, 2023.

Officers were set for the 2023 Board of Directors. They are President Anthony Adams, Vice President Donald Shelton, Treasurer Michael Chittwood, Secretary Stacey Berkman, and Parliamentarian Diane Perry.

Barbara Rozier has volunteered to welcome new residents to Cornerstone Place.

We also decided on a tentative schedule of events to be planned in 2023.

- ⇒ Spring Garage Sale
- ⇒ Pool opening
- ⇒ Memorial Day Picnic
- ⇒ July 4th Pool Splash Day
- ⇒ Texas Night-Out against Crime
- ⇒ Halloween Pizza Party & Decoration Contest
- ⇒ Christmas Holidays Decoration Contest
- ⇒ There is also our **Yard of the Month** contest all year long.

We welcome any thoughts and suggestions you have regarding these events and for additional community activities. Just remember—you must be willing to help put on events. We can't do them without your support.

If you still have not paid your assessment for 2023, you will be subject to additional costs for penalty and interest. If you are having financial problems, call John Irwin. We need every homeowner to contribute in order to meet our operating budget and perform the community services you require. But we are willing to work with you to minimize the impact on your finances. Don't wait. The sooner you call, the less it will cost you.

A final word about traffic in the subdivision. Please slow down. The speed limit in all of Cornerstone is 25 mph. It is illegal to park a vehicle blocking a public sidewalk. Many of our residents walk those sidewalks and if they fall getting around your vehicle, they could sue you.

Finally, please remember that it is illegal to park on the street facing traffic. Always park so the passenger side is near the curb.

Tony Adams  
Board of Directors  
Cornerstone Place Community Association



### Angels on Earth Caregivers-Katy We Truly Care



### Compassionate & Affordable Senior Care

- \* Companionship
- \* Activities
- \* Compassion and understanding
- \* Helping with walking and getting in and out of bed
- \* Preparing and serving nutritional meals
- \* Light house keeping; laundry/ironing and changing of linens
- \* Medication reminders
- \* Running errands and grocery shopping
- \* Transportation to appointments
- \* Respite care
- \* Hygiene and grooming assistance

We truly hope that you will keep this information and think of Angels on Earth Caregivers if you have a family member or friend that would like to maintain their independence at home.

Angels on Earth Caregivers-katy  
Located in Katy, Texas  
**281-413-1347**  
Call 24/7  
email: [aoekaty@outlook.com](mailto:aoekaty@outlook.com)

***We keep seniors independent!***



### **FLAGS ACROSS AMERICA!**

My name is Finn Kristensen, Scout Troop 608. Thank you for your interest in **FLAGS ACROSS AMERICA**. **FLAGS ACROSS AMERICA** is a patriotic service that my Troop provides to help fund my Scouting experience. The Flag subscription is \$35.00 a year, and it includes 7 flag holidays:

- ◆ Presidents Day      3rd Monday in February
- ◆ Memorial Day      Last Monday in May
- ◆ Flag Day      June 14
- ◆ Independence Day      July 4
- ◆ Labor Day      1st Monday in September
- ◆ Veteran’s Day      November 11

*THE FLAGS WILL BE PLACED IN YOUR FRONT YARD PRIOR TO THE ABOVE HOLIDAYS AND TAKEN DOWN AFTER.*

**PLEASE CONTACT ME AT [DANTHOK@GMAIL.COM](mailto:DANTHOK@GMAIL.COM) IF YOU ARE INTERESTED IN THIS SERVICE.**

***These are services being performed by Cornerstone Place residents. We thought they might be of interest to you.***

It would be great if everyone takes advantage of the Flags Across America campaign to show our community support for our country on these special days.

# SERVICES OFFERED BY YOUR NEIGHBORS

**Tina Yeriazarian**  
REALTOR®



**CHAMPIONS**  
REAL ESTATE GROUP

Email: TinaYeri@gmail.com  
www.ShopYourNextHome.com

Cell: 281.923.2658 • Fax: 713.422.2415  
2840 Commercial Center Blvd., Suite 104  
Katy, Texas 77494



**HENSON**  
**HOME INSPECTIONS**

403 W. Grand Pkwy S, Ste. F-108 • Katy TX 77494

**Max E. Henson**  
Professional Home Inspector  
License # 21176



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Elizabeth@RozierTeam.com

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22762 Westheimer Pkwy, Ste. 430  
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hensonhomeinspections.com



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REALTY

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**Patti Lacy**  
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*Bubba's*  
**Powerwashing**  
*Service*

**Dick Habada**  
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Katy, TX 77450



**ValGua Construction**  
**Roofing**

**Jesus Valderrama** **281-808-9106**

If you are a resident, we can put your business card in the newsletter to give you some free advertising. Please do not forget to give me your new business cards when you update them. I am trying really hard to keep this page as up-to-date as I can. This is possible only if you give me your newest information. Thanks! *Marlene*



**HCC SERVICES**  
 AIR CONDITIONING & HEATING  
**281-398-8199**  
 RESIDENTIAL & COMMERCIAL

Erik TACLBI7115  
 20602 Hannington Ln.  
 Katy, TX. 77450

Grish TACLBI0711  
 Fax 281-646-0508  
 mail@hccmechanical.com

**TAG STAFF**

Cheri Cross  
 Managing Director  
 TAGSTAFF LLC

Cell: 832-419-1299  
 Email: Tagstaff@outlook.com  
 www.Tagstaff.net

**YOU Believe It ... WE Achieve It!**

281-865-3580  
 BRANDON PITTS  
 @BSWIPT2000\_

BPITTS2000@YAHOO.COM

**Loyd L. Henderson**  
 REALTOR®

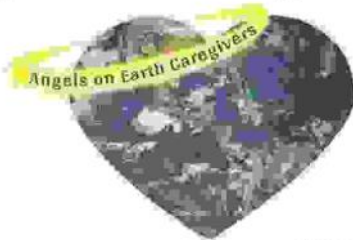
**REALM**  
 Real Estate Professionals

Cell: 281-639-1497  
 Office: 281-598-5800  
 Fax: 281-377-7271  
 loyd.henderson@comcast.net  
 www.realmpro.com

24044 Cinco Village Center Blvd., Ste. 150  
 Katy, TX 77494

GOOD PEOPLE DOING THE RIGHT THING!  
 Each Office Independently Owned and Operated.

**Angels on Earth Caregivers-Katy**



Lisa Hill  
 Serving Katy / Cinco Ranch

Office: 281-413-1347  
 email: aoekaty@outlook.com

**Hill Fence**

John J. Hill  
 Office: 281-777-8889  
 Serving Katy and surrounding areas

hillfenceandlandscape@gmail.com  
 www.katyfence.org

**EnThused Designs**  
 Web: <http://www.enthuseddesigns.com>

John W. Warner (Owner)  
 1903 Ash Forest Drive  
 Katy, TX 77450

Email: jwarner28@comcast.net  
 Phone: Home (281) 392-1860 or Cell (713) 501-8368

If you are a resident, we can put your business card in the newsletter to give you some free advertising. Please do not forget to give me your new business cards when you update them. I am trying really hard to keep this page as up-to-date as I can. This is possible only if you give me your newest information. Thanks! *Marlene*

**The Home Advantage**  
by David and Barbara Rozier

## WATERING

For exercise, Barbara and I often walk the neighborhood in the mornings, well as least most mornings anyway, weather permitting. While this might not seem to be very challenging to those of you who are into more strenuous exercise at least we're doing something. We also spend that time planning our day and developing strategy for our real estate business. It's actually pretty high-quality time.

Anyway, one of the challenges we face in our daily trek over the sidewalks and streets of Cornerstone Place this time of year is dodging sprinklers. It can be a challenge to keep dry, although on some days getting wet seems rather inviting. The sprinklers on the green belt present a real challenge because we can't cross the street to get away from them. But what can you do?

Well, (no pun intended) all of this water and sprinkler related activity got to us thinking about water and watering. When is the best time to water? How much should you water? How often should you water? If you talk with five different people, you're likely to get five different answers. So, we decided to research the subject. We called David Evans, owner of Five Star Sprinklers to see what he could tell us about the subject. David had installed a

sprinkler system for us so we were confident he would have the answers. Without trying to be exhaustive, here is some of what we found out.

**The best time to water?** Early in the morning an hour or two before the sun rises. This allows the water to soak in and not evaporate as quickly. And because it's just before sunrise, the grass does not stay wet all night and create an environment for fungus, mildew and insects. A secondary reason is that water demand is lowest at this time and water pressure is the high. Thirdly, the water droplets won't act as a magnifying glass when the sun is blazing which could burn your lawn.

**How much to water?** Depending on the soil type, slope of the ground, plant types, sprinkler types etc, water each area for between eight and fifteen minutes. One way to tell if your plants are not getting enough water is to observe the surface area of the plant, which will shrink with insufficient watering. However, excessive runoff is an indicator that you could be over watering. From what I have seen some of you need to look at your runoff.

**How often to water?** This depends on the time of year. During the summer months water approximately four times a week. In the fall and spring water approximately three times a week. In the winter water only as needed. The amount of rainfall will affect the amount of watering required regardless of the season.

Another good reason to water your yard is to prevent foundation problems. In real estate we spend a lot of time with real estate inspectors. who will tell you that in our area the soil has a high clay content and is subject to shrinking and swelling from fluctuations in the moisture content. As the soil goes through this shrink/swell cycle it causes movement in the foundation. This movement can cause the foundation to eventually crack, as well as other structural problems. Regular watering around the foundation can help prevent the shrinking and swelling and associated problems and the expensive repairs that result.

So as the summer months roll on, and the heat and sun increasingly batter our yards and landscaping, by all means water. Just be smart about how you do it. Water at the right time and in the right amount and you will get the most for your watering dollar, and that's really what it's about. Special thanks to David Evans with Five Star Sprinklers, who did a great job on our sprinkler system, for his help in putting this article together.



*David and Barbara are Realtors® with Keller Williams Realty in Katy and live on Kent Falls Dr. in Cornerstone Place*