



NEWSCASTER

**Spring Shadows
Civic Association:
HOA Newsletter**

**Issue #324
October/November 2026**

What to Plant, Prune, and Prepare in your Houston Garden this Fall

by Todd Farber

Aggie Horticulturist | Garden Guy

Reminder Information Regarding the Draft Flood Plain Map for Harris County

by Ken Arnold

Four Not So Hidden Community Resources

by Karen Snead

Surviving the Drought in Spring Shadows

by Felix Angel

Back to Basics Cooking

by Jim East

Committee Reports

Yards of the Months: Oct. & Nov. 2026





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www.springshadows.org
for current updates.

**OFFICIAL SPRING SHADOWS
CIVIC ASSOCIATION
FACEBOOK PAGE**

DISCLAIMER

The Facebook page entitled "Spring Shadows Neighborhood Group" is not maintained, nor sanctioned by SSCA. It is privately owned by a Spring Shadows resident.

The **NEWSCASTER** is delivered by email and is posted on the [website](#) by the 1st of :
February, April, June, August, October, and December.

Graphic Design/Implementation: Karen Snead
Managing Editor: Karen Snead: director4c@springshadows.org

PRESIDENT'S LOG

Stardate - 43747.9

Sept. 30, 2026

Greg Janak

Hello Fellow Neighbors!

Watching the MLB Postseason, it feels like fall in theory. However the temperatures are still warm and our lawns are still very thirsty. The forecast is predicting rain over the next few days which hopefully will bring some needed relief to our lawns and some cooler temperatures to follow.

Felix Angel's suggestions in "[Surviving the Drought in Spring Shadows](#)" provide lawn-saving techniques that we can all use. And when Fall does actually arrive, [The Garden Guy's](#) article on fall planting and pruning is a great gardener's resource.

There are several October activities coming up and I encourage you to participate and meet your neighbors with "National Neighbors Night Out" on October 6th. The [Spring Shadows General Meeting](#) will be held on October 13 at 7:00 pm in the Fellowship Hall of John Knox Presbyterian Church. I welcome all Spring Shadows homeowners to join us for a presentation on the homelessness in our neighborhood and a status review of our HOA for 2026.

On a personal note, my wife and I have recently decided to start the next chapter in our life and put our house on the market. We are both very excited and very sad at the same time. Spring Shadows has been an amazing place to call home for many years and the neighbors we have met will be surely missed.

I personally want to THANK the office staff and all of my fellow Directors and volunteers for all their hard work and dedication to this great neighborhood, that we all call home!

Sincerely,
Greg Janak

Welcome to HTX Collects!

Houston Solid Waste Management has launched HTX Collects, a mobile app that will allow residents to stay better connected with the City's waste and recycling collection programs.



Never miss a collection day again! Download the new Houston Solid Waste service reminder app, HTX Collects, from the iOS App and/or Google Play store today. Sign up to receive service day reminders as mobile notifications, email or phone call. You can even add your collection days to your personal iCal, Google or Outlook calendar. Always remember your recycling day!

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Reviews ★★★★★



**GOOD
NEIGHBOR**
SPRING BRANCH ISD



Information Hub

Important Phone Numbers

- Pct. 5 Constable 281-463-6666
- Graffiti Removal 311 (713-837-0311)
- Emergency 911
- Houston Police (Non-Emergency) 713-884-3131
- Houston Fire (Admin) 832-394-6700
- SBISD Police 713-984-9805
- Amy Peck: Council Member District A 832-393-3010
- BARC (Roaming Dogs) 713-837-0311

Contact information correct for the publication date

SSCA OCT/NOV 2026 MEETINGS

- **Executive Committee**
Mon. Oct. 5 and Mon. Nov. 9, 6:00 pm
- **Board Meetings**
General Meeting: Oct. 13, 7:00 pm
Board meeting: Mon. Nov. 16, 6:00 pm
- **Architectural Control Committee**
Wed. Oct. 28 and Wed. Nov. 18, 6:45 pm

SPRING SHADOWS MOMS CLUB

Spring Shadows Moms Club meets the first Thursday of each month at 7:15 pm.

Please contact our leadership team at: ssmomsclub@gmail.com for more information. *Has no affiliation with the Association

CALL CENTERPOINT ENERGY at 713-207-2222 for all street lights that are not working. Provide the number listed on the street light pole or the address of affected light.

CALL HOUSTON at 311 or 713 837 0311 for all missed garbage, recycling, trash or yard waste pickups.

appfolio

"HOMEOWNER PORTAL"

If you have not activated the homeowner portal, please call the office and provide your current email address. With the online portal, you can:

- View the SSCA Calendar
- Submit payment for maintenance fees
- Submit Architectural Control Applications
- Access SSCA documents, including deed restrictions and policies

APPFOLIO [webpage link](#)
[mobile app link \(iphone\)](#)
[mobile app link \(android\)](#)

If you do not receive an email, are unsure if you have one on file, or would like to create an account for a second owner, please contact the SSCA office at 713-460-1718 or office@springshadows.org

October 2026

Tues Oct 6: National Night Out
Mon Oct 12: Columbus Day
Tues Oct 13: General Meeting
Sat Oct 31: Halloween

Breast Cancer Awareness Month

November 2026

Sun Nov 1: Daylight Savings Ends
Tues Nov 3: Election Day
Thurs Nov 26: Thanksgiving
Fri Nov 27: Black Friday

Trash Dates

Oct 02 - Trash, Recycling
Oct 09 - Trash
Oct 16 - Trash, Recycling
Oct 23 - Trash, Heavy, Yard, and Tree
Oct 30 - Trash

Heavy Trash Collection (Bulk, Yard & Tree Waste)
Heavy trash is collected every other even numbered month for eligible addresses that receive City curbside service. **Yard waste** is now collected with heavy trash. Residences that receive curbside collection are allowed six (6) heavy trash curbside collections per calendar year.

Nov 06 - Trash
Nov 13 - Trash, Recycling
Nov 20 - Trash
Nov 27 - Trash, Recycling

Oct/Nov 2026 Real Estate Market Trends & Welcome New Neighbors

by Therese Landa, Real Estate Broker,
Owner of *Houstonian Properties* 281.236.6348

This *Current Market Analysis* evaluates SOLD properties from the past 180 days, as market conditions from 90-180 days provide the most accurate reflection of current property values.

- **Active Listings: 30 (higher)**
- **Number of Homes Sold: 62 (lower)**
- **Average Days on the Market: 61 (lower)**
- **Sold Price Range: \$255,000 - \$808,000**
- **Price Per Square Foot:**
- **Highest Price Per Square Foot : \$336.23**
- **Average Price Per Square Foot: \$234.86**
- **Lowest Price Per Square Foot : \$150.27**

Mortgage Rates Update

Mortgage rates have dropped slightly this week.

- 30-Year Conventional Loan: 7.125%
- 15 Year Conventional Loan: 6.50%
- FHA 30-year Loan: 6.875%
- VA 30 Year Loan: 6.875%
- Jumbo 30-Year Loan: 6.00%

The average days on market suggest an uptick in sales, with an increase in inventory. Currently Spring Shadows has approximately 3.3 months of inventory, lower than the last newsletter.

A 6 month sales history signals neither a buyers or sellers market, while the current 3.3 month supply suggests market equilibrium. Price per square foot is a bit higher than the last newsletter.

The rate hike with the Feds has made the market more sluggish than it was. But because housing is essential, if it doesn't sell, it will lease. But the leasing market is also sluggish at the moment.

WELCOME NEW NEIGHBORS

9600 Colleen (2)
2300 Elmgate
2600 Hollow Hook
3006 Kenross
2500 Palo Pinto
2600 Palo Pinto
2300 Parana
2200 Rosefield
2600 Rosefield
2700 Stetson
2700 Triway
2900 Triway

Therese Landa, Broker/Owner,
GRI, CLHMS

Spring Branch Resident, 25 Years
of Experience,
Five Star Professional-Texas
Monthly, Multimillion Dollar
Producer



Therese Landa
281-236-6348



therese@houstonianproperties.com

281-236-6348



Addressing our Problems with Homelessness in Spring Branch

Multi-Speaker Presentation Spring Shadows Civic Association General Meeting on October 13, 2026

John Knox Presbyterian - 7:00pm
2525 Gessner: Fellowship Hall

***Michael C. “Mike” Nichols**, Director of the City of Houston Housing
and Community Development Department

*Representatives from the **Houston Police Department’s Homeless Outreach
Team** and the **Houston Police Department’s Northwest Differential Response
Team**

This year’s Program will feature a discussion of the increasing
unsheltered population in Spring Branch, particularly in the areas
surrounding the Spring Shadows Subdivision.

Michael C. “Mike” Nichols, Director of the City of Houston Housing
and Community Development Department, will be joined by
representatives from the Houston Police Department’s Homeless
Outreach Team, and the Houston Police Department’s Northwest
Differential Response Team, to present information about the City’s
efforts to manage outreach, public safety, mental health services,
and intervention strategies for individuals living on the streets.
These speakers will present appropriate ways to engage with
unhoused persons, to help individuals in crisis, and ways citizens
can provide assistance.



Seeking Spring Shadows Volunteers to Contribute to the Newscaster

Layout/Graphics:

For those with experience in digital magazine creation using programs such as Canva, Adobe Express, Adobe Photoshop/Illustrator, Affinity, volunteering is a great way to showcase your skills to the Spring Shadows community.

Writers:

Do you have special areas of expertise, either professionally or as an avocation? If so, we would love to have you join us as a writing contributor, possibly for single instance articles or recurring columns in a given hobby/avocation area. Example interest areas include gardening/landscaping, interior design, beer-making, and cooking, just to name a few.

Contact: director4c@springshadows.org

Stolen Vehicle Prevention Tips

Here are some ways to prevent vehicle theft and break-ins.

1. Make sure to lock your car doors.
2. Do not leave any valuables in plain sight.
3. Install and activate your vehicle's alarm.
4. Use GPS devices to track your vehicle in case it's stolen.
5. Install secondary aftermarket alarms in case the suspect turns off the factory alarm.
6. Park your vehicle inside your garage.
7. Ensure you have good lighting around your residence and working surveillance cameras.

Please get in touch with Harris County Precinct 5 Dispatch at 281-463-6666 to report any crimes or suspicious activity.

Questions about Policies and Deed Restrictions?

• Questions about Deed Restrictions?

Did you know that you can easily find information about political signage and holiday lighting regulations on:

- a) our website
- b) the AppFolio homeowner portal?

* [Deed Restrictions on our website](#)

* Deed Restrictions on the Appfolio Homeowner Portal (in the Shared Documents folder)

- 1) Access using iPhone/Android App
- 2) Access using [Web](#) portal entry

• Questions about how the SSCA is governed?

You may also find the Governing Bylaws on our [website](#) and in the AppFolio homeowner portal (see the above links to access Appfolio) in the shared documents folder.

Council Member Amy Peck

National Night Out 2026

Please let us know if your neighborhood is planning on hosting an event for National Night Out. Our office will attend as many as possible!

Tuesday, October 6, 2026

Please visit our website to request a visit:
www.houstontx.gov/council/a

Questions? 832-393-3010 DistrictA@houstontx.gov

Reminder Information Regarding the Draft Flood Plain Map for Harris County

by Ken Arnold: Director 17c

Summary

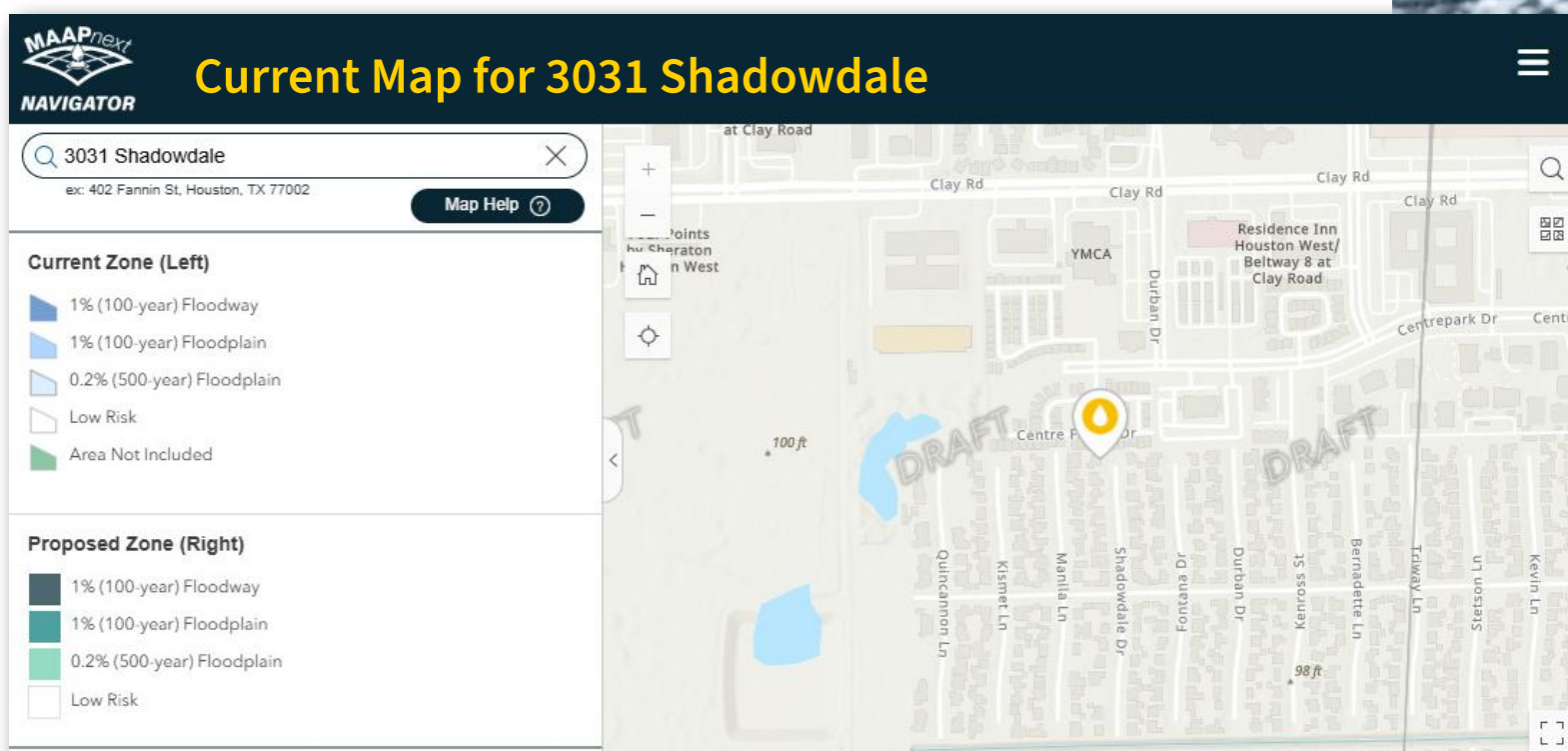
FEMA and the Harris County Flood Control District (HCFCD) have published a draft new map which indicates areas at risk of flooding in Harris County. Areas in the 100-year zone have a 1% risk of flooding in any year.

Please understand this map is a draft and has not yet been adopted. However, it is safe to assume it represents the best detailed topographical information, the best current analysis of rainfall intensities and durations, and the most up to date information of drainage system capabilities. The proposed map shows the estimated areas with a 1% chance of flooding in any year (the 100-year floodplain) and areas with a 0.2% chance of occurring in any one year (the 500-year floodplain). The new map shows additional areas within Spring Shadows which could be expected to flood under these assumptions.

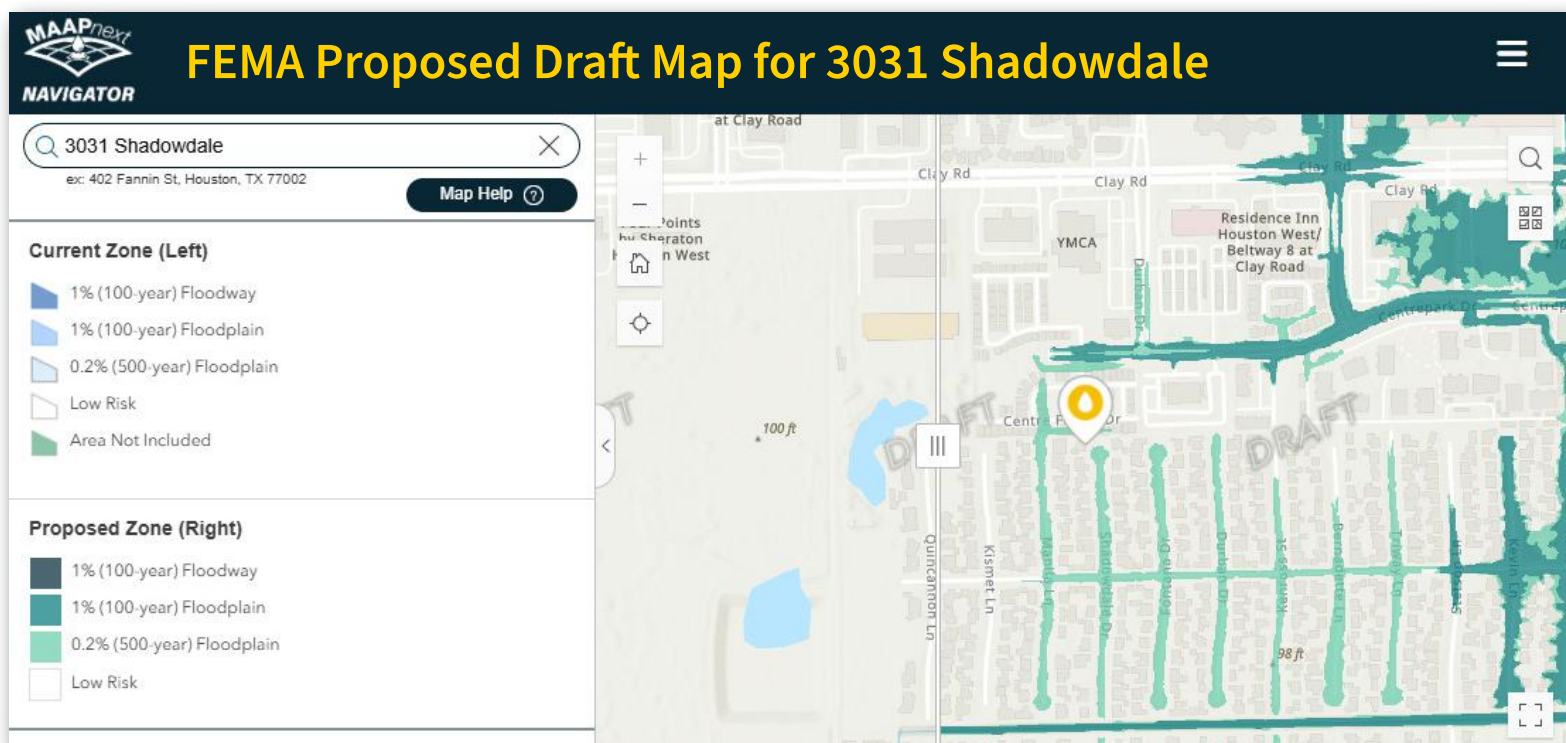
The draft will be modified and issued as a preliminary map followed by a 90-day period when FEMA will receive letters of proposed map revisions. At some point after that the final map will be issued.

Understanding the map

The best way to see how draft map affects your home is to go to the interactive map at <https://www.maapnext.org/Interactive-Map>. Enter your address in the upper left corner of the map. On the left side, click on the "Mapping Change Comparison" box. Using the address, 3031 Shadowdale, moving the slide to the right shows the existing flood map:



Moving the slide all the way to the left shows the draft map:



As you can see, none of the houses in this area of Spring Shadows shown on first map are in a flood zone. However, there is street flooding on the proposed map and likely some flooding of houses as well. Most of the impact is due to the inability of drainage pipes to convey water fast enough to the drainage ditch between Kemp Forest and Kempwood. Notice that the drainage ditch does not overflow its banks.

Currently, the area in front of 3031 Shadowdale is not in the flood zones. However, in the 500-year flood zone on the draft map, the cul-de-sac can fill in a heavy downpour. This is consistent with 50 years of past history.

The existing floodplain map can miss flash flooding which can occur from a lesser storm with a long and very heavy rain which temporarily overwhelms the pipes draining to the ditch. This happened in front of 3031 Shadowdale several times during "Harvey" and once during an extremely heavy non-hurricane related thunderstorm. Both times, for a short period of time, the water came over the curb and partially onto the lawn. The water quickly receded when the rain slacked off. Thus, the cul-de-sac has a 0.2% risk of flooding in any given year.

Affect of a Change in Designation

Many properties in Spring Shadows which are currently not in the 100-year zone will move into that zone if the draft map is adopted. Some properties may move into the 500-year zone. The main goal of the draft map is to provide owners with a better risk of flooding potential.

So far, premiums for flood insurance are not tied to the flood plain maps. However, homes insured under Federal programs like FHA, VA etc. and many bank mortgages, require flood insurance if they are in the 100-year zone. Therefore, some new homes may be required to have flood insurance once the new maps are eventually adopted.

The next step is for the draft map to become a preliminary map, and there will be continued opportunities for review and comment before the preliminary map becomes the final map!

What to Plant, Prune, and Prepare in Your Houston Garden This Fall

Todd & Sabrina Farber - Aggie Horticulturist - [The Garden Guy](#) - Serving Houston Area Home Owners Since 1991

Fall is Houston's most useful gardening season. As the worst heat begins to ease, our soil stays warm enough for roots to grow while plants face less stress above ground. September is the month to watch the weather and prepare. October and November usually bring the better planting window for shrubs, perennials, cool-season color and many vegetables.

Plant When Houston Temperatures Begin to Moderate

Trees, shrubs, and perennials. Once daytime temperatures become more reasonable and the soil has dependable moisture, begin installing well-adapted trees, shrubs and hardy perennials. Fall planting gives roots time to establish before next summer. Do not rush cold-sensitive tropical plants into the ground late in the year; many should be planted in spring.

Cool-season flowers. Dianthus, snapdragons, petunias and sweet alyssum can begin going in as nights cool. Pansies perform best after the weather is truly cool, so waiting is often better than replacing heat-stressed plants. Choose healthy transplants, loosen circling roots and water each plant thoroughly at installation.

Fall vegetables and herbs. Houston gardeners can use transplants for broccoli, cabbage, cauliflower, collards and kale, and sow carrots, beets, radishes, lettuce, turnips and Swiss chard when conditions suit the crop. Cilantro, parsley and dill also appreciate cooler weather. Our mild winters make fall vegetable gardening one of the pleasures of living here.

Garlic and dependable bulbs. Order garlic in early fall, then plant soft neck types after the soil cools, generally in October or November. Reliable Gulf Coast bulbs include rain lilies, oxblood lilies, red spider lilies, crinums and hardy amaryllis types such as St. Joseph's lily. Buy from a trusted source and choose varieties proven for our climate rather than assuming every bulb sold locally will thrive here.

Prune With Restraint

Fall is not the time to give every shrub a hard haircut. Pruning encourages growth. Tender new growth can be damaged by an early cold snap. Remove dead, diseased or broken wood when you see it, but save major structural pruning for the proper season for that plant.

Do not prune azaleas in fall. Their spring flower buds are already forming. Fall pruning removes next year's blooms.

Do not prune oakleaf hydrangeas now. They bloom on older wood and should be pruned, if needed, soon after flowering.

Repeat-blooming roses may be lightly shaped in late August or very early September, usually by no more than about one-third. Avoid a hard late-fall pruning.

Leave healthy perennials standing until they naturally decline. Seed heads can feed birds, and stems can provide habitat for beneficial insects.

Never top a crape myrtle. Remove only dead, damaged, crossing or poorly placed branches, using proper cuts.

Prepare the Lawn Without Forcing Growth

Pre-emergent timing. A fall pre-emergent can reduce winter weeds such as annual bluegrass, henbit, and chickweed, but timing matters. In Houston, we watch the downward trend in soil

temperature and the forecast rather than applying only because a calendar or fertilizer company says it is time. Late September into early October is often the window. Apply before weeds germinate, follow the label and water it in as directed.

Fall feeding. Do not push a heat-stressed lawn with heavy nitrogen. When the weather moderates and the grass is healthy, use a conservative fall fertilizer appropriate for your soil and turf, with adequate potassium and no unnecessary surge of nitrogen. We do not recommend weed-and-feed products, and we do not seed or overseed Houston lawns.

Keep watching for problems. Sod webworms and fall armyworms can appear in late summer and fall. Cool, wet weather can also bring large patch, often called brown patch, in St. Augustine. Diagnose the problem before treating. Continue mowing St. Augustine near four inches while it is actively growing and keep fallen leaves from matting over the lawn.

Refresh Beds and Adjust Watering

Pull weeds before they set seed, edge beds and replace only the mulch that has decomposed. We prefer shredded hardwood mulch applied about two to three inches deep. Keep mulch several inches away from trunks and shrub stems; mulch volcanoes trap moisture against bark and invite problems. Dyed mulch adds color, not horticultural value.

As temperatures and rainfall change, adjust irrigation instead of leaving a summer schedule running automatically. Check the soil before watering, repair clogged or misdirected heads and water deeply enough to moisten the root zone. Newly planted material needs careful monitoring even in cool weather, but constantly soggy soil is not the goal.

A Simple Houston Fall Checklist

When	Garden Priorities
September	Watch temperatures, inspect irrigation, clean beds, plan fall planting, monitor lawn insects and time pre-emergent by soil conditions.
October	Plant adapted shrubs and perennials, add cool-season vegetables and flowers, plant garlic as soil cools, and apply conservative lawn care only when conditions are right.
November	Continue planting hardy material, refresh mulch, protect cold-sensitive plants, reduce irrigation as weather allows and avoid late heavy pruning or feeding.

More Houston Gardening Help From Garden Guy

- Garden Guy landscape design and installation garden-guy.com
- Ask Garden Guy Houston garden answers askgardenguy.com
- Free 3 2 1 Garden Tips newsletter bit.ly/321gardentips
- Complete Houston grass guide bit.ly/completegrassguide
- Houston lawn weed guide bit.ly/lawnweedguide
- Houston fall vegetable guide bit.ly/houfallvegetablegarden
- New to Texas gardening guide bit.ly/newtotexasgardening
- Free Garden Guy Garden Club bit.ly/gardenguyclub

About Garden Guy

Garden Guy is a two-person, family-owned Houston-area business led by Todd and Sabrina Farber. Todd, a Texas A&M horticulturist, has designed and installed residential landscapes since 1991. Together, Todd and Sabrina also share practical Gulf Coast gardening education through Ask Garden Guy.



sbnorth84@gmail.com

WANTED

DELEGATE and ALTERNATE DELEGATE

The City of Houston's Super Neighborhood Program is a civic initiative that groups contiguous communities together into geographic frameworks to give residents a stronger voice in Houston's planning and resource allocation. The Program divides Houston into 88 areas whose Stakeholders identify, prioritize, and communicate their community's infrastructure and service needs directly to City by way of the Super Neighborhood Alliance.

Spring Shadows Civic Association has agreed to become an active residential stakeholder in the SPRING BRANCH NORTH SUPER NEIGHBORHOOD COUNCIL (84) ("North Council"). As a Stakeholder, the Association has a seat on the North Council.

WANTED: A dedicated resident of Spring Shadows to serve as our Delegate, and a resident to serve as an Alternate Delegate, to represent our neighborhood's interests. An interest in civic engagement, public infrastructure, and local community development, and a willingness to look out for the best interest and quality of life in our neighborhood is all that is required.

RESPONSIBILITIES: Participate in the North Council's meetings, which will be held jointly with the Spring Branch Central Super Neighborhood to stay informed on local City planning, zoning, safety, and infrastructure issues, cast a vote on behalf of the Association, and bring the Association's concerns, project requests, and community interests to City officials.

If you are interested in serving as a Delegate or Alternate Delegate, or for more information, contact the North Council at sbnorth84@gmail.com.

THE AIR INSIDE YOUR HOME MAY BE MORE POLLUTED THAN OUTSIDE

Allergens, dust, and hidden pollutants could be affecting your family every day. JW East Mechanical will clear the air — literally.

Schedule a Professional Indoor Air Quality Analysis

Our certified technicians will first do a thorough inspection of your HVAC system. We'll check for leaks, dirty air filters, and conduct regular maintenance on your HVAC system to make sure it is running properly. We'll also use specialized instruments to assess the quality of the air inside your home.

STEPS TO IMPROVE INDOOR AIR QUALITY

- 1 Enhanced Filtration Systems**
Installing advanced HVAC filters to trap smaller particles that standard filters might miss.
- 2 Air Purification**
Adding air purifiers in key areas to actively reduce contaminants and improve air freshness.
- 3 Regular Maintenance**
Encouraging routine HVAC maintenance to ensure systems are operating efficiently and effectively.
- 4 Ventilation Improvements**
Suggesting enhancements to the home's ventilation, such as adding exhaust fans or using air exchangers, to allow for better air circulation issues.



JW EAST MECHANICAL

Call JW East Mechanical for all of your HVAC needs. We are long-time residents of Spring Shadows and have been family-owned and operated for 30 years.

"Your Comfort Is Our Business"

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JWEastMechanical.com

Licence #: TACLB11123E

Four Not So Hidden Spring Branch Community Resources

by Karen Snead, Director 4c

Are you seeking new adult leisure and recreational activities, resources for friends and family undergoing financial stress, or even business start-up training courses within the Spring Branch area?

Fear not, the Spring Branch community has you covered. While the below listed providers are definitely not the only ones offering these types of activities and assistance, they are well funded and can provide a great starting point for your interests and needs.



Trini Mendenhall Community Center (713-956-0881)

a public, Harris County administrated community center located at 1414 Wirt Rd, Houston, TX 77055.

Facilities & Amenities

Spaces: Clean, large multi-purpose and meeting rooms available for public use and private event rentals (such as birthdays or showers).

- * Kitchen: Full kitchen access available for certain events/activities
- * Parking: Free, spacious onsite parking lot
- * Accessibility: Wheelchair-accessible entrances, parking spaces, and restrooms

Programs & Activities: The center offers a wide variety of mostly free educational, health, and social programs, especially catering to seniors and local interest groups:

- * Fitness & Wellness: Free yoga classes, stretchercise, and self-defense
- * Social & Creative: Senior social ballroom dancing (Thursdays), art, dance, poetry, and Rummikub or bridge game nights
- * Education: Language classes, food preservation workshops, and community meetings
- * Civic: Operates as a designated local voting location during election seasons

You may explore offerings/activities by linking to <https://www.pct3.com/Explore/Community-Centers> and clicking on the calendar button for the Trini Mendenhall Center

Houston City College

a Community Learning Program (CLP) that features a wide range of personal growth classes and workshops designed for anyone looking to master a new skill, sharpen existing talents, or pursue a fresh hobby. The program serves the public by hosting diverse sessions focused on areas like recreation, academics, and personal development.

For more details on these offerings, you can visit the official CLP website at:

<https://www.hccs.edu/community--partners/community-learning-program/> (scroll down to the bottom of the page and simply select the Northwest campus [Spring Branch] option and the type of course you prefer from the dropdown menu choices).

Continued on page 15

Four Not So Hidden Spring Branch Community Resources continued from page 14

Spring Branch Management District (713-595-1219):

a Municipal Management District (MMD)—a type of special purpose local government entity created under the Texas Constitution and state legislative law designed to foster economic growth, enhance infrastructure, and improve the overall quality of life in the Spring Branch area of Houston.

The organization provides a variety of supplemental services that build upon basic city functions, focusing heavily on public safety, environmental design, and mobility. Key initiatives include providing private security patrols, removing graffiti and litter, park revitalization, maintaining landscaping along major roadways, and funding community development programs. Additionally, the district offers economic development tools like personalized business research reports and revitalization grants to help local commercial areas thrive. <https://sbmd.org/>

Spring Branch Family Development Center (713-996-8781)

a non-profit organization that connects families in Greater Houston with essential educational, recreational, health, and social services. To support the community, SBFDC collaborates with multiple partner agencies to offer a wide range of free or affordable programs. These services include early childhood education, adult ESL classes, after-school youth programming, affordable healthcare through an on-site community health clinic, and nutrition assistance via a mobile food pantry and WIC clinic. Additionally, they help community members apply for vital benefits like Medicaid, CHIP, and SNAP.

The organization primarily serves low-to-moderate-income families and children living in the Spring Branch area, though they welcome individuals from more than 55 zip codes across Greater Houston. Because they serve a diverse community, SBFDC intentionally provides all of its resources and programming in both English and Spanish.

More information can be found on their website: <https://sbfdc.org/>.



Surviving the Drought in Spring Shadows

By Felix Angel
Chair of ACC/Director 11A

When people first come into Spring Shadows, one of the most common remarks we hear is, "Oh, I love the trees!"

And for good reason! Our mature trees are one of the things that make Spring Shadows such a beautiful and desirable neighborhood. Trees provide shade, help cool our homes and yards, and can even reduce the amount of water our lawns need. But during a drought, our trees need our help.

Give Your Trees Priority

During periods of drought, trees should be a priority when watering your landscape. Their large canopies provide shade for your grass and help keep your home cooler, potentially reducing water and energy use.

A general guideline for watering established trees during drought is approximately 10 gallons of water per 1 inch of trunk diameter per week. For example, a tree with a 12-inch diameter would need approximately 120 gallons of water per week. If providing that much water isn't possible, don't be discouraged. Do what you can. Even supplemental watering can help your trees through periods of extreme heat and drought.

Don't Give Up on Your Trees

Seeing branches or limbs fall does not necessarily mean that a tree is dying. Drought stress, weakened limbs, disease, decay, or other conditions can contribute to branch failure. Don't remove a tree simply because a few limbs have fallen. Instead, consider having the tree evaluated and properly trimmed by a qualified, reputable tree professional who can determine whether the tree can be safely maintained.



Let Your Grass Grow

During drought conditions, allow your grass to grow taller—approximately 4 to 5 inches when possible.

Taller grass helps shade the soil, reduces evaporation, and encourages deeper root growth. A healthy, established lawn with longer blades is generally better able to withstand periods of heat and limited rainfall.

Seeing Circles of Yellow or Brown Grass?

If you are watering your lawn but still notice circular areas of yellow or brown grass, the problem may not be a lack of water. Lawn diseases or fungal problems can sometimes cause circular or irregular patches.

If you're unsure of the cause, consider having the affected area evaluated before adding more water or treatment.

Continued on the next page

Robin Castellanos - Spring Shadows Resident



Full Service Tree Care & Landscaping
281-890-TREE | Championstree.com
Helping Nature Live a Healthy Life
Serving Houston since 1983

Memorial Tax Advisors Inc.

Helping our clients keep more
9225 Katy Freeway Ste 410
Houston TX 77024

Michael Cotrone, CPA

Managing Director
Office: (713) 465-5678
Fax: (713) 465-5680
mike@memorialcpas.com



Surviving the Drought in Spring Shadows

Continued from page 16

Hold Off on Fertilizer

During periods of extreme heat and drought, avoid fertilizing a stressed lawn unless recommended by a qualified lawn-care professional.

Applying fertilizer when grass and plants are already under significant heat and drought stress can add additional stress rather than helping the landscape recover.

Water at the Right Time

When drought restrictions permit watering, early morning is generally the best time to water. Aiming for approximately 5:00 a.m. to 10:00 a.m. can help reduce evaporation while allowing the foliage and soil surface to dry during the day.

Always follow any current City of Houston watering restrictions and your local water-use requirements.

Let's Help Keep Spring Shadows Green

Our trees and landscaping are a big part of what makes Spring Shadows special. During a drought, a little extra care can go a long way toward protecting the beautiful landscape we all enjoy.

Water wisely, protect your trees, and help your landscape weather the heat!

2026

— A —

District A State of the District and Town Hall



Join Council Member Amy Peck for the District A State of the District and Town Hall!

Hear Updates about District A.
Connect with your City Department leaders.
Come with your questions or concerns!

Light bites provided
(first-come, first-served while supplies last)

THURSDAY, NOVEMBER 5, 2026

6:30 PM

Trini Mendenhall Community Center
1414 Wirt Rd., Houston, TX 77055

Questions?
832-393-3010
DistrictA@houstontx.gov

AMY PECK

Houston City Council, District A




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Budget/Finance Committee Report

by Roxanne Richey

Budget and Finance Committee Chairman

9/24/2026

The Budget/Finance Committee prepared the Preliminary 2027 Budget. We took a conservative approach to forecasting income based on home sale trends and interest rate forecasts. Committee chairmen were contacted for updated pricing and additional budget requests. A careful review of contracts and service agreements was made. Year 2025 and Year-to-Date July 31, 2026, expenses were reviewed for trends. New general ledger accounts or renaming of some accounts have been requested to ensure appropriate reporting and improve expense analysis.

The preliminary 2027 Budget Proposal was presented by the Budget/Finance Committee Chairman to the Executive Committee on September 14, 2026. A summarized 2027 Budget Proposal was reviewed with and approved by the Board of Directors on September 22nd. The 2027 Budget will be presented during the October 13th General Meeting. The final 2027 Budget will be voted on during the Board of Directors November 16th meeting.

Brenda Stardig

Broker Associate

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COMMUNITY AND GOVERNMENT AFFAIRS COMMITTEE REPORT

by Janet Marton : Director 1 B, *Committee Chair*

Drone On!

DoorDash claims it has received a Part 135 air carrier certification from the Federal Aviation Administration that would enable Door Dash to deliver small packages by drone, just like Alphabet's Wing, Zipline, and Amazon. DoorDash has been working with Alphabet's drone delivery, Wing, in Dallas, Virginia, and Australia, and is now preparing to deploy its own drones designed specifically for food delivery. DoorDash Labs, which has been building Dot Sidewalk delivery robots, will be designing and assembling the food delivery drones. DoorDash will also build the ground-level infrastructure to enable drones to pick-up food for deliveries. Other considerations include flight plans, airspace management, and drop-off logistics needed to accomplish food delivery.

DoorDash has not revealed what markets are being targeted for an initial launch, suggesting that an announcement would be made in the months to come.

<https://www.theverge.com/science/970731/door-dash-air-drone-delivery-faa>, July 29, 2026

Also, Uber, investing in drone delivery company Zipline, are aiming for one million Uber Eats drone deliveries per day by the end of 2029. Drone delivery on Uber Eats will begin in Houston and Dallas before the end of the year.

<https://www.axios.com/2026/08/17/uber-zipline-eats-drone-delivery>, August 17, 2026

October General Meeting.

Mark your calendars and make plans to attend the October General Meeting.

In addition to the election of Directors for Section Positions B and D, this year's Program will feature a discussion of the increasing unsheltered population in the Spring Branch, particularly in the areas surrounding the Spring Shadows Subdivision. Michael C. "Mike" Nichols, Director of the City of Houston Housing and Community Development Department, will be joined by representatives from the Houston Police Department's Homeless Outreach Team, and the Houston Police Department's Northwest Differential Response Team, to present information about the City's efforts to manage outreach, public safety, coordination of mental health services, and intervention strategies for individuals living on the streets. These speakers will present appropriate ways to engage with unhoused people, to help individuals in crisis, and ways citizens can provide assistance.

The October General Meeting is scheduled for Tuesday, October 13, 2026, at 7:00 p.m. at the John Knox Presbyterian Church Meeting Hall.

Director Election Information.

The following are the remaining scheduled election activities for this year's election of Directors for Section Positions B and D for the term beginning January 1, 2027.

September 25, 2026

Deliver Absentee Ballot to Members

October 12, 2026

Deadline for receipt of Absentee Ballot by Association

October 13, 2026

General Meeting and Election of Directors

To be eligible to serve as a Director, a Member (record owner of property subject to maintenance fee) must be elected from the Section in which the Member resides and may not cohabit at the same primary residence with another Director. Sharing your talents and interest in the Spring Shadows Civic Association as a director allows you to participate in the governance of Spring Shadows and in maintaining the aesthetics and the value of the Subdivision's homes.

Spring Branch North Super Neighborhood.

Super Neighborhoods were created by the City to bring residents, businesses, and other stakeholders within defined boundaries to address local issues and collaborate with City government. The presidents of all Super Neighborhood Councils form the Super Neighborhood Alliance, which serves as an advisory board to the Mayor and City Council, to advocate for specific community interests at the city-wide level. The Spring Shadows Civic Association is within the boundaries of the Spring Branch North Super Neighborhood (Clay Road to the North, Campbell Road to the East, Neuens Road and Hammerly to the South, and Sam Houston Parkway to the West). The Spring Branch North Super Neighborhood is making an effort to re-activate at the request of the Mayor's Office.

Mosquito & Health Article: Home Made Mosquito "Buckets of Doom" for Back Yard

A homemade "mosquito dunk bucket" (often called a "Bucket of Doom") is a highly effective, ecologically safe DIY trap that utilizes stagnant water, decaying organic matter, and a commercial Mosquito Dunk containing Bti (*Bacillus thuringiensis israelensis*) to break the mosquito life cycle. Instead of spraying broad-spectrum chemicals that kill pollinators, this setup creates an irresistible breeding ground that safely eliminates larvae before they become biting adults.

Texas A & M and other colleges with agricultural departments vouch for this method because Bti is a naturally occurring soil bacterium that targets only the alkaline digestive systems of mosquito and midge larvae. It is completely non-toxic to humans, pets, birds, horses, frogs, and honeybees.

How to Create and Maintain a Mosquito Dunk Bucket

Materials Needed:

- Container: A 3- to 5-gallon dark-colored bucket.
- Organic Matter: A handful of straw, hay, old leaves, or weeds (avoid fresh green grass clippings, which can decay too quickly and cause a foul smell).
- Larvicide: Commercial Mosquito Dunks or dunks containing Bti.
- Safety features: A mesh lid, chicken wire, and a sturdy stick

Step-by-Step Assembly

1) Ferment the bait: Place a couple of handfuls of straw or leaves into the bucket. Fill it halfway with water (preferably rainwater or unchlorinated barrel

water). Let it sit in a shady or warm area for 2–3 days so the organic matter ferments and releases CO₂ and organic odors that attract gravid (pregnant) female mosquitoes.

2) Add the larvicide: Drop 1/4 to 1/2 of a Mosquito Dunk into the water. A full dunk is usually overkill for a single bucket.

3) Animal-proof it: Cover the top with chicken wire or a highly porous mesh lid. This allows adult mosquitoes to enter and lay eggs while preventing birds, squirrels, or curious pets from accessing the water.

4) Add an escape ramp: Lean a stick or paint stirrer from the inside of the bucket extending out so that if a small animal like a chipmunk or lizard accidentally falls in, they can climb out and avoid drowning

Maintenance

Positioning: Place the bucket in a shaded area along a fence line or near bushes, away from where you sit. The goal is to draw mosquitoes away from human activity.

Water management: Drill overflow holes about 6 inches from the top rim so that heavy rainfall does not wash your larvicide away. Top off the water as it evaporates.

Monthly refresh: Bti remains active for about 30 days. Add a fresh quarter-dunk every 4 weeks. If the water gets excessively sludge-like or develops an unbearable odor, dump it in your garden (it is safe for plants), rinse, and start fresh.

View the linked [Texas A & M Agrilife Extension Newsletter](#) for visual steps and further instructions

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Photo used with permission: Harris County Constables Office Precinct 5

Patrol and Safety Committee Report

by Rob Cooms: Committee Chair

Happy Fall, Everyone!

As the new season begins, here are a few important safety reminders and updates to keep Spring Shadows safe and welcoming for all.

Neighbors Night Out - There will be lots of "parties" going on in Spring Shadows on October 6, 2026. The office can tell you where to find the event closest to your home. Pct. 5 Constables and HPD Officers will be stopping by as many venues as they can. Neighbors knowing neighbors is the best deterrent to crime. We can better report suspicious activity, persons, and/or vehicles to the Constables.

School Bus Safety - With school back in session, please remember to stop for school buses when they are loading or unloading students, unless the bus is traveling on the opposite side of a raised esplanade. It is the law!

Pedestrian & Nighttime Safety - Daylight Saving Time ends Sunday, November 1st, meaning it will get dark much earlier. If you walk or jog after dark:

- Wear light-colored or reflective clothing.
- Face traffic while walking since our neighborhood lacks sidewalks.
- Walk in single file (rather than abreast) when vehicles are approaching.

Crime Prevention - Knowing your neighbors helps keep our community safe. Being familiar with regular neighborhood activity makes it much easier to spot and report suspicious behavior.

Lock Vehicles - Keep car doors locked and make sure no valuables are visible inside.

Constables - Precinct 5 Constables are full law enforcement officers who make arrests and enforce traffic laws. They regularly patrol Spring Shadows and can often respond faster than HPD for non-emergencies. Never hesitate to call them. That is why they are here!

Pet Etiquette - A Houston City Ordinance requires pet owners to clean up after their pets when outside their own yards. Please take baggies on your walks to keep our neighborhood clean and neighborly.

IMPORTANT CONTACT NUMBERS

- Life-Threatening Emergencies: Call 911 first, then contact Constable Dispatch if possible.
- Suspicious Activity / Non-Emergency Patrol Response: Call Precinct 5 Constable Dispatch at 281-463-6666.

Tip: When calling Constable Dispatch, state immediately that you are a Spring Shadows resident so officers can be dispatched from nearby.

"If You See Something, Say Something!"



<https://myneighborhoodnews.com/stay-vigilant-how-to-keep-west-memorial-safe-with-harris-county-constable-precinct-5>. Photo used with permission from myneighborhoodnews.com

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	YTD
Murder	0	0	0	0	0	0	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0	0	0	0	0	0
Assault	1	0	0	0	1	0	1	1	0	0	0	0	4
Theft - Vehicle	0	0	0	1	2	1	3	0	0	0	0	0	7
Theft - Home	0	0	0	0	0	0	0	0	0	0	0	0	0
Theft - Garage/Porch	1	0	1	2	0	2	0	1	0	0	0	0	7
Narcotics	0	0	0	0	0	0	0	1	0	0	0	0	1
Burglery - Home	0	0	0	0		0	1	0	0	0	0	0	1
Burglery - Vehicle	2	0	3	0	2	2	0	0	0	0	0	0	9
Burglery - Garage/Shed	0	0	0	0	0	0	1	0	0	0	0	0	1
Arrest	0	0	0	0	0	1	0	0	0	0	0	0	1
Criminal Mischief	0	0	2		2	2	0	0	0	0	0	0	6
Disturbance	7	2	12	4	5	4	3	1	0	0	0	0	38
Animals	2	0	1	5	0	0	3	10	0	0	0	0	21
TOTAL	13	2	19	12	12	12	12	14	0	0	0	0	96

**CONSTABLES INCIDENTS REPORT
FOR SPRING SHADOWS: July/August 2026**

Help Terrace Finish Strong



Construction on the new Terrace Elementary is underway, and our community is now over halfway to its \$152,755 fundraising goal!

The new school building is funded through the bond, but important outdoor enhancements—including playground shade, picnic tables, benches and welcoming gathering spaces—depend on community donations. These improvements will benefit Terrace students and families while also enhancing the SPARK Park enjoyed by our entire neighborhood outside school hours.

With our deadline approaching at the end of November, we need one final community push to bring the full vision to life. Every gift, at every amount, moves us closer to the finish line.

[DONATE TODAY!](#)



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 Thursday 10 am - 6 pm
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2600 block of Pomeran: area 1

Aug. 2026 Yards of the Month



2800 block of Shadowdale : area 2



2900 block of Kismet: area 3



9600 block of Lawngate: area 4



9800 block of Vogue: area 5



2500 block of Palo Pinto: area 1

Sept. 2026 Yards of the Month



2700 block of Fontana: area 2



2900 block of Manila: area 3



9600 block of Lawngate: area 4



9800 block of Emnora: area 5



Tasties & Munchies Corner

BY SPRING SHADOWS

RESIDENT EXTRAORDINAIRE:

JIM EAST

This space is for any and every food interest held by Spring Shadows homeowners. If you're a good cook, love exploring Spring Shadows food history, growing edible flowers, brewing beer, and/or discovering new ethnic grocery stores, this may be the platform for you. The only caveat, we can't have restaurant reviews submitted for this content.

We do ask that you follow the written guidelines outlined under [Narrative/Anecdote requirements](#) outlined on our website Newscaster page.

Back to Basics: How Depression-Era Cooking Can Save You Hundreds at the Grocery Store

If you've walked down a grocery store aisle lately, you don't need me to tell you that food prices are hitting home hard. Standard weekly grocery bills feel heavier than ever, and many of us are looking for practical ways to stretch a dollar without sacrificing a hot, homemade meal.

To find the solution, we don't need to reinvent the wheel—we just need to look back a few generations.

During the Great Depression, home cooks were masters of resourcefulness. They possessed a skill that seems largely lost today: the ability to turn a handful of basic, low-cost pantry staples into delicious, satisfying meals. Today, we've gotten accustomed to recipes requiring dozens of specialty ingredients, half of which sit in the back of the fridge until they spoil. By shifting back toward Depression-era cooking principles—relying on everyday staples like flour, sugar, canned goods, and basic grains—you can shave a significant amount off your monthly market bill. You

buy fewer perishable items, eliminate food waste, and rely on ingredients that cost pennies per serving. Here are three classic, battle-tested recipes from that era that prove you don't need a high price tag to put great food on the table.

1. Great Depression Water Pie

It sounds impossible: a pie made primarily of water that bakes into a rich, buttery, custard-like treat. Born out of extreme necessity when dairy and eggs were scarce luxuries, this recipe relies on a simple chemical reaction between flour, sugar, butter, and water.

Ingredients

- 1 deep-dish pie crust (unbaked)
- 1 ½ cups water
- 1 cup granulated sugar
- 4 tbsp all-purpose flour
- 2 tsp vanilla extract
- 5 tbsp unsalted butter, cold and cut into small pats
- Dash of ground nutmeg or cinnamon (optional)

Instructions

1. Preheat & Prep: Preheat your oven to 400°F (200°C). Place your unbaked pie crust in a pie dish.
2. Pour the Water: Pour the 1 ½ cups of water directly into the bottom of the unbaked pie crust.
3. Layer the Dry Ingredients: In a small bowl, mix the sugar and flour together. Gently sprinkle the mixture evenly over the top of the water. Do not stir! Stirring will ruin the texture as it bakes.

4. **Add Flavor & Fat:** Drizzle the vanilla extract over the top. Evenly space the small pats of cold butter across the surface. Sprinkle with a pinch of nutmeg or cinnamon if desired.
5. **Bake:** Bake at 400°F for 30 minutes. Reduce the heat to 375°F (190°C) and bake for an additional 20 minutes.
6. **Cool & Set:** The pie will look very watery when you remove it from the oven—don't panic! Let it cool completely on the counter, then chill it in the refrigerator for at least 3 to 4 hours. As it cools, it transforms into a sweet, rich filling.

2. Hoover Stew

Named after President Herbert Hoover, this hearty meal was a soup kitchen standard throughout the 1930s. It takes inexpensive, shelf-stable goods and converts them into a filling, savory dinner that can easily feed a family.

Ingredients

- 1 box (16 oz) macaroni pasta
- 2 cans (14.5 oz each) diced tomatoes (or stewed tomatoes)
- 1 can (15 oz) whole kernel corn (undrained)
- 1 package (12 oz) hot dogs or smoked sausage, sliced into rounds
- 1/2 tsp garlic powder, salt, and black pepper to taste

Instructions

1. **Boil the Pasta:** Cook the macaroni in salted water according to the package directions until al dente. Drain and return to the pot.
2. **Combine Ingredients:** Add the sliced hot dogs, diced tomatoes (with juice), and corn (with juice) directly into the pot with the pasta.
3. **Simmer:** Place over medium-low heat and bring to a gentle simmer. Cook for 10 to 15 minutes, stirring occasionally, until the sausage is hot and the flavors have combined. Season with salt, pepper, and garlic powder. Serve hot!

3. Wacky Cake (Crazy Cake)

Also known as Depression Cake or War Cake, this chocolate cake uses no eggs, no milk, and no butter. Instead, the reaction between vinegar and baking soda creates a surprisingly light, moist, and rich chocolate cake using simple staples from your pantry.

Ingredients

- 1 1/2 cups all-purpose flour
- 1 cup granulated sugar
- 3 tbsp unsweetened cocoa powder
- 1 tsp baking soda
- 1/2 tsp salt
- 1 tsp white vinegar
- 1 tsp vanilla extract
- 1/3 cup vegetable oil or canola oil
- 1 cup cold water

Instructions

1. **Prep:** Preheat your oven to 350°F (175°C). Grease an 8x8-inch baking pan.
2. **Mix Dry Ingredients:** Sift the flour, sugar, cocoa powder, baking soda, and salt directly into the baking pan and mix them together with a fork.
3. **Make Three Wells:** Make three small indentations (wells) in the dry mixture. Pour the vinegar into one well, the vanilla into the second, and the oil into the third.
4. **Add Water & Mix:** Pour the cold water over the entire pan. Stir thoroughly with a fork or whisk until the batter is smooth and well combined.
5. **Bake:** Bake at 350°F for 30 to 35 minutes, or until a toothpick inserted into the center comes out clean. Allow to cool before serving. Sprinkle with powdered sugar or enjoy as-is!

The Takeaway

Getting back to these fundamental cooking techniques isn't just a fun lesson in food history - it's a real tool for modern household budgeting. When you master cooking from scratch using basic ingredients, you regain control over your food costs. Give these recipes a try this week. Your wallet will thank you!

Advertising Policy: Spring Shadows Civic Association

The Newscaster is a digital, every other month publication of the Spring Shadows Civic Association, with editions published on the first day of February, April, June, August, October, and December of each year.

The Newscaster makes advertising space available to local businesses, local organizations, and other entities wishing to reach the residents of the 1,900 + homes in the Spring Shadows Subdivision, one of the largest subdivisions in the Houston area. Our new digital format (February 2026) should create exposure well beyond the borders of our neighborhood to Spring Branch at large.

COST:

The cost for individual, single unit, advertising blocks (3.25" x 2.00" = standard business card/small ad format) is \$50.00 per issue. For businesses desiring larger size ads, simply add as many single blocks as desired.

To view the size of ads placed and the way they may appear for single, two and three column pages please view the [linked example pages](#).

SUBMISSION REQUIREMENTS:

Advertisements must be submitted to the Association in a digital format--preferably high resolution BMP, vector, or PNG. If using PNG, please use a transparent background when small fonts are used, as in many business card sized ads). For adequate web/screen viewing standards (standard of 96 Pixels Per Inch -PPI), multiply the inches width and inches length dimensions of your image each by 96; [example = (3.25"W x 96) by (2"L x 96) = 312 x 192 pixels)].

Payment in advance per issue to:

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phone - 713-460-1718

DUE DATES FOR ADS

- January 5 for the February/March Newscaster
- March 5 for the April/May Newscaster
- May 5 for the June/July Newscaster
- July 5 for the August/September Newscaster
- September 5 for the October/November Newscaster
- November 5 for the December/January Newscaster.

Exact placement of ads of the same size within the newsletter is decided by a random drawing of each advertiser corresponding to each placement space. So for ad space number 1, an advertiser is drawn at random for that space, and so forth.

The Association reserves the right to refuse advertising if, in its sole discretion, the Association determines that an advertisement is not in the best interest of the residents of Spring Shadows. Advertisers must comply with any applicable laws or regulations regarding their advertisements. The Association is not liable for the content of any advertisement and does not endorse nor assume any responsibility or liability for an advertiser's product or service or the use of same.