



Visit us on the web at

www.colonycreekvillage.org

The Village Voice

New Year, New Security

By Michelle Roddy

Happy New Year! I hope 2011 brings you all good health, good luck, and good times.

I wanted to send out a reminder that we have new security. We are no longer subcontracting through Memorial Chase's Sheriff Contract. We have hired several off duty officers to patrol our neighborhood. They will be working *only* in Colony Creek and will not be pulled out of our neighborhood for other calls.

These officers are a mixture of Constables, HPD, and Deputies that will still be able to issue traffic citations and apprehend criminals. If you have an emergency situation, you will still call 911 and if it is a non-emergency situation, you will still call (713)221-6000. In addition, please let our Beacon Residential Management representative, Todd Miller, know when you have a non-emergency call so he can confirm that the call was followed up on and we can track any security issues. He can be reached at 713-466-1204, or tmiller@beaconrm.com.

We have a very low crime rate here in Colony Creek, but we

have an abundance of traffic issues we hope to work on this year. Starting now, tickets will be issued for running stop signs, speeding, excessively loud music from vehicles, and illegal parking. This may make some people angry, but it could save a life. We could probably all take a look at our driving skills and work on improving them, myself included!

"If you see one of our new officers, take a moment to wave or say hello."

If you live in a Cul de sac and park perpendicular instead of horizontal to the curb, you will get a warning the first time and a citation if you continue to do this. The law states that front *and* rear wheels must be no more than 18" from the curb. When you park illegally in this manner, you are keeping emergency vehicles from being able to get to your home and your neighbor's homes in a crisis. There are a couple of streets in this neighborhood that have flagrant violators to this law.

During school zone hours, our

officers will be out and ticketing speeders, cell phone users, and stop sign runners. I think we can all agree that some of our residents and also those from close neighborhoods are driving dangerously through Colony Creek with total disregard to the safety of our children.

Hopefully, these actions will help to make our streets a little safer for everyone.

If you see one of our new officers, take a moment to wave or say hello. We have asked them to stop and introduce themselves whenever possible. If you would like to meet one of them, please come to our next HOA meeting at the clubhouse. They are always on the first Thursday of the month at 6:30.



Inside this issue:

Pool Passes	2
HOA Dues	2
Easter Eggstravaganza	3
Recipe Roundup	3
Trash Talk	4
Good Fences	7
Teen Listing	7

COLONY CREEK BOARD OF VOLUNTEER DIRECTORS .

Michelle Roddy, President

Dave Hochstaetter, Vice President

Laurel Barnes, Secretary

Royce Deveny, Treasurer

Derek Miller, Director At Large

BEACON RESIDENTIAL MANAGEMENT, LLC

Todd Miller twm@beaconrm.com

713-466-1204

Pool Passes

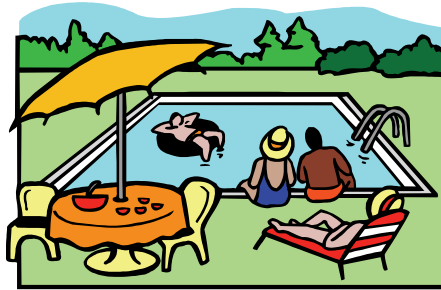
By Michelle Roddy

There are four opportunities to get pool & guest passes here in the neighborhood. If you miss these times, you will have to fill out a form and drop it off at the pool in the box on the gate with a \$20 late fee (check made to CCVCA). It will take up to 2 weeks to get those late passes.

In order to get pool passes -you can have NO balance due on your homeowner's annual fees and you can have NO active deed restrictions at the legal stage.

There are no exceptions to this. Before we do pool passes, we get a current report to verify your status. If you are not sure if you are current on dues or have a question about the status of a deed restriction, please contact Todd Miller at 713-466-1204 or email him at twm@beaconrm.com.

You have to fill out the pool pass registration form with current info. We have to have a new one on file every year. The form is available on our website – colonycreekvillage.org - so you can fill it out before you come to the clubhouse to save time. We will also have the forms at



Don't forget your pool passes!

Saturday, 4/2 9am-2pm

Saturday, 4/9 9am-2pm

Thursday, 4/21 6pm-9pm

Saturday, 5/7 9am-2pm *

***Opening Day -pool opens at 11**

sign up.

Your old pool passes may just need to be punched for this year. Look and see if any years are left They are good until you run out of years to punch.

If you are getting all new passes and you

just got new ones last year - you will be charged \$5 each for the new ones. If you have expired passes – no charge – bring them with you.

If you do need new passes, bring a thumbnail sized photo of each family member over the age of two.

Two and under children do not need a pass. You have to fill out a card for each person and match it with the photo before you give it to us to laminate.

For guest passes, each guest is one punch and you can have 2 guests per resident.

Park keys will also be available at registration. It is a \$10 deposit and gives you access to our park and tennis courts.

Don't forget to get your pool passes! Our community pool is beautiful and we work hard to maintain it. This is an excellent way to have fun family time without spending any money. Take advantage of it- you may meet some of your neighbors. Bring a picnic for the park and make a day of it!

Homeowners' Association Dues– Online Payment Options Available

By Todd Miller

The 2011 annual assessments for Colony Creek Village in the amount of \$324.50 were due on January 1, 2011 and considered late if not received by January 31, 2011. There are late fees assessed every month that there is a delinquent balance owed on your account so if you haven't done so already, please send your payment in with the invoice coupon that was mailed to you. If you have lost your payment coupon, you can remit your payment by making your check payable to Colony Creek Village and mailing it to the following address:

P.O. Box 64175
Phoenix, AZ 85082

Payment can also be made by paying the amount due online. Simply follow the below listed instructions. There is no fee for using the e-check feature however the bank does charge a service fee for using a credit card:

Go to this website: http://www.mutualofmahabank.com/west/association_banking/

1. Click on the appropriate link at the bottom right side of the page where it says "**Homeowners**" **Pay by e-check or pay by credit card**
2. Fill in your credit card or e-check info (**Include all zeros on check routing & acct #**)
3. Fill in your property address info
4. Fill in the Management ID Code which is: **3032**
5. Fill in the Association ID which is: **CCVA**
6. Fill in the Association Name which is: **Colony Creek Village Association**
7. Fill in the Management Company name which is: **Beacon Residential Mgmt**

8. Fill in your Association account number which is: **Listed on your invoice**
9. Fill in the rest of the credit card or e-check info and hit the submit button.

If you cannot pay the full amount due, contact our community manager, Todd Miller, either by email at tmiller@beaconrm.com or by phone at 713-466-1204 to set up a payment plan. By setting up a payment plan to repay the delinquent amount, you will save money by avoiding future late fees from being assessed. This is an excellent way to catch up if you have fallen behind due to recent economic hardships.

Easter Eggstravaganza

By Michelle Roddy

Hippity Hoppity, Easter's on it's Way!

Have you been practicing your Egg hunting skills? The time is almost here for the annual **Colony Creek Easter Eggstravaganza!** Mark your calendar for Saturday, April 9th from 10am-Noon. The egg hunt itself will start promptly at 11am, so don't be late! We stuff over 3000 eggs with candy and prizes and by 11:05 – they are a distant memory. It's an impressive site watching those eggs get snatched up in such a short time period. Laurel Barnes and I have been putting on this event for several years now and we sure could use some help. The last few neighborhood events have had very few volunteers and it gets harder every year to make it a fun and safe event.

We need people to help set up, monitor the bounce houses, give out the prizes and help clean up. We also need our



**Don't miss this great community event!
Saturday, April 9 from 10am-12pm**

neighborhood bakers to help us out. The less we spend on things like cookies, the more we have to provide prizes. If you can spare a little time to help us that day or can help us stuffing eggs, we sure could use your help! It's been several years since my sons have

hunted eggs, but I still organize this event because I feel it is important to our neighborhood. We need to have opportunities to get out and meet our neighbors. Building a community is not just about the bricks and mortar used in your home, it is about having friends and neighbors that you can count on to enrich your life.

If you have a Scout group that can participate or a student in NJHS or NHS needing volunteer hours, please send them our way. I would love to add a community service opportunity such as a food or clothing drive. It is so important for us to give back and make a difference for those around us in need.

Please contact me if you can help in any capacity! My email is roddy3855@sbcglobal.net and my number is (281)376-6423.

Recipe Roundup

Lemon-Lemon Cake



(best when made 12-24 hrs in advance)

1 pkg. Duncan Hines Lemon Cake Mix
4 eggs

3/4 c. vegetable oil

1 pkg. (small) Lemon Jello + 1 c. boiling water

1 tsp. lemon extract

1/2 c. fresh lemon juice

2 c. powdered sugar

Preheat oven to 350degrees. Grease a 9x13x2" pan.

Dissolve Jello in the boiling water, cool. Mix cake mix and oil until well blended. Add eggs one at a time and mix well. Add extract, and Jello mixture, mix well. Pour into pan and bake for 30-40 min. or until knife stuck in center comes out clean. Remove cake from oven, cool 10 min. Deeply pierce entire cake with fork

or toothpick. Mix 1 1/2 c. powdered sugar with 1/2 c. lemon juice. Pour 1/2 of this mixture over cake time evenly. Add remaining powdered sugar to remaining lemon juice mixture; pour over cake and spread evenly. Cover and refrigerate for 12-24 hrs. Makes a super-moist and lemony cake. Perfect for spring!

Got something on your mind? Come to our CCVCA HOA meetings. They are held the first Thursday of each month at 6:30pm at the clubhouse. Residents are strongly encouraged to attend and have their voices heard.

"The HOA system is in fact the purest form of democracy. The problem lies in the fact that homeowners themselves refuse to participate. The power is in the hands of the homeowners to address whatever wrongs they perceive to have been committed. However, when homeowners fail to take responsibility and participate, democracy fails."

T. Harris

Newsletter Submissions

As you submit an ad or article, keep in mind that the newsletter is a FIRST COME, FIRST SERVED entity that serves the families of Colony Creek / Champion Woods. For cost saving measures, it is printed in black and white with a color background. A color version is typically posted on the Colony Creek webpage after the hard copy has been delivered to homes. Newsletters usually hit homes within 3- 4 weeks after the deadline.

All submissions should be electronic (i.e. business cards, fliers, etc.) must be scanned. It is always FREE for residents to submit a community article or event. Nonprofits are typically FREE as well. A list of advertisement fees, and archived copies of previous newsletters are posted on our website, colonycreekvillage.org. ALL articles and advertisements are subject to CCVCA Board approval, Submissions are currently being accepted at

andra.miller@yahoo.com.

Trash Talk

By Royce Deveny

Our neighborhood selected Waste Corporation (WCA) as our trash collector of choice. It seems strange to me that people really care so much about their trash service, but we do. After all, most of us just want our trash to go away with as little effort as possible. However, I realize what a fantastic service this really is. Imagine what your life would be like without trash collection. Imagine how not having it would change the face of our neighborhood.

In the last newsletter I discussed many of the parameter of our trash service. To recap a few of those:

Guidelines

- Collection days Monday & Thursday
- Trash is ready for collection by 7 a.m.
- Trash must be in bags or cans, weighing no more than 40 pounds each
- Tree branches, brush, shrubs, and fencing must be tied in bundles
- Bundles must be less than 40 pounds and 4 feet in length
- Branches should be less than 3" in diameter to avoid damage to truck
- Refrigerators and freezers must provide proof that Freon has been removed

Items not collected will be tagged with explanation.

There are also many items that can not be collected by the regular residential trash service. I wanted to identify these items and talk about some of the other methods we can use to dispose of them.

Prohibited Items

- Construction materials, dirt, rocks, bricks and concrete
- Automotive items such as tires, batteries, motor oil
- Waste generated by a private contractors
- Hazardous/toxic chemicals or material or cooking oil

Limit of 1 room of carpeting, bundled and less than 40 pounds each.

Construction materials, dirt, rocks, bricks and concrete – If you use a contractor for the repairs, ask them to remove these items when the job is complete. If not, you can reuse these items in your landscaping and/or offer it to your neighbors for use. If you have a lot, you can always get a construction “roll off” container from a trash company. This method will cost several hundred dollars, but may be worth it if you have several tons of material and can’t get rid of it otherwise.

Automotive items such as tires, batteries, motor oil. Most of these items will gladly be taken by automotive service facilities that do this type of work. They may even give you a few bucks for batteries. Most will take oil and oil filters for free, but may charge a small fee to take used tires.

“Imagine how not having [our trash collection company] would change the face of our neighborhood.”

Waste generated by a private contractors. Make waste removal a requirement of their bid. Most qualified contractors have big roll-off containers at their shop for easy disposal. If they don’t, you may want to consider another contractor.

Hazardous/toxic chemicals waste or cooking oil. This is a really big topic because there are many items that fall in this category. I will try to list some of the more common items below:

Cooking oil – If you have a lot, most restaurants will accept oil for free. If you don’t have much, pour it over cat litter or saw dust to absorb it.

Paint – almost all paint today is latex which is not a hazardous material. Trash collectors will not accept liquid paint because it could leak from the truck and create a real mess on the road. If you solidify the paint it can be put in the trash. Tip: you can pour latex paint into cat litter to help solidify it faster.

Flash light batteries – AAA, AA, C, D cell batteries are not considered hazardous waste

and can be put into the regular household trash. However, the little coin type batteries, cell phone, computer and other batteries should be disposed of properly. Contact the manufacturer of these devices for instruction on how and where to dispose.

Smoke detectors, Thermostats – Any devices that are radio-active or contain toxic chemicals please contact the manufacturer. They normally will take their products back to make sure they get disposed of properly.

Electronics – Goodwill will take electronics for free, and you even get a tax receipt. Best Buy will take used electronics for \$10, BUT will give you a \$10 Best Buy gift card. Some metal recyclers will take electronics. Check with them first.

Appliances - can be taken by our normal WCA pick up, however, refrigerators, freezers and air conditioners must first be tagged by a licensed professional to certify Freon removal.

Compact Fluorescent Lights (CFL’s) or tubes – Can be taken to Home Depot or Lowes

You can also take these and many other hazardous household products like pesticides, herbicides, oil based paint to the Harris County disposal sites. It’s located at 6900 Hahl Road (at 290 and North Gessner) Houston, TX 77040. This is a free service and the collection facility is open each Wednesday 9am–3pm and also on the second Saturday of each month 9am-2pm. They are normally closed holiday weeks and can be reached at 281-560-6200.

Remember WCA observes six holidays: New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day. In the event that your collection falls on a holiday, collection will not occur until the next scheduled collection day.



Colony Creek Village

Pet Web Site

www.colonycreekpets.com

Find information for topics such as:

Lost & Found, Adoptable Animals, News & Events, Tips & Advice as well as links to other pet related sites. Take a few minutes and check it out!



Helpful Local Numbers

Emergency.....	911
Sheriff's Dept non-emergency.....	713-221-6000
Klein Fire Dept.....	281-376-4449
Tomball Hospital.....	281-401-7500
WCA.....	281-368-8397
Entex.....	713-659-2111
Louetta North PUD.....	713-405-1750
Precinct 4 Road and Bridge...	281-353-8424
Animal Control.....	281-999-3191
Street Light Repair.....	800-332-7143

Disclaimer:

"This newsletter is provided as a public service to the residents of Colony Creek Village, Champion Woods and Colony Creek Estates. Every effort has been made to insure accuracy. In no event will CCVCA, its Board of Directors or Beacon Residential Management be liable to you or to any third party for any direct, indirect, incidental, consequential, special or exemplary damages or lost profit resulting from any errors, use or misuse of information contained in this publication."

Coach Kathy, Head Coach of your summer league Colony Creek Mariners, is offering swim lessons again at the pool. Water Safety Instructor and CPR Red Cross certified.

*Children and adult classes
Private & semi-private available*

Please e-mail me to get your lessons set up.

832 455 6124

wkrjsmith@sbcglobal.net

Adult/High School Open Training Swim Sessions starting June 5th

Tues-Fri, 5:30-6:30am

(weather permitting)

July 5th-Early August

5:30-7:30am

Private lessons available for a fee.

CAN YOU SWIM???

By Kathy Smith

Swim season is just around the corner. Whether you are going to the pool, lake or even the ocean, here are the FACTS.

Did you know?

- Drowning is the second leading cause of accidental death in the U.S. among children ages 14 and under.
- Drowning is the LEADING cause of accidental death of children age 5 and under.
- A child can drown in the time it takes to answer the phone
- Of all the pre-schoolers who drown,

70% are in the care of one or both of their parents AND 75% are missing from sight for five minutes or less.

- Of pre-schoolers pool drowning 65% occur in the child's home pool and 33% at the home of friends, neighbors or relatives.

Do not let your child or any family member become a statistic!



Northwest Flyers Track Club

The Northwest Flyers Track Club is a youth (ages 6 -18) track organization, affiliated with USA Track & Field (USATF), that provides a full program of sanctioned "track" events such as sprints, hurdles, middle distance, distance and relays, and sanctioned "field" events such as long jump, triple jump, high jump, pole vault, discus, shot put and javelin. The Northwest Flyers has approximately

275 members, boys and girls. The club was founded 24 years ago by Olympic gold medalist Fred Newhouse to foster the development of youth track & field in the Northwest Houston area.

The Northwest Flyers is a member of the "Win with Integrity" program, a partnership between USATF and the American College of Sports Medicine. "Win with Integrity"

brings elite track & field athletes and school-aged kids together to promote healthy lifestyles, keeping active, and living with integrity through the sport of track & field.

For additional information on the Northwest Flyers Track Club, please visit the team website at <http://www.northwestflyers.org> or contact Linette Roach at (281) 587-8442 or linette.roach@sbcglobal.net.

- Weddings - Bridal Portraits - Holidays - Birthdays -

Mitzvahs - Fundraisers - Corporate Events - Galas - Golf Tournaments

Jill Alexandra Photography

Family Reunions - Pet Portraits - Retreats - Showers - Family Portraits

Offering quality, creative and affordable photography.

We believe that memories should be priceless... not expensive

281-738-3122

www.jillalexandra.com

- Engagement Portraits - Senior Pictures - Athletic Events -

The Pearl Fincher Museum of Fine Arts offers free admission daily (a suggested donation of \$3.00 per person is recommended) and is conveniently located at 6815 Cypresswood in Spring.

The Galleries are open:

Tues/Wed 10am-5pm

Thursday 10am-8pm

Friday 10am-6pm

Saturday 10am-5pm

Sunday 12pm-5pm

Join us for Museum Family Days at the Pearl Fincher Museum of Fine Arts!

Museum Family Days are ALWAYS FREE & ALWAYS FUN!

Second Saturday of each month from 10am to 5pm.

To schedule a tour or to learn more about these exhibitions and the Pearl in general, please contact the museum staff at 281-376-6322 or visit our website at pearlma.org.

The Pearl Fincher Museum of Fine Arts is a 501(c)(3) Not for Profit organization that is solely supported through Grants and private donations from community residents, businesses and friends of the museum.

Just Listed!

16731 Scenic Gardens

8826 Tweedbrook

8831 Sunny Point

Just Sold 2010!

9403 Towerstone

9218 Silver Tip

17202 Park Lodge

8823 Driftstone

8923 Sunny Point

8906 Tweedbrook

8910 Village Hills

8814 Driftstone

8911 Driftstone

17522 Colony Stream



Tamela Waltz

Realtor

Direct: 713-628-9479

TamelaWaltz.com

TamelaWaltz@yahoo.com



Good Fences Make Good Neighbors

By Derek Miller

After Hurricane Ike, the fence between my house and one of my neighbors was completely destroyed. I jokingly suggested that we could just leave it down and be closer neighbors. That is when she quoted a line from a poem entitled “Mending Fences”, by Robert Frost... “Good fences make good neighbors.” I laughed and thought how true!

Our neighborhood is very mature and with that in mind, some of the fences are well over 20 years old. A lot of these fences are ending their service life and are in bad shape. Some myths about who is responsible for repairing or replacing fences are “the neighbor with the flat or good side of the fence” or “the neighbor with more of the fence on their side of the property line.” These are simply not true. According to our deed restrictions there is no mention of anything that would even remotely indicate this line of thought. Another myth is that the HOA board determines who is responsible. The only responsibility of the HOA board is to make sure the fences comply with deed restrictions. The fences that divide our yards and properties are shared 50/50. Both neighbors benefit from the fence therefore both neighbors share in the cost of repair and upkeep. In fact, the experts I consulted indicated that in small claims court the rulings almost always favor shared responsibility, and there are very few situations where this is not the case.

Sometimes approaching your neighbor or neighbors about replacing or repairing a fence can be intimidating, or can spark some conflict. But with a little tact and preparation, you can often come to an agreement to suit everyone.

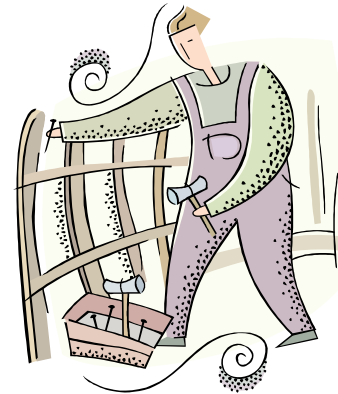
Give your neighbor some advance notice. It’s always better to know that you have to budget for a repair than to have an immediate financial outlay. Last summer I spoke to a neighbor about a fence repair, and we agreed to share the cost. We determined that we could do the repairs in the spring. That gave us both enough time to save. Also, your neighbor may have pets in their backyard and need to have another place to keep them while the fence is being repaired. Advance notice in this situation would also be necessary.

Offer some alternatives for replacement and repair. Some people are handy and could agree to do the repair if the other neighbor agrees to provide the materials. Another arrangement I have heard of was one neighbor doing the replacement while the other was responsible for the waste. (See “Trash Talk” in this issue of the Village Voice for information on disposing of fencing yourself with WCA.) Have several neighbors get involved and agree to work on everyone’s fence.

Make a party out of it! Working on a project together can bring people closer together. Have a cookout after working on the fence, or have one neighbor provide snacks and drinks and the other order pizza to share while working.

Provide at least 3 quotes from professional fencing companies. Of course, you could always get a quote from a fencing company and split the cost. I recently received a quote for a cedar fence that was about \$14 per foot. Make sure you check the Better Business Bureau, angleslist.com, neighbor referrals, or other sources for reputable companies. I’m sure there are a number of alternatives for splitting the costs and responsibilities. Keeping our fences and properties in good shape benefits the whole community!

Before you replace or paint a fence I would like to remind you that you are responsible for completing an Architectural Review Committee form that can be downloaded from the CCVCA website (colonycreekvillage.org). There is no cost associated with the form and the committee (CCVA HOA board) usually reviews the forms within a day. This is to make sure we don’t get any hot pink fences, or fences with barbed wire on them. Remember “Good fences make good neighbors!”...and great neighborhoods!



- ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★
- Teen Listing**
- ★ Alison, 16, Babysitting ★
- ★ 832-717-5715 ★
- ★ Andrew, 17, Babysitting, Pet Care ★
- ★ 281-251-5917 ★
- ★ Anne Marie, 16, Babysitting/Pet Care ★
- ★ 281-251-1496 ★
- ★ Elaine, 13, Babysitting ★
- ★ 832-698-2748 ★
- ★ Eric, 18, Babysitting/Pet/House/Tutoring ★
- ★ 832-797-8926 ★
- ★ Fallion, 16, Babysitting/Pet Care ★
- ★ 281-740-9870 ★
- ★ Genevieve, 18, Babysitting/Pet Care ★
- ★ 281-251-9913 ★
- ★ Heather, 17, House/Babysitting/Pet Care/Tutoring ★
- ★ 832-717-5979 ★
- ★ Jake, 16, Pet Care/Yard ★
- ★ 281-704-6988 ★
- ★ Jennie, 16, Babysitting/Tutoring ★
- ★ 832 477 4673 ★
- ★ Jillayne, 14, Babysitting/Pet Care ★
- ★ 281-704-6988 ★
- ★ Nathan, 17, Pressure Washing ★
- ★ 281-251-5503 ★
- ★ If you would like to update your information above, or add/remove your name from the list, please contact ★
- ★ Andra Miller at ★
- ★ andra.miller@yahoo.com. ★
- ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★ ★

**To submit an ad or article please contact
Andra Miller at
andra.miller@yahoo.com**



Connie Ward, Realtor®
Real Living Houston Home Sales
8687 Louetta Road, Suite 225
Spring, TX 77379
Office: 281 655 4443
Mobile: 281 380 7275
Connie.ward@realliving.com
www.har.com/connieward
www.colonycreekneighbors.com

Colony Creek Real Estate News

Information is taken from MLS. Some sales or properties for sale may not be reflected

What's selling in the Neighborhood.....

2010/11 Sales (Sept-Jan)	Price Range	2011 Available	Pending
1	Below - \$99,999	3	1
0	\$100,000 - \$109,999	0	1
4	\$110,000 - \$119,999	2	1
1	\$120,000 - \$129,999	3	0
1	\$130,000 - \$139,999	6	0
1	\$140,000 - \$149,999	2	1
2	\$150,000 - Up	2	0

The average sales price per sqft in your neighborhood for the time period indicated was **\$64.03**.

The average list price per sqft in your neighborhood for the time period indicated is **\$62.06**.

If you are thinking about selling please feel free to contact me for a **No Obligation Comparable Market Analysis** to determine a possible list price for your home.

Houston Real Estate Milestones in December

The average price of single-family homes in December was \$221,613, up 2.2 percent compared to one year earlier. That is the highest level recorded for a December in Houston and the second highest for all of 2010. At \$157,500, the median sales price for single-family homes increased 4.0 percent versus December 2009, achieving its highest level for a December in Houston. The national single-family median price reported by NAR is \$171,300, illustrating the continued higher value and lower cost of living that consumers enjoy in Houston

Important News for New Homeowners!!!

Common end of the year questions have to do with property taxes. If the taxing authorities have the wrong owner and/or they haven't caught up with the change since the sale of the property visit WWW.HCAD.ORG. Under 'Forms' select 'Correction' and there are free forms to correct these common problems and others. If you purchased your property last year remember to file your Residential Homestead Exemption!!! The deadline to file is April 30, 2011

Please feel free to contact me for assistance.

Investment Properties!!

Have you ever thought about purchasing an investment property? Now is the best time to purchase an investment property and plan for your future... call me for more information. I specialize not only in selling homes or assisting buyers but also in investment, foreclosure and short-sale properties.

For a list of investment properties go to

www.houstonhomesalesrealty.com

