



Baldwin Square

Homeowners Association • www.baldwinsquare.org

Spring 2011

Principal Management Group of Houston - An Associa Company

Spring Safety Update

Spring is here and this is the perfect time to check that your outside lighting is working properly. Baldwin Square is a pretty safe community but we are not immune to having some criminal activity on our premises. Last January, a home in Baldwin Square 1 was broken into during the daytime and the perpetrators were recorded on a neighbor's video camera. No word yet on if they have been caught by police. But there are several things each of us can do to improve safety in our community and prevent crime.

1. **Keep gates locked.** Suspicious people have been observed walking by and trying the gates until they find one that is unlocked.
2. **Turn on outdoor lights** at night and replace burned out bulbs immediately. Long life bulbs do last longer and use less electricity too.
3. **Attend** one of the Midtown Public Safety Committee meetings or HPD Positive Interaction Program (PIP) meetings. You can ask questions and become well informed on safety issues in our community. 11:30 a.m. unless noted. *6:00 p.m. quarterly evening meetings.

2011 Midtown Management District Public Safety Committee meeting schedule: April 19, May 17, *June 21, July 19, August 16, *September 20, October 18, November 15, and *December 20.

The Houston Police Department's South Central Division, 2202 St. Emanuel at Gray, offers monthly Positive Interaction Program (PIP) meetings. These meetings are a great opportunity to ask questions, express concerns and learn how the Houston Police Department is responding. Meetings are held on the 3rd Tuesday of



every month, at 7:00 p.m.

Officer Joe Sanchez - South Central Division PIP Coordinator may be reached at 713-526-1255

4. **Report** suspicious persons or behavior: In February, the Midtown Management District board of directors approved amending the current

Inter-local Agreement with Precinct 7 to include a supervising sergeant for the district. We now have five patrolling deputies and one working supervising sergeant, who will also be patrolling.

Houston Police Department (Emergency): 911

Houston Police Department (Non-Emergency): 713.884.3131

Harris County Constables Precinct #7: 713.643.6602 (Dispatch) Precinct 7 also offers a Vacation Watch service. To request a **Vacation Watch** - please make the request 7 days prior to departure. This is a free service for Midtown residents only. Addresses will be verified. Call or go online to complete the Request Form: <http://www.hctx.net/vacationwatch/Vacation.aspx?ConstID=7>

METRO Police Dispatch 713.224.2677 Concerns along the rail/bus stops

Street Lights: Street light outages should be reported to CenterPoint Energy at 713.207.7777. Please note the 6-digit number on the pole before calling.

5. **Sign up** to receive all the latest news about Midtown.

<http://www.houstonmidtown.com/midtown.cfm?a=cms.c.35>

Homeowners' Outdoor Responsibilities

Living in a townhome community like Baldwin Square, we have to depend on each other to make living conditions pleasant and to protect the value of our homes. Common courtesy goes a long way to improving relations in each of our townhome complexes. Be sure to take care of your responsibilities as a homeowner or resident in Baldwin Square.

Be respectful of your neighbors' right to peace and quiet. While we all enjoy a good party, no one wants to hear your noisy party inside their home. Please keep noise to a minimum and take your outdoor parties indoors before it gets too late at night. Remember that Houston's noise ordinance goes takes effect at 10:01 p.m.

Don't let your guests block the driveways. Visitors should park on the street.

Scoop the Poop: Yes, it's springtime but your pet's waste is not fertilizer and it is not cute. It is just poop. The city of Houston has leash laws and pooper scooper ordinances on the books. Be sure your pet is on its leash when outdoors.

Trim bushes and clean out/weed flower beds. Homeowners are responsible for maintaining their bushes and flower beds.



Baldwin Park: Midtown Management District has been receiving an increased number of complaints about dogs running loose and dog waste not being picked up in the park. Be a considerate neighbor and make sure your pet is not a problem in the park.

Helpful Homeowner Tip--From City of Houston E-Newsletter

Corral the Grease—Reducing Sewer Problems: Residents asked to help save money

A simple act in your kitchen could save you from costly repairs and reduce the possibility of having a sink, toilet or drain back up. Do you remember when your grandmother would save cooking grease in a jar on the stove and use it later? This small practice could help save millions of tax dollars in repair and maintenance cost to the city sanitary sewer lines that run from your home to main sewer lines that run underground.

Pouring fats, cooking grease and oils down the drain is a common mistake lots of cooks make. Animal fats, greases and vegetable oils poured into drains solidify and clog pipes. Cooking grease can get as hard as concrete, causing sewage to back-up and overflow into streets, yards, and storm ditches. The most practical way to reduce grease from kitchens is to follow some easy steps. Unclogging sewer lines is costly to repair and maintain.

1. Take a minute to properly dispose of grease, and other items that can clog your plumbing.
2. Remember, garbage disposals are not effective for disposing fats, oils and greases.
3. Consider using coffee cans, pet food cans, and food jars, etc., that you already have in your home. Instead of throwing them away empty, use them to collect your cooking oil or grease.
4. Use oven roasting bags (sold in grocery stores) or foil lined bags to dispose of grease. Remember to dispose the containers in the trash.

The city of Houston reminds us that homeowners have the ultimate responsibility to maintain the sanitary sewer lines that run from their homes to where it connects to the city line. If a blockage is causing problems in a home and it is discovered to be in a city line, a crew will come out and clear the line.

For more information on how you can reduce sewer line blockages, visit the "Corral the Grease" website at http://www.publicworks.houstontx.gov/utilities/corral_grease.html.



City of Houston's ReBuild Houston Initiative – New Fees effective July



and street improvements and maintenance.

The city charter amendment approved by Houston voters on November 2, 2010 mandates the imposition of a new drainage fee to raise a minimum of \$125 million

ReBuild Houston Initiative is the City of Houston's plan to rebuild the city's drainage and street infrastructure in order to improve the quality of life and mobility for residents of the city through drainage

annually for a dedicated, pay-as-you-go, street and drainage improvement program. Monies raised from the fee must be placed in a lock box and cannot be used for other city needs.

For efficiency and cost-savings, the city intends to bill property owners, when possible, by including the fee on city water bills. Billing is scheduled to begin in July. Regular updates are available at <http://rebuildhouston.org>.

The BSHA Board is monitoring the implementation of these new fees and will provide additional information as it becomes available from the City.

From the Neighbors Corner

Hello Neighbors,

As most of you have heard by now, Baldwin Square had a robbery and the suspects were captured on my security camera. HPD has identified two of the suspects from the footage and are actively trying to track them down right now.

Since this event, many of our neighbors have asked me how to setup a simple system of their own. To help you out, I created a guide that you can view at:

http://innerlooped.com/?page_id=142 I have also included some basic home security tips that were discussed at a gathering at 13 Celsius.

By having a home camera, you will be able to see if a package has been delivered (and is sitting out front), gives you the ability to check on your home when you are away, and could help us catch any future bad guys. If we get enough cameras setup... bad guys will take notice when casing the neighborhood and move elsewhere to easier targets. We got very lucky during the recent robbery because the suspects walked by my camera. We are even luckier that HPD has managed to ID two of them. I was told that if we had more cameras around that might have snapped a picture of their car... they could have had an ID in a day or so.

Please feel free to email me with any questions you might have. I'd love to help you out so that we can keep our neighborhood safe.

Thanks,

Brian Warwick
[brianjwarwick@gmail.com]

Greetings,

As an employee of Principal Management Group for five years I have maintained the same portfolio during this time to the satisfaction of the Board Members as well as my supervisors at Principal Management Group.



For the past 20 years I have enjoyed volunteering to be a Board Member (currently, President) in my own neighborhood. I have gained wonderful experience and knowledge which helps me to be a better Community Manager every day for the communities that I manage for Principal Management Group.

I have been married to my husband for 20 years and together with my husband we are very active in Airedale Terrier Rescue in Texas in our spare time. We have adopted two Airedales in to our family, Maggie May and Cinder Ella.

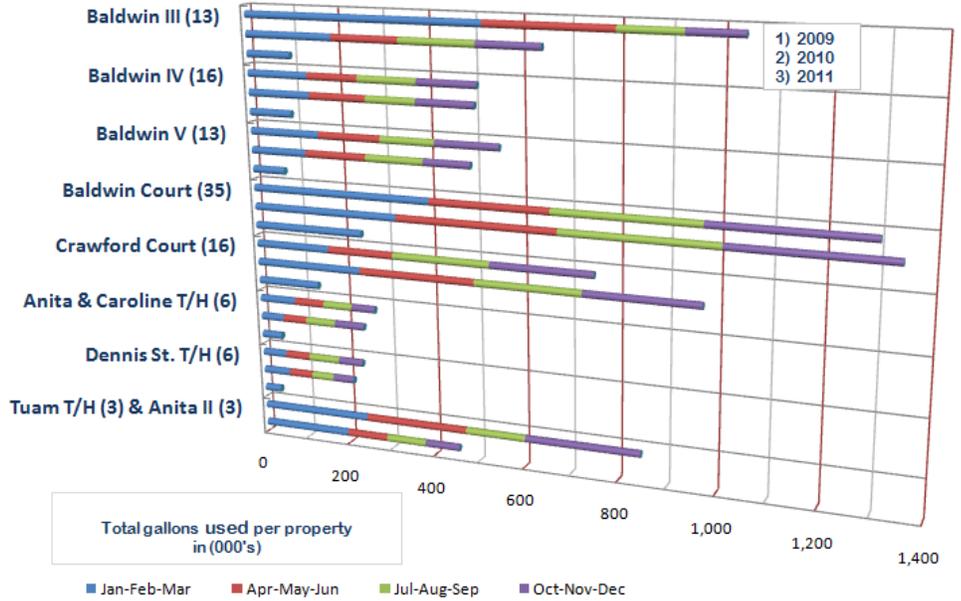
Kristine Thomason

Over 8 Million Gallons of Water every Year!

In an effort to keep you informed about items with significant financial impact, the BSHA Board posts updated charts on our website of water usage for all the Baldwin Square properties, both lawn irrigation and residential consumption. It's a quick reference to spot unusual water usage trends and alerts us to potential problems. We spot trends with 2-yr comparison totals.

An illustration of the YTD 2011 graph is below. Principal Management Group records monthly water usage which then is tabulated into quarterly totals ('000's). Each quarter is marked with a different color. Finally, comparable quarterly and annual totals are also included from the prior 2 years. Lawn irrigation and residential consumption runs well over 8 million gallons of water each year.

BSHA Residential Water Usage - by QTR with 2 yr Comparison



Bookmark the link at <http://www.baldwinsquare.org/waterinfo.php> and help us watch for unusual numbers. Water is a large part of your annual homeowner assessment fee. Help us control it!



4 Million Homeowners United in Savings

The Associa Advantage program is a FREE program available to members of the Associa Family. By leveraging the purchasing power of Associa's 7,000 communities and 2 million households, we are able to negotiate exceptional savings on household goods and services commonly used by our clients, maintenance groups and employees.

Through the Associa Exclusive Offers area members will find trade partners that are icons in their industry such as Lowes, Sherwin-Williams, DoodyCalls, 1800-GOT-JUNK?, Budget Blinds and Bulbs.com to name a few.

In addition, the Associa Online Shopping Network combines the convenience of online shopping for discounts and coupons to more than 3,000 retail outlets across the country.

To start using Associa Advantage, simply type www.associaadvantage.com in your browser bar and click on the "Start Savings" tab. Registration is required one time only and the creation of a unique Username and Password for future visits. Enter your zip code and a list of goods and services in your area will appear.



Save time and save money with Associa Advantage.
www.associaadvantage.com

Gardening is good for you!



Aging is the accumulation of changes in an organism or object over time. Aging in humans refers to a process of physical, psychological, and social change. Some dimensions of aging grow and expand over time, while others decline. Reaction time, for example, may slow with age, while knowledge of world events and wisdom may expand. Research shows that even late in life potential exists for physical, mental, and social growth and development. With that said for some people getting old means losing quality of life and wellness. Does gardening contribute to quality of life and increased wellness for older adults? Researchers from the Texas A&M and Texas State Universities asked these questions in a survey of people aged 50 and older. The survey revealed some compelling reasons for older adults to get themselves out in the garden.

Gardening can provide moderate exercise for an older person and help maintain healthy ways. Also what one grows and then eats may be useful in maintaining a healthier lifestyle. Gardening ranges in scale from fruit orchards, to long boulevard plantings to residential yards including lawns and foundation plantings, to large or small containers grown inside or outside. Gardening may be very specialized, with only one type of plant grown, or involve a large number of different plants in mixed plantings. It involves an active participation in the growing of plants, and tends to be labor intensive. Gardening can be a hobby and hobbies engage a person actively and positively and thereby improves their quality of life.

To find out more about the health and attitudes of older adult who garden, the researchers designed a survey based on the Life Satisfaction Inventory A (LSIA), a tool that measures five components of quality of life: zest for life, resolution and fortitude, congruence between desired and achieved goals, physical, psychological, and social self-concept,

(Continued on page 6)

BEST WINE BAR
Houston Press, 2009 & 2008

GOOD BRICK AWARD
Greater Houston
Preservation Alliance, 2008

**ONE OF HOUSTON'S
BEST WINE BARS**
Yelp, 2008

BEST NEW BAR, HOUSTON
Citysearch, 2007

BEST NEW WINE BAR
Houston Press, 2007

BEST CEILING
Houston Chronicle, 2007

13
celsius

EUROPEAN WINE BAR & CAFE
3000 CAROLINE, HOUSTON, TX 77004
713-529.VINO (8466)

WWW.13CELSIUS.COM

Gardening is good for you!

(Continued from page 5)

and optimism.

The researchers found significant differences in overall life satisfaction scores, with gardeners receiving higher mean scores (indicating more positive results) on the LSIA. The authors explained: "More than 84% of gardeners agreed with the statement, "I have made plans for things I'll be doing a month or a year from now" compared with only 68% of nongardeners." Significant differences between gardeners and nongardeners were also noted in the energy level statement, "I feel old and somewhat tired". Gardeners disagreed with the statement at a rate of 70.9%, whereas 57.3% of nongardeners disagreed with the statement.

More than 75% of gardeners who participated in the survey rated their health as either "very good" or "excellent". Gardeners also reported eating more fruit and vegetables because of their exposure to gardening. "These factors, in conjunction with higher physical activity, result in healthier lifestyles and increased quality of life", the researchers wrote.

Join for Only
\$20.11/mo

- MMA (Mixed Martial arts)
- Traditional Karate
- Belly Dancing
- Kickboxing
- PT Class (Boot Camp with weights)
- Personal Training



meta morphocise
M I D T O W N

URBAN SPA & FITNESS

Call 713-942-7400

Your Friendly
Neighborhood
Gym

For a limited time only, join Meta Morphocise for only \$25 down and \$20.11 a month. NO CONTRACT!

Coming soon- A training session without the trainer but just as effective and 65- 85% less expensive depending on the program you choose.

Want a program that gets you results for swimsuit season, but you can't afford a trainer? Come be the first to try out our new program.

FREE trial Mid April! Sign up by April 1st to come try it first. You'll be a FOOL if you miss out on this opportunity.

Open 9am - 9pm Monday-Thursday
Saturday 9am - 2pm
Sunday open to 4x club members only!

Baldwin Square Homeowners Association

c/o Principal Management Group of Houston
11000 Corporate Centre Drive, Suite #150
Houston, Texas 77041

Customer Care: 713-329-7171
Fax: 713-329-7198