

Baldwin Square Newsletter



Who Are We?

The following is a list of the residents who volunteer their time to help make the Baldwin Square Homeowners Association a productive organization. They may be your neighbors or they may live in your gated area. If you see them, step up to them and thank them for their time and their effort. Let them know that you appreciate what they do.

The Board of Directors

Roger Neal
Bill Crawford
Scott Rose

Security Committee

Tom Moore
Noah Shapiro
Deborah Taylor

Modifications Committee

Luis Vivar
Stan Price

Social Committee

Linda Cole
Judy & Tom Bond



Communications Committee

Bill Kellar

Recent Association Activities

Here is high level summary of the activities and decisions of the Board of Director's made on behalf of you, the residents, over the past few months.

Two complexes among the Baldwin Square communities were not originally built as gated communities by Perry. At the request of the residents from the Tuam Townhomes and the Anita Street Townhomes, the Board coordinated the installation of new iron driveway gates and walk-gates. The residents received the benefit of the Association administering the installation contract and of the Association's pricing power for the cost of the gates, which those resident's are paying for.

The Association repaired a major water line leak at the Caroline Street Townhomes over the holidays. The resident's experienced only a minimal impact.

The Association has authorized major gate preventative maintenance and repair work for Baldwin IV and other of our problem entrance gates. The work was approved in December, and should be completed soon.

The Association had a sprinkler system installed for Anita III (Anita and Crawford). This recently built community by Perry finished without placing sprinklers for the grass areas. The grass and land-

scape shrubs suffered without water in the summer. The work was bid, and a contractor offered a plan with some innovative construction ideas that saved almost 30% of the price. The work was completed in January, and funded out of our capital reserve account.

The Association has requested the City of Houston investigate a frequent sewer odor at Rosalie and Austin. It is most often noticed when it is has been dry for a while or during the heat of the summer. The City has acknowledged our request (which in of itself is a success!), and will send crews to investigate.

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Outside Your Townhomes

As winter is beginning to fade into spring, now is the time to get outside and take care of some simple task to improve the look of your plants and shrubs.

Landscaping



Crepe Myrtles: It is important to trim them back while they are dormant (until early March). Trimming them encourages the summer flower buds. Prune all small suckers off

the major branches and trim the branches back to 12" from the closest branch point.

Azaleas: It is recommended to not trim your blooming azaleas until after they finish blooming. By waiting, you can help encourage them to have a second

or third bloom later in the summer and fall.

Fertilizing: Now is the time to pick up some fertilizer for your plants. A box or small bag of 12-12-12 will work for most of your plants. Take a handful and gently fling it in a circle about 12 inches around the base of each shrub. It is even better if you can do it soon after a nice rain. For maximum azalea blooms this spring, buy a bag of special fertilizer designed for acid-loving plants.

Flower bed weeds: With all the rain that we get in the late winter and spring, now is an easy time to pull those vine-like weeds and the broadleaf weeds

out of your flower beds. Pull up carefully and you can get the roots of the weeds with the plant itself. If you do that, you can be assured that that weed will not grow again. You can also use a fertilizer/weed killer product called Preen. Sam's Club and Target carries it. It does not kill existing weeds, because it works on the weed seeds that are in your flower beds. But it will work well over the summer if you apply it now, before the weeds really begin to grow. It is easy to use, but read and follow the application instructions carefully for maximum effectiveness.

We're on the web!
www.baldwinsquare.org

Baldwin Square Website

Our community website (www.baldwinsquare.org) is a great place to go to get the latest information about Baldwin Square, to find a Modifications Request application, to get phone numbers for critical services, and to find out through the links about what is happening in the Midtown area. We post the annual budget, minutes from the monthly Board meet-



ings, recommended service providers (landscaping, painting, house cleaning, etc), and news that impacts Baldwin Square and the Midtown area. New

information that you will find there, for example, is a call for volunteers to help with a planned Mid-Town Easter celebration and a Fourth of July celebration. We encourage you to visit the website occasionally and to also submit your email address to the board so we may communicate with you on an as-needed basis.

Safety

Garage Door Lights: One of the best deterrents to the thefts and petty crimes that sometimes occur in our neighborhood is night lighting. It helps everyone in the community if you leave your outside lights on in the evening. **Be sure to check** for burned out bulbs and **replace** them (both front door and above garage). **Long life,** low utility

usage **bulbs are available in most** nearby **grocery stores,** drug stores and home improvement stores. They cost a little more, but it **is well worth having a light bulb that lasts for several months** and consumes less electricity. Also, be aware that the outside garage light(s) on many of our town homes are controlled by a switch that is usually

located in your kitchen. Even if the outside light is light sensor to automatically turn it on and off, if the inside switch is off the light will not come on automatically. If you have an inside switch, be sure to keep it on at all times!



Maintenance



Planting: Now is a good time to plant flowering bedding plants or flowering shrubs. Although a freeze is still possible, it is not likely. Gazania, marigolds, moss rose, tithonias, dusty millers and vincas all tolerate our heat well and provide nice color throughout the summer. Impatiens will grow well if you have a shady flowerbed around your house. Colorful flowerbeds really enhance the overall look of Baldwin Square.

Painting: Take a look at the trim wood of your house, or the Hard-Plank exte-

rior walls (if you have it), and start thinking about if painting is needed. Many of our homes are 4-6 years old (or more) now, and the paint does not last forever. Don't forget to submit a Modifications Request paint application for approval first, if you are using any color other than the original paint color. Perry used paints by Monarch Paint, but they are now Pittsburgh Paint. The closest store is at 2220 W. Alabama (713-526-3337). Look in your homeowner's book (from Perry) and take the paint code name for your house paint and your inside trim paint with you when you go. The Pittsburgh Paint store has the Monarch paint names and the mixture codes to create a perfect match for you. Or if you

hire painter, give them the paint name so you can get a perfect match for you. We also have front doors in the community, especially those that get the full sun, which are fading and needing repainted/re-stained. The cooler time of the spring is a great time to get out and put a fresh coat of stain or paint on those entry doors. We will be diligent with notifying these homeowners to get their doors back to like-new condition. Again, if you are changing colors or shades, then first submit a Modifications Request application for approval.

Association Dues

As of early February, about 1/3 of our residents had not yet paid their 2005 Association dues. This money is used to provide garbage collection, grass maintenance, gate maintenance, fence painting, irrigation water and house water for some, among other things. Late fees, and attorney fees are now accruing in each account of

those who were not paid as of the January 31st due date. It is unfair to the resident's who have paid in a timely fashion, to carry the financial burden of those who have not. The Association has implemented its policies on aggressive collection of these charges from the homeowners who are unpaid, which can include foreclo-

sure of the property. If your mortgage company is supposed to pay the annual fees, check and make sure that they have. It is each homeowner's responsibility to make sure that their annual dues are paid.



Community Annual Meeting



The annual meeting last November was poorly attended. Only through the hard work of two of our resident's (who went door-to-door to get additional proxies) were we able to declare a quorum present and hold the meeting. That saved wasting about \$300 of your money (if we would have had to announce and held another meeting). Thank you very much for those residents who did make the effort to attend the 1-hour meeting at nearby Houston Community College. We hope more residents will attend the 2005 meeting.

The annual meeting is held every year in November, and it is usually on an evening sometime in the first two weeks of the month. At each annual meeting, the current year's budget is reviewed, the proposed budget for the next year is submitted, and the major issues facing the community are reviewed and discussed. This meeting is the most important opportunity that you have to provide input into how your money is being spent. Also, each year at least one of the three Board of Directors positions is up for election at the meeting.

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