The Cliffs at South Shore

Spring Newsletter



**Community News**

The Freeze this winter killed so many of our plants, but the Garden Committee of homeowners has been working on the front gate flower beds to bring them back. New rose bushes have replaced the dead or dying bottle brush shrubs and the bushes that look like they might be returning have been trimmed to allow for the new growth. We really appreciate the following homeowners for their efforts: Susan Fowler, Cindy Medchill, Terri Sebek, Liz Masters and Chris Masters.

During the freeze-event in February, the home of the Coulson family was destroyed by fire. Currently demo is in progress on the lot and hopefully, the rebuild will proceed so that the family will be able to move back home. Our community extends our sympathies and support to the Coulson family.

A request for bids has gone out to several sprinkler firms for replacement and repairs on the front sprinkler system. Bids are coming in and a decision will be made shortly to award the contract to the most acceptable bid.

**Front Gate Codes**

Front gate codes may be changed at the homeowner’s request. Each homeowner should have his own code for the front gate. If you need to update your gate code, please request the change to one of the Board of Directors. After the change has been made, please remember to inform your service providers of the new code. We have had a lot of cars and trucks entering through the exit gate.

**Deed Restrictions – Reminders from the Board**

**Flags** are allowed to be displayed if they are the flag of the State of Texas, the flag United States of America or an official flag of any branch of the United States armed forces. Political flags are allowed only 90 before an election and 10 days after an election.

**Signs**, billboards, posters or other advertising devices are not permitted to be displayed without the express prior written consent of the Association.

Please be aware that Commonvest Community Management Company do twice a month drives through the community to check on deed violations. If a deed violation is noted twice in a 9 month period, a friendly letter will be sent by the Management company to the homeowner that a violation has been noted. Prompt attention to remedy the violation will prevent a notice of deed violation and will help the overall appearance of our neighborhood and maintain property values for all property owners. **Violations include yard maintenance and unapproved materials in the public view. Unapproved materials include RVs, boats, trailers or building materials that are parked or stored on any part of the lot that is within public view rather than stored in the garage or other approved structure.**

As part of Montgomery County, the community observes the rules and regulations the county has set forth for pets including the leash laws. Please be sure that all pets are on a leash when out walking in the neighborhood. This is important for their safety as well as your own. And as a courtesy to your neighbors, please pick up after your pet.

**ACC Forms**

New ACC application form and documents have been completed and will be available on the website as soon as they have been approved and verified by the attorney, then sent off to the county to be recorded.

**Website**

The address to the website for the community is:

[http://www.cliffsatsouthshore.com](about:blank)

To enter the owner section at the top right of the page, the password is **CSS2017.**

The website has information on the community and can answer questions on the ACC requirements and deed restrictions. **Just a reminder, please fill out the appropriate application and sign the ACC rules page when applying for new construction on both small projects or a new home.** The signed documents should be sent to Commonvest Community Management Company with the applicable fees. When your project is completed, remember to request a refund of your POA fee from CCAM. Their email can be found on the applications. **Any exterior home improvements need to go through the approval process.**

**Safety on our Streets**

The speed limit in The Cliffs of South Shore is 20 MPH. Please be considerate of your neighbors and children especially during the summer months when everyone is out and about. Be sure that if you allow your younger teens to drive golf carts that they know the rules and drive safely. Please do not park on the grass edges along the roadway which can damage the grass/yard and sprinklers.  Parking should always be in driveways or on the road and should always be on one side only thereby allowing traffic to pass.

Please remember to place your trash on your **Driveway** and not the Street!

**Meetings for 2021**

Please mark your calendar for these remaining Board Meetings for this year: July 14 and October 13, 2021.

The Annual Membership meeting will be, Saturday, December 4th, 2021

**Board Membership**

The Board of Directors for 2021 are:

Ken Sebek President

Kendra Carter Vice President

Ben Brooks Treasurer

Linda Haney Secretary

Linda Rayha Director at Large

**Commonvest Community Management Company**

Kelli-Ann Baker Community Manager

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