



Baldwin Square

Fall 2009

Principal Management Group of Houston - An Associa Company

The 2009 BSHA Annual Homeowners Meeting Is Here!

BSHA will hold our 2009 Annual Meeting on **Thursday, November 19, 2009**, at the Houston Academy for International Studies (former JW Jones School), **7:00 pm – 8:30 pm**. It is very important that you attend the meeting or mail in a proxy. Remember, we need a quorum, which is one-tenth (1/10) of members, to hold this annual meeting as required by statute. You will vote on two (2) Board Member positions, discuss 2009 accomplishments and 2010 Budget & Goals; as well as other issues in our community.

If you are interesting in serving on the BSHA board, please let Sonya Bradley (713-329-7100 ext. 5289; s.bradley@pmghouston.com) know prior to the 2009 Annual Meeting.

All information, location map and downloadable proxy is available at www.baldwinsquare.org/annualmeeting2009.php. Hope to see y'all there!

Your BSHA Communities

More information at: baldwinsquare.org: About

Your 2009 BSHA Board

| | Office | Current Term Expiration | BSHA Resident since | BSHA Community |
|---------------------------|----------------------------|-------------------------|---------------------|-----------------|
| Dr. O.Esch | President | 11/2009 | 2000 | Caroline TH |
| Mr. Jason LeCompte | Vice-President | 11/2009 | 2006 | Baldwin Sq. III |
| Ms. Mita Young | Secretary/Treasurer | 11/2010 | 2005 | Baldwin Sq. I |

Chair, Modification Committee: Mr. William Crawford

More information about the organization at: baldwinsquare.org: Association Details

Important 2009-2010 Developments

- Flat Budget 2010
- No Increase in Base Assessment Fee for 2010 compared to 2009
- No Change in Assessment Classification for Communities (same since 2000)
- Common Water Meter Charges Based on Actual Usage

Actual Water and Sewer charges have gone up dramatically over the last 5 years. Therefore, Common Water Meter Charges for 2010 will be calculated using Actual Residential Charges from Q4/08 to Q3/09 for each community, divided by units per individual community (Total: 111 units), + 6% anticipated rate increase (CoH rate increase expected Q2/2010, extent unknown at this time but potentially substantial). We rely on you to report leaks immediately and conserve water whenever possible - we all pay for it.

More information on the 2010 budget, BSHA communities and individual assessments at baldwinsquare.org: Association Details

Water: Save our Resources and Report all Leaks

Water charges make up more than 33% of our annual budget. All homeowners pay for irrigation and other common usage, the vast majority (111 of 165) pay for common meters for residential usage. All Homeowners pay for waste, and water is a very expensive commodity! As of 2010, on all BSHA common meters you now pay for what you actually use (by community). The City of Houston will continue to raise water rates some time in 2010, potentially significantly; the more you save now, the less painful next year's increase.



Please report all leaks and malfunctioning sprinklers immediately to PMG Customer Service: 713-329-7171. You can reach the customer service line 24/7, including holidays and weekends. **Please help conserve water when you can, we all pay for it.**

Information at: baldwinsquare.org: Property Management and Assoc Detail

Security Alert!

Some of you may have heard about the break-ins committed around the neighborhood. The police and precinct 7 constables do an excellent job arresting the burglars, but we need to remember that crime prevention is a partnership between citizens in your neighborhood and the police. The following five tips are provided to help you make the Baldwin Square community safer and to reduce the possibility of being a victim of crime.

1) Lock your gates!

A significant portion of your fees every year are spent on gate operation and maintenance. This money does not buy any additional security if you or your neighbors do not lock your gates! If you old lock is broken, new locks are cheap and easy to install. All it takes it one gate to be open to expose the whole complex. Please take the time to keep your gates locked - always!

2) Remove inviting targets

This is true for all areas of the city. Follow some simple steps to avoid trouble:

- If at all possible, don't put out trash until the morning of pickup
- Keep your garage door closed whenever possible – leaving it open is an invitation
- Don't leave items like hoses outside that are easy targets for theft

3) Keep the lights on

One of the best deterrents to thefts and petty crimes 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), preferably with energy saving (non-incandescent) light bulbs. A motion-sensor/ timer is a simple thing to install as well. Finally, if you see burnt out street lights report them through the Houston 311 line – be sure to provide the utility pole number. Most lights are fixed within a few days.



4) Report trespassers or any suspicious behavior

Call HPD (713-884-3131) or Precinct 7 Constables (713-643-6602) immediately if you see a trespasser inside the community – make no exceptions. Be alert to suspicious activity or cars in the neighborhood and report this as well. Trespassing on any BSHA properties is a crime!

5) Register with an Alarm Monitoring service

Your home alarm will not be truly effective unless you apply for an alarm permit with the City of Houston and pay a monthly fee to your provider to have the alarm monitored. If the alarm goes off the alarm company will call the house, then the other contact numbers on the list until they find someone who can confirm if the house is secure.

Do remember that crime waves are cyclical. If we all stay alert and vigilant, we can keep our community safe by deterring unwelcomed characters and behaviors.

Maintenance

The good weather is an excellent opportunity to catch up on the exterior maintenance of your home. Below are a few key topics worth considering. And remember – if you change the exterior of your house (color, lights, pavesstones, etc.) you must submit a modifications request prior to your project. You can download the simple form at baldwinsquare.org: Property Management.

Painting: Now is also an excellent time to touch up that paint on your home's trim wood and HardiPlank exterior walls. You can perform this individually or try to save by getting a group buy from a local contractor to paint several attached homes at once. Don't forget to submit a Modifications Request 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); but any paint store will mix paint to match a dry sample you bring in. Alternatively, you can 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.

Doors: Make your home look its best with a good entrance for guests! The front doors in the community, especially those that get the full sun, are fading and needing repainted/re-stained. If you still have the original finish - clean first with some mineral spirits and then apply a coat of spar varnish – the job can be easily done in a few hours. 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, first submit a Modifications Request application for approval.

Fan Guard Painting/Replacement:

Many of the fan guards have been treated once for rust on the top grill. If yours is rusting please take the time to repaint it or replace it. Andre Appliance (281-557-2220) was selling replacement grills for ~\$60 a few years ago and the grille swaps out with just 8 bolts.

Other information at: baldwinsquare.org: Resident References

Parking Inside the Gated Areas

It is illegal to park in the common areas and right-of-way drives. These areas are owned by all homeowners and must be kept open for access by emergency vehicles, service, and other homeowners. The Board of Directors implemented current Parking Regulation in April of 2006 which prohibit parking in these areas and, if necessary, allows towing of vehicles illegally parked. Please be considerate to other homeowners and park in your garage or on the street! Download parking regulations at baldwinsquare.org: Association Details.