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**ELECTIONS ARE  
UPON US!**

*SEE INSIDE FOR MEETING NOTICE  
AND BALLOTT*

**¡LAS ELECCIONES  
ESTÁN SOBRE  
NOSOTROS!**

*VER EN EL INTERIOR PARA EL  
AVISO DE REUNIÓN Y BOLETA*



Volunteers are needed for National Night Out and other upcoming events and committees. If interested please contact us at 713-466-7103 or chimneyhillca@att.net

Se necesitan voluntarios para National Night Out y otros próximos eventos y comités. Si está interesado, por favor contáctenos al 713-466-7103 o chimneyhillca@att.net

## Easter at the Park



It was rainy Easter but that didnt stop the bunny from coming out and hiding eggs for the kids. She arrived promptly on board a fire truck and great fun was had by all.

Fue una Pascua lluviosa, pero eso no impidió que el conejito saliera y escondiera huevos para los niños. Llegó rápidamente a bordo de un camión de bomberos y todos se divirtieron mucho.

CHIMNEY HILL COMMUNITY ASSOCIATION  
2019 ANNUAL MEETING NOTICE

Date: TUESDAY, AUGUST 20, 2019

TIME: 7:00 PM (Sign-in begins at 6:30 pm)

Location: COMMUNITY CLUBHOUSE

13720 SMOKEY TRAIL DR. 77041

The Chimney Hill Community Association will be holding its 2019 Annual meeting of the members for all property owners. All lot owners in Sections I, II, & III are members of this association. This meeting is to be held in order to present the annual financial report and to elect two (2) Board Members.

You may vote either in person or by proxy. Nominations will also be accepted from the floor.

MEETING AGENDA

7:00 - Call to Order

7:01 - Establish Quorum

7:05 - Financial Report

7:25 - Community Update

7:45 - Elections

8:00 - Open Forum

8:15 - Election Results

8:30 - Adjourn

The Board of Directors for the Association has established Friday, August 19, 2019 as the date of record, pursuant to Article 1396.2.11.A of the Texas Non-Profit Corporation Act, for determining those members of the Association entitled to vote at the Annual Meeting. To be defined as a member entitled to vote, the Association must have received by the Record Date any change in ownership.

Only one vote per lot is allowed.

# CHIMNEY HILL COMMUNITY ASSOCIATION 2019 ANNUAL MEETING PROXY

**Date:** TUESDAY, AUGUST 20, 2019  
**TIME:** 7:00 PM (Sign-in begins at 6:30 pm)  
**Location:** COMMUNITY CLUBHOUSE  
13720 SMOKEY TRAIL DR. 77041

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You may vote either in person or by proxy. Nominations will also be accepted from the floor.

**DIRECTIONS:** Please read each option carefully and select only ONE option.

- For Quorum purposes ONLY. No vote will be cast on my/our behalf.
- I/We hereby grant my/our proxy to \_\_\_\_\_, whose address is \_\_\_\_\_. If no name is filled in proxy will be granted to the Board president.
- This Absentee Ballot is executed for the Annual Meeting of Members both to establish quorum AND cast my/our votes for the following two (2) Directors as marked below.

## ABSENTEE BALLOT

Two (2) positions are open on the Board of Directors for Chimney Hill CAI. If you are interested in running for the Board of Directors or would like to nominate someone please indicate your/their name on the line below.  
Please cast two (2) votes.

John Johnson     Craig Wimsett     \_\_\_\_\_     \_\_\_\_\_

**Please fill out all information below. Form MUST be signed and dated in order to be counted.**

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

The Board of Directors for the Association has established Friday, August 19, 2019 as the date of record, pursuant to Article 1396.2.11.A of the Texas Non-Profit Corporation Act, for determining those members of the Association entitled to vote at the Annual Meeting. To be defined as a member entitled to vote, the Association must have received by the Record Date any changed in ownership. Only one vote per lot is allowed.

Proxies must be received no later than August 19th.  
Mail to: CHCAI, 8524 Hwy. 6 N. #327, Houston, TX 77095  
Email: [chimneyhillca@att.net](mailto:chimneyhillca@att.net) Fax: 713-466-7103



Our swim team had a great season.  
Thank you to all who participated. We  
hope to keep growing with years to come.

Nuestro equipo de natación tuvo una gran  
temporada. Gracias a todos los que  
participaron. Esperamos seguir creciendo  
con los próximos años.



Pool passes are still available for purchase on Thursdays from 3-8pm at the clubhouse office. Please bring proof of residency and remember that photos are required so be prepared to say CHEESE!

Cost is \$2.50 for one summer and \$5 for 3 summers per person.

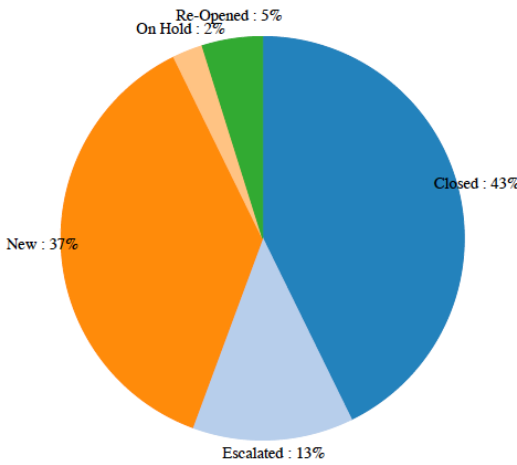
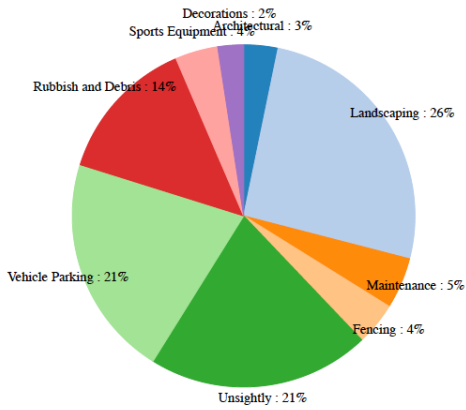
Los pases para la piscina aún están disponibles para su compra los Jueves de 3-8pm en la oficina. Por favor traiga un comprobante de residencia y recuerde que las fotos son obligatorias, así que ¡prepárese para decir CHEESE!

El costo es de \$ 2.50 por un verano y \$ 5 por 3 veranos por persona.

# Deed restrictions are being enforced!

Vehicle parking, landscaping and unsightly maintenance issues are the top 3 violations being found. Here are some tips to help keep up the appearance and value of your home.

1. DO NOT PARK ON GRASS! parking on the lawn is against deed violations.
2. Trailers, and recreational vehicles are not allowed in the subdivision. If you must have one please keep in the garage out of street view.
3. Keep your lawn mowed, edged and free of weeds. Keep your trees trimmed so they do not block the sidewalks or overhand the streets.
4. Maintenance violations include repair to damaged siding and soffits, this not only looks unsightly but can make it easy for critters to enter your home and cause damage.
5. If you receive a violation letter and cannot cure the violation within the time allowed please give us a call.



## Se están aplicando restricciones de escritura!

Los problemas de estacionamiento de vehículos, paisajismo y mantenimiento antiestético son las 3 violaciones principales que se encuentran. Estos son algunos consejos para ayudar a mantener la apariencia y el valor de su hogar.

1. ¡NO ESTACIONAR EN HIERBA! aparcar en el césped es contra las violaciones de hechos.
2. Remolques y vehículos recreativos no están permitidos en la subdivisión. Si debe tener uno, manténgalo en el garaje fuera de la vista de la calle.
3. Mantenga su césped cortado, afilado y libre de malezas. Mantenga sus árboles recortados para que no bloqueen las aceras ni se pasen por alto las calles.
4. Las infracciones de mantenimiento incluyen la reparación de revestimientos y plafones dañados, esto no solo se ve desagradable sino que también facilita que las criaturas entren en su hogar y causen daños.
5. Si recibe una carta de infracción y no puede remediar la infracción dentro del tiempo permitido, llámenos.



# Walking Trail Update

Progress is chugging along on the future waling trail, construction plans are finalized and we are quickly moving on the next step. We are hoping to break ground by the fall as long as everything keeps moving smoothly.

El progreso avanza a lo largo del futuro camino, los planes de construcción están finalizados y nos estamos moviendo rápidamente en el siguiente paso. Esperamos empezar a trabajar para el Otoño siempre que todo se mueva sin problemas.

**Paula Estrada**  
832-512-7108

Realtor/Tax Preparer/Notary Public

7514 Wovenwood In  
Houston, TX 77041  
paulaestrada67@yahoo.com  
fax. 832-369-1724

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Hablamos Español

Prices in Chimney Hill are UP

Great time to sell!

Last year prices in the same period:

2018 Prices of Homes in Chimney Hill

2 Bedrooms = \$115,000

3-4 Bedrooms \$ 115,200 to \$157,000

Average price per square foot sold: **\$93**



2019 Prices of Homes in Chimney Hill

2 Bedrooms = \$125,000 –\$135,000

3-4 Bedrooms \$119,000 to \$158,000

Average price per square foot sold: **\$106**



**CHIMNEY HILL  
Real Estate News**

**Selling your house?**

**Want to find out for how much \$ you could sell? It's Free and No Obligation**

Need to sell quick? No Problem

**Hugo Sanchez  
Broker-Realtor**



713-937-9667

*Hablo Español*