



NEWSCASTER

**Spring Shadows
Civic Association:
HOA Newsletter**

**Issue #323
August/September 2026**

That Narrow Side Yard Is Not Hopeless

*by Todd Farber
Aggie Horticulturist | Garden Guy*

Beat the Heat: How to Keep Your Air Conditioner Running Strong in Triple-Digit Weather

by Jim East

Spring Branch Farmers Markets: Part 1

By Karen Snead

**SSCA Political
Signage Policy**

**Committee
Reports**

**Yards
of the Months:
June & July**

Photo Credit: Elizabeth Emery





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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 published February, April, June, August, October, and December.

Graphic Design/Implementation: Karen Snead

Managing Editor: Karen Snead: director4c@springshadows.org

PRESIDENT'S LOG

Stardate - 80327.4
July 29, 2026

Greg Janak

Hello Fellow Neighbors!

Welcome to the 4th edition of the Digital Newscaster.

We're in the midst of our *Texas Summer Sizzle* and are all trying to find ways to escape the heat. Don't forget that the City of Houston provides [free cooling centers](#) to escape to if your AC goes on the fritz. We're thankful for this issue's article contribution from Spring Shadows resident Jim East for providing tips to keep your AC running smoothly in the heat.

Further thanks to the Garden Guy for his current article providing helpful ideas to effectively utilize the narrow side yard space so typical for Spring Shadows.

Something to keep on your radar: The Spring Shadows Civic Association General Meeting is approaching soon, October 13th, and we would love to see you there. Check the [website calendar](#) for meeting updates.

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!



As You Like It
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Spring Shadows resident

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John Williams

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 AUG/SEPT 2026 MEETINGS

- **Executive Committee**
Mon. Aug 10 and Mon. Sept 14, 6:00 pm
- **Board Meetings**
Mon. Aug. 17 and Mon. Sept 21, 6:00 pm
- **Architectural Control Committee**
Wed. Aug. 26 and Wed. Sept. 23, 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
APPFOLIO mobile app link (iphone)
APPFOLIO 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

August 2026

Sun. Aug 2: Friendship Day

Fri. Aug 21: Senior Day

Wed. Aug 26: Women's Equality Day

September 2026

Mon. Sept 7: Labor Day

Sun. Sept 13: Grandparents Day

Tues. Sept 22: Fall Equinox

Trash Dates

Aug 7 - Trash, Recycling
Aug 14 - Trash
Aug 21 - Trash, Recycling
Aug 28 - Trash, Heavy Trash

Sept 4 - Trash, Recycling
Sept 11- Trash,
Sept 18 - Trash, Recycling
Sept 25 - Trash

Aug/Sept 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: 23**
- **Number of Homes Sold: 65**
- **Average Days on the Market: 65 (lower)**
- **Sold Price Range: \$248,000 - \$855,000**
- **Price Per Square Foot:**
- **Highest Price Per Square Foot : \$329.04**
- **Average Price Per Square Foot: \$223.03**
- **Lowest Price Per Square Foot : \$136.64**

Mortgage Rates Update

Mortgage rates have dropped slightly this week.

- 30-Year Conventional Loan: 6.55%
- 15 Year Conventional Loan: 5.90%
- FHA 30-year Loan: 6.3%
- VA 30 Year Loan: 5.88%
- Jumbo 30-Year Loan: 6.00%

The average days on market suggests the summer selling season is on its way; uptick in sales, with a decrease in inventory. Currently Spring Shadows has approximately 2.6 months of inventory, lower than the last newsletter.

A 6 month sales history signals neither a buyers or sellers market, while the current 2.6 month supply suggests market equilibrium. Price per square foot is a bit higher than the last data point.

Remember, price per square foot average does not make value. Homes are compared kitchens to kitchens, baths to baths and flooring to flooring, with location being a top item considered too.

WELCOME NEIGHBORS

2500 Anniston	2200 Parana
3000 Bernadette	2600 Pine Village (2)
9800 Canoga	2300 Pomeran
2700 Durban	2600 Pomeran
2000 Elmgate	2900 Riata
9800 Emnora	2600 Rosefield
2700 Fontana	2600 Shadowdale
2500 Hollow Hook	3000 Stetson
2900 Kenross	2500 Talina Way
2900 Kevin	2600 Talina Way (2)
2700 Kismet	
3000 Manila	
9800 Moorberry	

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



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281-236-6348

That Narrow Side Yard Is Not Hopeless: How to turn Houston's awkward side spaces into something clean, useful, and low-maintenance

from Garden Guy/Todd Farber — Aggie Horticulturist— Serving Houston Area Home Owners Since 1991



Almost every Houston-area home has one.

That narrow strip between the house and the fence. The side yard nobody really designed on purpose. The place where hoses, extra pots, old birdbaths, muddy grass, weeds, and "we will deal with it later" all seem to collect.

And then "later" becomes four years later.

Side yards are some of the most overlooked spaces in a landscape, but they can also be some of the most satisfying to fix. You usually do not need a grand redesign. You need a practical reset: clean it out, solve the light and drainage problems, stop trying to force grass where grass does not want to grow, and choose plants and materials that can actually handle Houston heat, humidity, shade, and rain.

A recent narrow side yard makeover in Greatwood, Sugar Land (above photo) was a perfect example. The space had become what many side yards become: weedy, muddy, cluttered, and hard to maintain. There was limited sun, poor soil at the surface, and too many odds and ends occupying a space that could have been calm, clean, and useful.

The finished result was not complicated. That is the point. The old weeds and debris were removed. The tired top layer of soil was taken out. The bed was rebuilt with better garden soil. Then a simple plant palette and mulch helped turn the space into a low-maintenance side yard that looked intentional instead of forgotten. You can see the before-and-after and plant list here: [Narrow Side Yard Makeover in Greatwood, Sugar Land](#)

Why Narrow Side Yards Struggle in Houston

Before you start buying plants, it helps to understand why these spaces fail. Most side yards have several problems happening at the same time:

- They are often too shady for strong turfgrass.
- They may get heavy roof runoff during storms.
- Air movement is limited between the fence and the house.
- The soil gets compacted from foot traffic, hoses, pets, trash cans, or equipment.
- The area is too narrow for easy mowing.
- The fence line may stay damp, while the house side may stay hot and dry.
- Plants are often chosen because they looked good at the garden center, not because they matched the actual light and drainage conditions.

That is why a side yard can look fine for a few weeks after planting, then slowly turn into weeds, mud, fungus, or crispy plants by the end of summer.

The fix starts with being honest about the space.

Step One: Decide What the Side Yard Is Supposed to Do

Not every side yard needs to be a garden. Some side yards need to be a clean walkway. Some need to hide utilities. Some need to connect the front yard to the backyard. Some need to handle dogs, kids, trash cans, pool equipment, drainage, or storage. Some can become a pretty little shade garden.

Before you plant anything, ask this simple question:

Side Yard Question

What does this space need to do?

If you need regular access to gates, meters, pool equipment, AC units, or drainage cleanouts, keep those areas open. Do not plant shrubs where someone will need to squeeze through later. A narrow side yard should feel easier to use when you are done, not harder.

Step Two: Stop Forcing Grass Where It Will Not Grow

This is the big one.

In Houston, many homeowners want St. Augustine grass everywhere because it looks lush when it is happy. But St. Augustine still needs enough sunlight, enough airflow, and soil that is not constantly wet or compacted. If your side yard gets very little direct sun, grass will usually thin out. Once it thins, weeds move in. Then homeowners water more, fertilize more, or patch more sod into the same bad conditions. That rarely works long-term.

Sometimes the best lawn decision is to stop trying to make it a lawn.

For narrow, shady side yards, a mulched landscape bed, stepping stones, gravel walkway, or shade planting can be far easier to maintain than struggling turf.

That does not mean the space has to look bare. It just means you are choosing a better solution for the conditions.

Step Three: Clean Out the Problem Before You Cover It Up

A good side yard reset begins with cleanup.

Remove weeds, old pots, broken edging, dead plant material, and anything that has become permanent clutter. Then look at the soil.

If the top layer is mucky, sour, compacted, or full of weed roots, do not simply mulch over it and hope for the best. In some cases, removing the top couple of inches and replacing it with better garden soil can make a huge difference.

Mulch is helpful, but mulch is not magic. If the soil underneath is poorly drained or full of weeds, the same problems will come back. Prep matters.

Step Four: Watch the Water

Many side yard problems are really water problems.

In Houston, we may go from drought stress to heavy rain in the same season. A narrow space between a fence and a house can collect water quickly, especially if roof runoff, irrigation overspray, or poor grading is involved.

Before planting, check where the water goes:

- After a heavy rain, does the side yard drain quickly?
- Does water sit against the foundation?
- Does the fence line stay wet for days?
- Are sprinkler heads spraying the fence, brick, or AC equipment more than the plants?
- Is the area muddy because it needs less irrigation, not more?

Plants can tolerate a lot, but very few like sitting in soggy soil with poor oxygen around their roots. If the area stays wet, solve that first. Sometimes that means adjusting irrigation. Sometimes it means changing the grade, adding drainage, or choosing plants that can handle periodic moisture.

Step Five: Choose a Simple Plant Palette

One of the easiest ways to make a narrow side yard look messy is to use too many plant varieties.

Small spaces usually look better with repetition. Instead of planting one of everything, choose a short list of dependable plants and repeat them. This creates rhythm and makes the space feel designed.

For the Greatwood side yard makeover, the plant palette included options such as dwarf loropetalum, pyramid boxwood, New Gold lantana, salvia, daylily, and Mexican heather. The exact plant list will not be right for every side yard, but the principle is what matters: simple, layered, heat-tolerant, and manageable.

For Houston-area side yards, here are some general plant ideas depending on light:

- For shady or filtered-light side yards, consider plants such as cast iron plant, holly fern, autumn fern, liriope, Aztec grass, foxtail fern, dwarf yaupon, or other shade-tolerant selections.
- For morning sun or bright filtered light, consider dwarf loropetalum, boxwood, salvia, daylilies, Mexican heather, flax lily, or compact evergreen shrubs.
- For hotter side yards with more sun, consider tough bloomers like lantana, salvia, dwarf firebush, society garlic, ornamental grasses, or other heat-tolerant plants that can handle our summers.

The most important rule is this: match the plant to the light.

Lantana will not bloom well in deep shade. Ferns will not enjoy baking afternoon sun. Boxwoods need good drainage. Many plants can handle Houston heat, but they cannot overcome being planted in the wrong spot.

Step Six: Use Mulch as a Maintenance Tool

A fresh layer of mulch makes a side yard look finished, but it also does practical work

Mulch helps conserve soil moisture, moderate soil temperature, reduce weed germination, and protect the soil from heavy rain splash. In narrow side yards, mulch also makes the area easier to maintain because you are no longer trying to mow or edge an awkward strip of weak grass.

Use mulch generously, but do not pile it against the house, tree trunks, shrub stems, or fence boards. Plants need breathing room at the crown.

Think "blanket," not "volcano."

Step Seven: Keep Access in Mind

Side yards are working spaces.

Even a pretty side yard still needs to function. Leave room to walk. Leave room around AC units. Keep utility boxes visible and accessible. Avoid thorny or aggressive plants where people need to pass through.

If you use stepping stones, make them large enough and stable enough to walk on comfortably. If you use gravel, think through how leaves, acorns, and debris will be cleaned out later.

A good side yard design should make life easier.

A Small Space Can Change the Whole Backyard

One of the reasons side yard makeovers are so satisfying is that the before-and-after can be dramatic without being overly complicated.

When the weeds are gone, the bed is shaped, the soil is improved, and the plants are repeated in a simple way, the entire backyard feels more cared for.

A neglected side yard quietly drags down the whole space. A clean side yard quietly lifts everything around it.

That is why these small spaces are worth attention. They may not be the first thing guests see from the street, but homeowners see them every day. And once they are fixed, they stop being that irritating little problem area and start feeling like part of the home again.

August and September Houston Lawn Reminders

While we are talking about side yards, August and September are also important months for Houston lawns.

This is the time of year when lawns are often tired. Heat, humidity, inconsistent rain, insects, weeds, and disease pressure can all show up at once. The worst thing homeowners can do is panic and start throwing every product in the garage at the lawn.

Lawn care works better when you slow down and diagnose first.

August: Watch for Stress Before You Feed

August is a stress month.

If your St. Augustine looks yellow, thin, or patchy, do not automatically assume it needs more fertilizer. It may be dealing with heat stress, poor watering habits, chinch bugs, gray leaf spot, take-all root rot, compacted soil, or too much shade.

For St. Augustine, keep the mowing height higher in summer, usually around 3 to 4 inches. Taller grass shades the soil, supports deeper roots, and helps the lawn handle heat better.

For Bermuda, mowing is different. Bermuda generally prefers to be kept shorter, often around 1 to 2 inches, and it needs frequent mowing during active growth to stay dense.

Water deeply and early in the morning. Avoid frequent shallow watering, and avoid watering at night. Night watering can encourage fungal problems, especially when humidity is high.

A general summer target is about 1 inch of water per week for established St. Augustine, including rainfall. Bermuda may need a little more during active summer growth. Always adjust for rain, soil type, drainage, and what the lawn is telling you.

If your footprints stay visible in the grass or the blades take on a blue-gray cast, that is often a sign the lawn is getting thirsty.

Quick August Lawn Checks

Do not fertilize a stressed lawn just because it looks tired.

Check sunny St. Augustine edges for chinch bugs.

Water early in the morning, not at night.

Mow St. Augustine high enough to protect the crown and shade the soil.

Diagnose first, then treat.

Watch for Chinch Bugs

Watch for Gray Leaf Spot

Gray leaf spot often shows up during warm, humid weather, especially when lawns are overwatered or pushed with too much quick nitrogen.

If you see small gray, tan, or brown lesions on the grass blades and the lawn looks thin or sickly, back off the heavy feeding and look closely before applying more fertilizer.

Sometimes the right answer is not "feed it." Sometimes the right answer is "stop stressing it."

Sometimes the right answer is not "feed it." Sometimes the right answer is "stop stressing it."

September: Prepare for the Seasonal Shift

By September, Houston lawns may still be actively growing, but the season is beginning to shift.

This is a good time to keep mowing properly, monitor watering, and watch for early fall disease pressure as nights slowly begin to change. Brown patch and other fungal issues often become more noticeable when humidity remains high and temperatures begin to moderate.

September is also a time to think ahead about winter weeds. A fall pre-emergent can help reduce cool-season weeds before they germinate. Timing matters, and products need to be watered in according to the label.

If you already have weeds, do not blanket spray the entire lawn in the heat. Spot treat carefully and use products that are appropriate for your grass type and current temperatures. Always read and follow the product label.

For a free weed guide, visit: [Texas Lawn Weed ID & Eradication Guide](#)

For more Houston lawn help, visit: [Ask Garden Guy Lawn Tips](#)

The Main Rule: Fix First, Feed Second

Whether you are dealing with a narrow side yard or a struggling lawn, the principle is the same: do not cover up the problem before you understand it.

For side yards, that means fixing clutter, drainage, soil, light, and access before planting.

For lawns, that means identifying weeds, insects, disease, watering issues, or shade problems before pushing growth.

That is the idea behind our Texas Two-Step lawn approach: first fix and wake up the lawn, then feed and protect it when it is ready. Rushing the second step is where many homeowners get into trouble.

Need Help With a Houston Yard Question?

Garden Guy offers free local gardening advice through Ask Garden Guy. You can send photos and questions here:

[Ask Garden Guy - Free Houston Garden Advice](#)

You can also learn more about Garden Guy landscape design and installation here:

[Garden Guy Landscaping](#)

Newsletter Reader Thank-You

As a thank-you to readers of this newsletter, Garden Guy is offering one free flat of seasonal flowers with any booked landscape installation when you mention this newsletter.

Offer applies to landscape installation projects booked through Garden Guy. One free flat of seasonal flowers per household. Seasonal flower selection depends on availability and will be chosen to suit the project and planting conditions. Please mention this newsletter when scheduling or booking your landscape project.

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Spring Branch Management District Open Rewards Program

Karen Snead: SSCA Director 4C/EC at Large Position 1

The Spring Branch Management District is now offering a mobile phone app named [Open Rewards](#) that provides rewards for shopping locally in Spring Branch.

With the 5 % reward points provided every time you patronize a participating business (and there are many) you can quickly rack up beaucoup de rewards with beaucoup de redeemable points. Plus you get a sign-up bonus of 500 points! I've used the mobile app for one week and have already accumulated 1500 points.

With businesses like HEB, Aldi, Chavez, Valero, Kroger, Juarez, Walgreens, Ace Hardware, Lowes, and the Blind Goat all participating, you have an incredible opportunity to collect rewards. After opening the mobile app you may enter a business name into the search bar to determine if it is participating. Most of the businesses, although not all, are located on the north side of the I-10.

Reward points are capped at 50,000 points (\$50.00) per calendar year.



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STAY SAFE THIS SUMMER

A message from JW East Mechanical



Houston summers are no joke. When the heat index climbs past 100°, it's not just uncomfortable — it can be dangerous.

PROTECT YOURSELF AND YOUR LOVED ONES:



Know the signs of heat illness

Dizziness, nausea, confusion, or stopping sweating are red flags. Get to a cool place immediately and seek medical help if symptoms don't improve.



Hydrate before you're thirsty

By the time you feel thirsty, you're already behind. Drink water throughout the day, especially if you're outdoors.



Never leave kids or pets in a parked car

Not even for a minute. Temperatures inside a car can climb 20+ degrees in just 10 minutes.



Check on elderly neighbors and relatives

Especially those without reliable air conditioning. Heat is one of the deadliest weather hazards, and it hits vulnerable people hardest.



Limit outdoor activity

during peak heat, from midday to late afternoon. If you must be outside, take breaks in the shade often.



JW EAST MECHANICAL

At JW East Mechanical, we care about our community's safety — not just your comfort. Look out for each other this summer.

"Your Comfort Is Our Business"

281-550-9300

JWEastMechanical.com

Beat the Heat: How to Keep Your Air Conditioner Running Strong in Triple-Digit Weather

BY JIM EAST

Owner, J W East Mechanical Inc (License # TACLB11123E)

When summer temperatures climb into the triple digits, your home's air conditioning system works harder than at any other time of the year. Extreme heat places immense strain on mechanical components, often leading to sudden breakdowns right when you need cooling the most.

Fortunately, homeowners don't have to just cross their fingers and hope for the best. Taking a few proactive steps can prevent equipment failure, keep indoor air circulating, and protect your wallet from emergency repair bills during peak heat waves.

1. Give Your Air Filter Extra Attention

The single most common cause of mid-summer system failure is restricted airflow. When a filter gets clogged with dust, dander, and debris, the system has to work twice as hard to draw air through. In 100°F+ weather, this extra strain can cause the indoor evaporator coil to freeze solid or overheat the blower motor.

- **The Fix:** Inspect your air filter every 30 days during peak summer. If it looks gray or dusty, replace it immediately.

2. Practice Smart Thermostat Management

Setting your thermostat to 65°F will not make the house cool down any faster—it simply forces the compressor to run continuously without a break.

Most residential central air conditioning systems are designed to maintain an indoor temperature roughly 20 degrees cooler than the outdoor air. On a 105°F day, a system holding 78°F indoors is performing remarkably well.

- **The Fix:** Set your thermostat between 75°F and 78°F while you are home. Keep a steady setpoint; avoiding drastic temperature swings prevents the unit from working overtime to recover from heat buildup.

3. Clear Room Around the Outdoor Condenser Unit

Your outdoor condenser relies on open airflow to dump the heat absorbed from inside your home. Grass clippings, weeds, leaves, and outdoor storage blocking the unit trap heat around the coils, driving up operating costs and risking component failure.

- **The Fix:** Clear at least 2 to 3 feet of open space around the outdoor condenser. With the system turned off at the thermostat, gently rinse dust and dirt off the outer fins using a garden hose angled downward.

4. Reduce Your Home's Heat Load

The less heat entering your home, the less work your AC has to do.

- **Close Blinds & Curtains:** Cover south- and west-facing windows during the afternoon to block direct radiant heat.
- **Hold Off on Big Appliances:** Avoid running heat-generating appliances like ovens, clothes dryers, and dishwashers during the hottest hours of the day (typically 2 PM to 7 PM).
- **Run Ceiling Fans:** Ensure ceiling fans spin counterclockwise to create a cool downdraft. Remember: fans cool people, not rooms, so turn them off when you leave the room.

5. Keep an Eye on the Condensate Drain

High humidity means your system is pulling gallons of moisture out of the air daily. If the condensate drain line gets backed up with algae or sediment, safety switches will shut the unit down to prevent water damage to your ceilings or walls.

- **The Fix:** Ensure the drain line exiting outside is dripping freely while the system runs. Flushing the indoor drain line access point with a cup of regular white vinegar once a month helps prevent algae clogs.

When to Call the Experts

If your system is blowing warm air, making unusual rattling or humming noises, or struggling to hold temperature despite a clean filter, turn the unit off immediately. Running a struggling system in extreme heat can turn a minor repair into severe compressor damage.

For professional assistance, routine maintenance, or emergency service, contact the local team at [J W East Mechanical Inc.](#)

Farmers Market Part 1 - Memorial Villages

BY KAREN SNEAD



**** The Memorial Villages Farmers Market is a most rewarding shopping adventure. And although it's on the south side of I-10 it's well worth the journey. Happening every Saturday morning, rain or shine, at the First Congregation Church at 10840 Beinhorn from 9:00 - 1:00, it feels authentic and neighborly.**

**** With numerous vendors selling fresh eggs, organic meats, nursery plants, coffee, waffles, pickled everything, jams and all manner of sweet treats, you can't leave empty handed.**

**** Be sure to check out the misting tent, the playground, the stage performing musicians, and the tree canopied, church campus providing a shady oasis, no matter what real the temperature.**



The Rabusta Coffee/Chocolate Hills tent is a real treat. On offering are several organically grown coffees and subtly sweet chocolates from the Phillipines.

I bought a packet of the 'Exotically Barako' coffee and was transported to I know not where, but it was definitely exotic with earthy notes and a sort of dewy morning soil aura.

Their chocolates are very delicately sweet with fragrant berry notes. I highly, highly recommend dropping by if you are a true COFFEECHOCOHOLIC.



With all of the artisanal food and craft choices it seemed as if I was someplace far from Houston environs being offered a veritable, movable feast for at least three of the senses.

Before taking a break from the heat in the shaded park area I bought an Hibiscus flower tea and parked myself in the shaded stage area for a live fiddle and banjo performance. Viva Summer Farmers Markets!

SSCA Policy on Political Signage



As the political campaign season heats up for the November 2026 elections many of us value our freedom to communicate political views through displayed signs on our lawns. The latest policy for political signage requirements, in accord with the requirements governed by Texas and our HOA, may also be found on our website on the [Bylaws and Deed Restrictions page](#) as well as within the Shared Documents folders of the Appfolio portal for homeowners.

SPRING SHADOWS CIVIC ASSOCIATION POLITICAL SIGN POLICY

An owner or resident of a lot under the jurisdiction of the Spring Shadows Civic Association may place ground mounted signs on their lot, which advertise a candidate or measure for an election ("Political Signs"), provided the following criteria are met:

1. No Political Sign may be placed on an owner's lot prior to the ninetieth (90th) day before the date of the election to which the sign relates, or remain on an owner's lot after the tenth (10th) day after the election date.
2. No more than one (1) Political Sign is allowed per political candidate or ballot item.
3. Political Signs may be displayed only on an owner's lot, and may not be located on, nor encroach on, another lot, common area, or any property owned or maintained by the Association.
4. No Political Sign may:
 - (a) contain roofing material, siding, paving, materials, flora, one or more balloons or lights, or any other similar building, landscaping, or nonstandard decorative component;
 - (b) be attached in any way to plant material, a traffic control device, a light, a trailer, a vehicle, or any other existing structure or object;
 - (c) include the painting of architectural surfaces;
 - (d) threaten the public health or safety;
 - (e) be larger than four feet by six feet (4' x 6');
 - (f) violate a law;
 - (g) contain language, graphics, or any display that would be offensive to the ordinary person; or
 - (h) be accompanied by music, other sounds, by streamers or is otherwise distracting to motorists.
5. Political Signs must be ground mounted. Political-themed flags or banners, whether mounted on a permanent standalone flagpole, or mounted to a tree or structure, are not allowed.

The Association may remove a Political Sign displayed in violation of this Policy.

Architectural Control Committee Report

by **Felix Angel** - Vice President/ACC-ACDR
Chairman

Hello Spring Shadows neighbors,

Storage of Trash and Recycling Bins

Recent community inspections have found that some trash and recycling bins are being stored in locations that are visible from the street. Proper storage of these containers helps maintain the attractive appearance of our neighborhood.

Our Exterior Maintenance Guidelines state:

All garbage cans and other trash receptacles shall be kept out of public view during non-collection hours. "Non-collection hours" means any time other than from 6:00 p.m. the day before a scheduled trash pickup until 10:00 p.m. on the day of collection.

In addition, the City of Houston Code of Ordinances, Sec. 39-62 (General Specifications) requires that automated service containers be stored in a secure location where they are not visible from the right-of-way of any public street adjacent to the property, except when placed out for scheduled collection.

Please ensure that your trash and recycling bins are stored so they are not visible from the street when not awaiting collection. If your current storage location is visible, consider installing a wooden enclosure or screening structure that complements your home's exterior. This is an attractive way to conceal the containers while keeping them readily accessible. Thank you for helping preserve the appearance and value of our community.

DISTRICT A NEWS

Changes to Heavy Trash/ Tree Waste Collection & Customer Service Line



The Solid Waste Division rolled out the following updates to the collection schedule for heavy trash and tree waste:



Heavy Trash/Tree Waste Update

Heavy Trash and Tree Waste are now collected together on even numbered months. There will be no separate collection on odd months.

Collections are in: February, April, June, August, October, and December

Please note: Your scheduled heavy trash pickup date will remain the same in collection months.

SWMD Customer Service Line

Residents can now speak directly with a live Solid Waste Service Agent by calling their Customer Service Line: **832-394-1453**. This line is intended for follow-up questions about existing 311 Service Requests.



QUESTIONS? EMAIL US AT DISTRICTA@HOUSTONTX.GOV



J. Craig Terrell
Owner

Cell: 281-541-9808 10134 Hammerly Blvd. #158
Office: 713-460-2085 Houston, TX 77080
Fax: 281-356-1727 jcterrell@jctroofingandremodeling.com

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Budget Committee Report

by Roxanne Richey

Budget and Finance Committee Chairman

The Budget and Finance Committee has started to prepare the 2027 SSCA Budget. We have reviewed the year-to-date June 30, 2026 actual income/expenses and prepared a revised estimate for full year 2026 income/expenses. We are collecting information from Committee Chairmen and office personnel regarding contract renewals. Special care is being taken to ensure that all contracts are included. We are reviewing the categorization of expenses to better isolate and track expenditures in the future. Here's our timeline:

- August – Submit proposed 2027 Budget to the President, Treasurer, and Financial Assistant
- September – Submit the proposed 2027 Budget to the Executive Committee and Board of Directors for review
- October – Submit the final proposed 2027 Budget to the Executive Committee for approval
- November – Submit the final proposed 2027 Budget to the Executive Committee and a summary to the Board of Directors for final approval.

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COMMUNITY AND GOVERNMENT AFFAIRS COMMITTEE REPORT

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

Houston Short Term Rental Policies.

The Leasing and Short-Term Rental Policy covering the Spring Shadows Subdivision prohibits a lease for a term of less than 180 consecutive days. The City's Short-Term Rental Ordinance does not take precedence over this dedicatory instrument.

Houston's Short-Term Rental Ordinance, effective April 16, 2025, requires all properties operating as short-term rentals located within the Houston city limits to obtain a certificate of registration from the City of Houston for the health and public safety of all Houstonians and visitors. Under the City's Ordinance, a short-term rental is a dwelling unit or any portion of a dwelling unit that is rented out or offered to be rented out for a period of less than 30 consecutive days. Among the registration requirements is the property owner's consent to use the property as a short-term rental and the acknowledgment that short-term rental use does not violate any deed restrictions or homeowner association rules. See Chapter 28 Article XXIII, City of Houston Code of Ordinances, and Policy No. ARA-RP-003, Short-Term Rental Registration.

There is not yet a Texas Supreme Court ruling on whether there is a protected property interest for short-term rentals, but two Texas Appellate Courts have held there is

no such right. The 5th Circuit Court of Appeals in Texas found that the goal of the New Braunfels municipal regulation in issue was to protect neighborhoods by preserving their residential character. *Marfil v. New Braunfels*, No. 25-50025 (5th Cir. June 18, 2026). The right of a Texas homeowners association to amend its deed restrictions to place limits on short-term rentals consistent with existing restrictions was reviewed by the 13th Court of Appeals in Texas, and the amendment procedure defined. *Swan Point Landing Community Association, Inc. v. Martin*, No. 13-24-00051-CV (Tex.App.,-Corpus Christi-Edinburg, May 29, 2025). So, until the Texas Supreme Court decides the issues involving short-term rentals, or the Texas Legislature enacts laws granting owners the right to have short-term rentals, property owners do not have an established legal right to offer short-term leases.

Proposed Flood Plain Maps for Harris County.

What do the proposed flood plan maps mean for our neighborhood? While the new maps are preliminary, they appear to represent the best available assessment of a 100-year and 500-year flood plain. In general, based on topographical information, current analysis of rainfall intensities and durations, and drainage system capability data, the new maps estimate flooding with a 1% chance of

occurring in any year (the 100-year flood) at a given point, and a 0.2% chance of occurring in any one year (the 500-year flood) at a given point. The new maps show increased areas within Spring Shadows which could be expected to flood under these assumptions. The best way to see how this affects your home is to go to the interactive map at this link <https://www.maapnext.org/Interactive-Map>, then enter your address in the upper left corner of the Map, and on the left side, click on the "Mapping Change Comparison" box.

It must be noted that street flooding may still occur resulting in potential flooding of homes as well. The flood plain maps can miss flash flooding which can occur in a lesser storm due to heavy rains which temporarily overwhelm the pipes conveying water to the drainage ditches.

There has been some publicity about property owners seeking re-classification of their homes as being in a certain flood zone, but this is premature before the adoption of the official flood plain maps. The Harris County preliminary flood plain maps are estimated to be finalized by November, 2028. Ongoing community outreach will continue to January, 2027, with FEMA's formal and solicitation of approvals of local officials and regional flood plain administrators. Until final approval,
(continued on next page)

(continued from previous page)

there is no immediate impact on building regulations or mandatory insurance requirements. Residents can search their properties and track updates directly via the Harris County MAAPnext website at <https://www.maapnext.org/>

Local Coverage of Squatters in Houston.

Recent Houston news and Houston Chronicle coverage highlighted several incidents of unauthorized occupants and property fraud. Squatter disputes have continued to surface in neighborhoods such as the Heights and other parts of the city, with cases often turning on unclear title, probate delays, or owners who cannot file a clean trespass complaint.

strengthened property owner rights by providing an initial remedy for property owners to recover their homes from squatters. This remedy involves an initial law enforcement action, rather than a court proceeding. Under SB 1333, effective, 9-1-2025, a property owner now has a right to request the removal from their property of a person who unlawfully entered and is occupying the property without the consent of the owner.

The squatters may not be family members, or a current or former tenant. An owner may submit a sworn and specified form complaint to the sheriff or constable of the county in which the property is located. Once the record ownership of the property is established, the sheriff or constable will serve a notice immediately to vacate the property and attempt to

identify the occupants. The sheriff or constable may arrest any person found in the dwelling for an outstanding warrant or for trespass or any other offense for which probable cause exists, and may remain on the property to keep the peace while the owner or owner's agent changes any locks and removes any personal property of an occupant to the property line of the property.

SB 1333 also created misdemeanor and felony penalties against persons who (i) with intent to enter or remain on real property knowingly present a false, fraudulent or fictitious lease, deed, or other conveyance of the real property to another person; or who (ii) knowingly list or advertise for sale, rent, or lease, or sell, rent, or lease residential real property that the person does not hold legal title, or have authority to act.

FALL 2026

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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 for the Newscaster production would be greatly appreciated.

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



HURRICANE PREPARATION

CenterPoint Energy

How to build a HURRICANE KIT



Flashlight
First aid kit
Portable radio
Non-perishable foods
Ice chest or container to store supplies
Batteries
Prescriptions
Supplies for babies or pets
Water (1 gallon per person, per day and don't forget pets)

Consider including optional supplies, such as trash bags, hand sanitizer, paper towels, and entertainment items that don't require batteries (e.g., books and board games).

Safety TIPS

- Store enough **drinking water** to last several days
- Bring your **pets** inside
- Clear your yard of any **unsecured objects**
- Keep your **car** fueled and ready to go
- Have a **map** on hand
- Leave your home if you are advised to **evacuate**
- Monitor **weather reports** for updated information
- Take **insurance policies** and a **valid ID** that shows your home address
- Board **windows** to reduce the risk of broken glass

CenterPointEnergy.com/StormCenter

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.



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Mosquito & Health Committee Report

By Debbie Dill - *Committee Chair*

On behalf of the Mosquito & Health Committee, I warmly welcome all new Spring Shadows residents to the neighborhood.

Summer has arrived, and Houston's frequent rainstorms create ideal conditions for mosquitoes. To help protect residents from mosquitoes and the diseases they can carry, the Spring Shadows Civic Association contracts with a pest control service to provide weekly spraying and fogging in the neighborhood from the week of March 15 through the week of November 15. The chemicals used, as well as the application methods, comply with formulas approved and recommended by the County and City Board of Health. Spraying typically occurs in the late evening. If inclement weather or another issue prevents the contractor from spraying as scheduled, service will take place at the next available date and time.

Unfortunately, Texas has confirmed the season's first human case of West Nile virus, a neuroinvasive disease, in Harris County. Local health officials have also identified multiple mosquito pools across the greater Houston area that tested positive for the virus. To reduce your risk, protect yourself and your family by wearing long sleeves and pants outdoors and using an EPA-approved

insect repellent containing DEET, picaridin, or oil of lemon eucalyptus. Mosquitoes can also transmit heartworms to pets, so please talk with your veterinarian about how to protect them.

Please remember that mosquito control is an ongoing effort, and we all need to do our part by eliminating standing water on our properties. Check low areas in and around your home and yard where water may collect, including under leaves in gardens and lawns. Empty plant saucers and rain gauges regularly, and keep swimming pools, hot tubs, fountains, and bird baths clean and well maintained.

Please also check the curb in front of your home for leaves, debris, and standing water. When it rains, even small amounts of leaves can wash down the street toward the drains. Combined with leaves from neighboring homes, they can easily block our neighborhood's limited drains. As a reminder, never put anything—including yard clippings—into street drains. Doing so violates city ordinance and can contribute to street flooding and possible home flooding during rainstorms.

Thank you and have a safe and healthy Summer!

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Photo used with permission: Harris County Constables Office Precinct 5

Patrol and Safety Committee Report

by Rob Cooms: Committee Chair

Hi Neighbors,

It's Summer in Houston. The good news is that Summer is about half over. The bad news is that Summer's heat and humidity are still with us. Also, school is still out for a while. As mentioned before, there has been an upswing in motor vehicle thefts and break-ins to motor vehicles in and around Spring Shadows. We've sent out an email giving suggestions for keeping your vehicle safe from being stolen. The problems seem to be mainly related to vehicles having keyless locks (particularly GMC & Chevys).

Our office has window stickers for cars that identify them as belonging to Spring Shadows residents. You can get these by calling our Office and requesting them.

There continues to be problems with vehicles speeding through Spring Shadows and not stopping at stop signs. Please remember that the Constables are here to protect us. One of the ways that they do so is by having the authority to issue traffic tickets. Street safety is very important to all of us.

Some residents still park the wrong way on our streets. Please be sure to park facing the correct way if you park on the street in front of your house. It is against state law to park facing the wrong direction. It is also against the law to park perpendicular to the curb.

Scams are changing every day. One could write a book on them but it would be outdated as soon as it was published. If nothing else, remember that no one from your bank, IRS, Social Security, or Medicare will ever

contact you initially by email, text, or phone and request any personal information. Never take someone's word for these calls. You can call each entity by researching its own phone number and calling it directly to verify any callers. Do Not Give Any Personal Information to any caller unless YOU initiated the call to the official number.

As always, "IF YOU SEE SOMETHING, SAY SOMETHING." Please call Precinct 5 Constable Dispatch to report suspicious people or vehicles. The Constables Pct, 5 Dispatch Number is: 281-463-6666. When you call, the first thing you need to say is that you are a Spring Shadows resident. Remember that the Constables are usually within Spring Shadows and they will most likely be able to respond faster than HPD. If you have a life-threatening emergency, you should first call 911. Then, if you have a chance, call the Constables.

Robin Castellanos - Spring Shadows Resident



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

CONSTABLES INCIDENTS REPORT FOR SPRING SHADOWS: May/June 2026

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	0	0	0	0	0	0	2
Theft - Vehicle	0	0	0	1	2	1	0	0	0	0	0	0	4
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	0	0	0	0	0	6
Narcotics	0	0	0	0	0	0	0	0	0	0	0	0	0
Burglery - Home	0	0	0	0	0	0	0	0	0	0	0	0	0
Burglery - Vehicle	2	0	3	0	2	2	0	0	0	0	0	0	9
Burglery - Garage/Shed	0	0	0	0	0	0	0	0	0	0	0	0	0
Arrest	0	0	0	0	0	1	0	0	0	0	0	0	1
Criminal Mischief	0	0	2	0	2	2	0	0	0	0	0	0	6
Disturbance	7	2	12	4	5	4	0	0	0	0	0	0	34
Animals	2	0	1	5	0	0	0	0	0	0	0	0	8
TOTAL	13	2	19	12	12	12	0	0	0	0	0	0	70

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2600 Moss Hill block: area 1

June 2026 Yards of the Month



2800 Kismet block: area 2



3000 Stetson block: area 3



9600 Philmont block: area 4



9800 Emnora block: area 5



2500 Pomeran block: area 1

July 2026 Yards of the Month



2600 Manila block: area 2



2900 Quincannon block: area 3



9700 Colleen block: area 4



9900 Vogue block: area 5



Tasties & Munchies Corner

BY SPRING SHADOWS
RESIDENT EXTRAORDINAIRE

Robert Blum
Director/Treasurer

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 keep your submission to 700 words or less and that you follow the written guidelines outlined under [Narrative/Anecdote requirements](#) outlined on our website Newscaster page.

Deviled Eggs

Ingredients

- 12 large eggs
- 1/3 cup Ranch Dressing
- 12 green olives
- 4 tablespoons Bacon bits
- Cajun seasoning for garnish

Instructions

Hard Boil Eggs:

1. Stovetop Method: Add eggs to a saucepan and cover eggs with cold water. Heat until water comes to a boil. Stir in 1 teaspoon of baking soda (trick for helping the eggs to peel easily), apply lid to cover, and remove from heat.

Rest with the lid on for 12 minutes. Remove eggs to an ice water bath to cool.

2. Peel and cut eggs: Slice peeled eggs in half, lengthwise. Carefully remove the yellow yolks and place yolks in bowl.

Filling:

3. Place egg yolks in bowl and mash well.
4. Add Ranch dressing and mix well.
5. Mince green olives.
6. Add minced green olives and bacon bits to the bowl of mashed egg yolks and Ranch dressing . . . mix well.
7. Assemble: Add a big spoonful of filling back into each egg white. Use a spoon, or a pastry bag to pipe the filling in. Garnish with Cajun Seasoning.
8. Place in the fridge to firm deviled egg filling for at least 30 minutes.

Noteworthy is to mash any leftover deviled eggs and make Egg Salad Sandwiches.



GREENER THUMBS:

GARDENING, LANDSCAPING, AND PLANT TIPS
for the **CURIOUS, THE CHALLENGED, AND THE DESPERATE**



Source: Southern Living

Cannas / Canna Lilies

Roxanne Richey **Director/EC at Large**

A dear friend, who happens to live in Spring Shadows, recently shared Canna sprouts with me. I was assured that they would grow rapidly and spread. Indeed, within days of planting the sprouts, new sprouts appeared. It has been amazing to watch! Cannas, or Canna Lilies, are native to the American tropics[7], from the Southern United States (southern South Carolina west to southern Texas) and south to northern Argentina. [9] Known for growing easily in most countries of the world, they need to receive 6 to 8 hours of sunlight per day during the summer months. They should be moved to warm locations during the winter.

Cannas are perennials. They grow and bloom during Spring and Summer, die back during Autumn and Winter, and return in Spring. They are not true lilies. Wild species often grow to be 6 ½ feet to almost 9 feet tall. The leaves are generally solid green but can be blue-green, brownish, maroon, or variegated. The flowers are usually red, orange, or yellow. Bees, hummingbirds, sunbirds, and bats pollinate the plants. These plants are generally free of pests and diseases.

Cannas have many uses. They are a source of starch for both human and animal consumption. The seeds can be used to make jewelry, to make musical instruments, and to make alcohol. Purple dye can be extracted from the seeds. Cannas can be used to make alcohol and paper. The leaves can be burned to act as an insecticide. They can be used in wetlands to extract pollutants. They are a traditional gift for Father's Day in Thailand. Lastly, the starch is used to make cellophane noodles (miến dong) in Vietnam.

I can't wait to watch my Cannas grow and flower!

Spring Branch ISD's New Guthrie Center Set to Open This Fall

One of Spring Branch ISD's most exciting 2022 Bond projects is almost ready to open its doors: the new Guthrie Center, a state-of-the-art Career and Technical Education (CTE) facility that replaces a building that served the district for 54 years.

This isn't just a school building. It's a community asset, and you are invited to come see it firsthand.

Inside the New Facility

The Guthrie Center was built to function like a real workplace, not a traditional classroom. Inside, high school students will train in an automotive technology lab, cosmetology and barbering salons, a student-operated bistro, and other enterprise-based programs. Many of these programs will offer services to the surrounding community as part of students' hands-on learning, with a soft launch planned for the spring.

The campus continues a legacy started by former Superintendent Hal Guthrie, whose early investment in hands-on, career-focused learning helped make CTE one of SBISD's defining strengths. Today, more than 80 percent of SBISD secondary students take at least one CTE course, and the district offers 26 Programs of Study across multiple career clusters, ranging from health care and skilled trades to business.

"Our CTE programs help students discover what's possible while equipping them with the knowledge, skills, and experiences to succeed after graduation," said Superintendent Dr. Jennifer Blaine.

Community Investment

CTE isn't just a benefit for the students who walk through the Guthrie Center's doors. It's an investment that pays off across the community. Students graduate with industry certifications, real-world work experience, and a head start on careers in high-demand fields, giving local employers access to a stronger, better-prepared workforce right in their own backyard.

Programs such as automotive technology, health science, welding, architecture and construction, and business depend on partnerships with area businesses that provide expertise and real-world opportunities for students. In turn, those businesses gain a pipeline of trained, work-ready talent, while the local economy benefits from a stronger, more skilled labor force.

Bond-funded projects such as the Guthrie Center represent a significant community investment, and residents are often the ones who best understand what these projects mean for their neighborhoods, local businesses, and students' options after graduation. The Guthrie Center provides an opportunity to see that investment firsthand.

Community Open House: Save the Date

SBISD is inviting the public to a Community Open House at the Guthrie Center on Tuesday, September 29, from 6:00 to 7:30 p.m. Neighbors, families, and community members are welcome to walk through the new building and tour the labs in person, including the automotive technology lab, cosmetology and barbering studios, health science labs, student-operated bistro, and more.

Building a Better Terrace For All



PROPOSED ADDITIONS

ADDITIONS AND ENHANCEMENTS WILL BE PRIORITIZED BASED ON FUNDS RAISED.



PLAYGROUND
SUNSHADES



OUTDOOR BENCHES



OUTDOOR TABLES



LEGACY PAVERS

Spring Branch ISD is building a brand-new Terrace Elementary campus as part of the 2017 Bond Program. This rebuild will give our students a safe, modern, and inspiring place to learn.

Why Your Gift Matters

While the bond covers the building itself, many important features are not included—things that make the school and its grounds a true community hub.

As many of you know, Terrace Park is a designated SPARK Park, open for the entire community to enjoy. These improvements will benefit all of us for generations to come.

How to Give

Thanks to our partnership with Spring Branch Education Foundation (SBEF), we are able to offer [many ways to contribute](#), and to ensure all gifts to the Terrace New Build Campaign are tax deductible.

HILLENDahl LIBRARY HOURS

Monday 10 am - 6 pm
Tuesday 10 am - 6 pm
Wednesday Noon - 8 pm
Thursday 10 am - 6 pm
Friday 1 pm - 5 pm
Saturday 10 am - 5 pm

2436 Gessner Rd
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are like stars,
you don't always
see them but
they're always
there.



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:

Spring Shadows Civic Association, email - office@springshadows.org,
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.