



CORNERSTONE PLACE NEWS



ANNUAL MEETING FOR ALL CORNERSTONEPLACE HOMEOWNERS!

On January 11, 2024, we had our **Annual Meeting** of all the members of the Cornerstone Place Community Association. About 30 homes were represented. Anthony (Tony) Adams, Michael Chittwood and Donald (Donnie) Shelton were elected to the board of directors for the 2024-25 term of office. Issues surrounding rental properties were discussed and amendments to the Homeowner Covenants will be drafted and will be presented to homeowners for ratification. It will take at least 133 homeowners to ratify the changes. It was also decided to not publish a resident directory. We will maintain a database of residents' information with any information that is supplied to us using resident information form. The information will be maintained in a confidential database for use in contacting residents or emergency contacts for HOA purposes.

Here is another reminder about the Newsletter. It is no longer being delivered. Now it is only on the Website—this will save you money. Important event reminders will also be posted on **Nextdoor**. Please take the time to go to <http://www.cornerstoneplace.org> once a month and check for a newsletter—learn what is going on in your community.

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NEXTDOOR.COM

329 Cornerstone residents have joined. **It is free**, and it is a good way to learn what is going on in your neighborhood and the surrounding neighborhoods. Please think about joining. Cornerstone Place Community Association places 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!

JANUARY 2024 YARD OF THE MONTH



**1804 ASH FOREST
The Graham Family**



Yard of the Month is sponsored by Enchanted Gardens nursery. The winners 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! For all your plant needs They are very knowledgeable about plants and flowers, and all are very helpful.

2023 HOLIDAY

DECORATION WINNER



**22502 Cove Hollow Drive
The Oliver Family**

M.U.D. NOTES

NEWS FROM THE CORNERSTONE MUNICIPAL UTILITY DISTRICT

- Streets in the Creekstone and Cimarron Subdivision will be closed periodically during the next two years as part of a storm sewer improvement project. **WORK CONTINUES**
- The MUD is partnering with Harris County to construct sidewalks along South Mason Road from Highland Knolls to the Fort Bend County Line. Still waiting for more information.
- Recent county proposal to make neighborhoods pay all of the cost for constable deputies instead of the current 70%. Proposal was withdrawn after citizens comments to commissioners.

Winter Maintenance

Inside Your Home:

Windows and doors: Use weatherstripping or apply caulk around visible cracks and gaps to seal in warm air¹.

Fireplace and chimney: Keep the chimney swept, clean ash from the bottom grate, and invest in an annual inspection and professional cleaning¹.

Attic: A well-insulated attic helps keep your house warm and roof well-supported¹.

Space heaters: Create a safe place for them to sit throughout the winter, look for frayed wiring, and keep combustible items at least 3 feet away¹.

Outside Your Home:

Roof: Remove any debris, such as leaves and limbs, and inspect your roof's shingles, replacing any missing or impaired ones¹.

Gutters: Clean your gutters, as blocked drains can cause water puddles and ice dams¹.

Pipes: Wrap outdoor and indoor pipes in unheated areas². Remove water hoses and wrap outdoor pipes². Drain and turn off your lawn sprinkler system².

Trees: Trim trees hanging over your house and cars³.

Pool: Winterize your pool and check your coverage. If the temperatures dip below freezing, run the pump to keep the pipes from freezing³.

Remember, taking a little time to prep now could save you insurance-related headaches down the line. Plus, winterizing your home can help lower your energy bills¹.

CORNERSTONE PLACE NEWSLETTER

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THE CORNERSTONE NEWSLETTER IS PUBLISHED BY THE CORNERSTONE PLACE COMMUNITY ASSOCIATION, A 501(c)3 ORGANIZATION. IT IS THE POLICY OF THE NEWSLETTER TO ACCEPT ARTICLES OF INTEREST TO THE COMMUNITY FROM OUTSIDE SOURCES AS WELL AS FROM NEWSLETTER STAFF. VIEWS EXPRESSED IN PUBLISHED ARTICLES ARE THOSE OF THE WRITER AND DO NOT CONSTITUTE AN OPINION OR ENDORSEMENT BY THE NEWSLETTER OR BY THE CORNERSTONE PLACE ASSOCIATION.

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PROPERTY MANAGER: JOHN IRWIN



President's Letter

Thank you all for your confidence in me and the other board members who were re-elected for 2024-25. We had about 30 homes represented. Since this is above average. I do wish more residents would come to the annual meeting. It worries me that we may be missing some valuable input.

In addition to the members who attended we also got to hear from Sargent Glover of the constable patrol and Lori Alderson our association attorney. Two major issues were discussed with Ms. Alderson. Rental properties owned by corporations can dilute responsible property use in the neighborhood. The worst offenders are those that rent on a short term (daily or weekly) basis. We currently have "guidelines" that put limits on these kinds of rentals. These guidelines have limited enforcement value. What we believe is necessary is to strength our deed restrictions. The restrictions on commercial vehicles parking also, requires changing the deed restrictions. To do this, we need two thirds (133 homes) to ratify changes to the deed restrictions. Ms. Alderson will assist us in drafting the changes to the deed restrictions. Then we will have to get signatures from at least 133 owners. The other issue that was brought up was the Residents Directory. We have published it every two years. Recent edition have become increasingly inaccurate, because residents have failed to up date their information. A vote of those present supported discontinuing the printed directory. We will maintain a database, of resident information that residents can keep up dated using the current resident information form. Residents can request information from that database by contacting me or John Irwin.

We are all looking ahead to 2024 and planning activities throughout the year. If you have any suggestions of events, or services that you would like the HOA to sponsor, please contact a board member or John Irwin.

A belated Happy New Year To You All.


Tony Adams
Board of Directors
Cornerstone Place Community Association

Want to read the newsletter on your cell phone?

Just scan this QR Code with your phone.



**Angels on Earth Caregivers-Katy
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- * 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

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 IF YOU ARE INTERESTED IN THIS SERVICE.

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.

From Patti Lacy, Kent Falls Court
I'm starting a neighborhood BUNCO group. Contact me if they're interested. call, text or email 713-859-5995 OR patti@pattiannlacy.com

We'll play once a month at my house and we can move it around later if anyone wants to host 😊



Cornerstone Security Report

Sargent Glover reported to residents at the annual meeting. In response to questions he said that Cornerstone Place did not report any significant incidents in the last month. He said that the majority of deputy responses during the holiday season were for mental health issues in teens and young adults.

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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 really want to keep this page as up-to-date as I can. This is possible only if you give me your newest information. Thanks! *Marlene*

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 20602 Hannington Ln.
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Grish TACLB10711
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 TAGSTAFF LLC

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 email: aoekaty@outlook.com

Hill Fence

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 hillfenceandlandscape@gmail.com
 www.katyfence.org

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

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

Email: jwwarner28@comcast.net
 Phone: Home (281) 392-1660 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 really want to keep this page as up-to-date as I can. This is possible only if you give me your newest information. Thanks! *Marlene*

Recommended Trades People



The following recommendations were received from Daryl Box, Cove Hollow Drive:

Fencing - Hill Fencing - John & Lisa Hill, 281-777-8889. They do great work and are reasonably priced. Plus they are not only a local Katy business, but are also Cornerstone Place residents

Sprinkler Repair - Weather or not Irrigation - 281-704-1046. Wade came to me as a recommendation from a friend and has been working on my sprinklers ever since. I recommended him to my neighbors as well.

HVAC - Ashford Air - 281-395-9700 - Scott Dennison - A long-time Cinco area resident. His kids all went to Cinco Ranch. I've known him personally for nearly 20 years. He does fantastic work, is very responsive and more than reasonable. I wouldn't trust anyone else.

Roofing - Colony Roofing - 281-347-4438 - Long-time Katy area residents. They've put two roofs on our respective homes. I had them come out and check out my roof after a hail-storm and he told me the roof was in good shape still. They are extremely ethical and fairly priced.

Had anything done on your house, property, etc. Like the way the job was done. Share you experience with your neighbors. We'll publish your recommendations here.

The Home Advantage
by David and Barbara Rozier

What To Do if Your House Floods

Let's face it, floods happen in Houston and we will soon be entering the time of the year when they are most likely to happen. Of course, not all floods are weather related but it pays to be ready for them regardless of the cause.

Navigating the aftermath of a flood is challenging and stressful. This guide offers basic essential tips for what to do in the unfortunate event of a house flood.

Stop water flow: Identify and stop the source of water to prevent further damage to your home. Turn off the main valve if it's a non-natural flood. Locating this valve before problems arise will save time when you need to shut it off quickly. Of course if the flooding is from a natural event getting to safety should be your primary concern since you can't control the flow of water.

Evacuate safely: In the case of a sewage leak or burst pipe, evacuate everyone to a safe, dry area outside. If the flooding is caused by a weather event, follow local news or authorities for temporary shelter information.

Turn off power: After stopping water flow and

ensuring everyone is safe, turn off all electrical systems to eliminate potential safety hazards. For most of us this can be accomplished by turning off the main breaker at the breaker panel. Avoid water contact when accessing the breaker panel and call a professional if you need help. Familiarize yourself now before there is an emergency to contend with.

Seek assistance: Once you've cut the electricity, contact your insurance company to initiate the claims process and determine whether they expect you to wait for an adjuster before beginning cleanup and repairs. Note that flooding from a natural or weather related events are typically not covered by a standard homeowner's insurance policy. That is why it's a good idea to have flood insurance coverage through the National Flood Insurance Program, even if you live in an area that has never flooded before. Most flood insurance claims involve homes in areas that have not flooded in the past.

Document damage and cleanup: Prior to cleaning or repairing anything, use your phone to thoroughly document any home damage for insurance purposes. In fact, it's a very good idea to document your home and possessions before a flood event happens. Take

photos or make a video of everything now and store it in a safe place that will not be affected in a flooding event. When cleaning, be cautious and wear protective gear to protect yourself from any potentially hazardous material in floodwater or mold that results from a flood event.

Finally, always remember to stay updated on local news reports, follow the guidance of emergency services for accurate, current information during flood conditions and dial 911 for any medical emergencies.

Let's stay safe out there!



David and Barbara are Realtors® with CB&A REALTORS in Katy and live on Kent Falls Dr. in Cornerstone Place