



QUAIL VALLEY THUNDERBIRD NORTH Spring 2024 Newsletter

Note from Newest Board Member & Communications Chair

Dear Fellow Homeowners,

As a newly elected Thunderbird North Community Association Board Member, I would like to extend a warm greeting to all the residents of Quail Valley Thunderbird North. A special thanks to everyone who participated in this year's election and to the previous Board Members for their service to our community. We are looking forward to continuing efforts to improve the community, as well as recognize all of our neighbors that work hard to make this a great place to live.

Kindest regards,

Lisa L.

Congratulations to the **2023** **Holiday Decorating Contest** **Winners!**



The Nevo Family
Cherry Creek Ct



The Lowrance Family
Quail Valley East Dr

Thank you to everyone who participated in the holiday decorating festivities. It is always fun to see how creative our community is when decorating and of course, the effort in making our neighborhood bright.



The Pool: Cost & Usage

While the Association has been able to sustain financially over the years without raising the dues, the pool has become increasingly expensive to maintain and keep running. The age of the pool as well as skyrocketing costs of repairs, materials, chemicals, labor, and lifeguards now have the pool using nearly 50% of the Association's income.

The Board of Directors is exploring all options with relation to the Quail Valley Thunderbird North amenities. Will you please take some time to visit <https://www.surveymonkey.com/r/G2D5TH6> and complete a survey? Quail Valley Thunderbird North is *our* community and *your* voice matters.

Sustainable Spring Cleaning Tips for 2024

Spring is here and it's the time that we all seem to jump into action to make our homes look fresh and clean and start those new projects.

Here are some helpful reminders to avoid big home repairs later:

- Inspect your roof
- Clean your gutters
- Clean or replace HVAC filters
- Clean your dryer vent
- Check the washing machine fill hose
- Clean and repair your screens
- Clean decks, driveways, fences and other outside surfaces
- Vacuum your refrigerator coils
- Replace the batteries in your smoke detectors
- Prepare your lawn mower for summer
- Check seals around windows and doors
- Clear vegetation around your AC compressor
- Check the house weep holes for possible termite activity

Along with this checklist is a friendly reminder to maintain your lawn as is it only with the cooperation of all homeowners that we can maintain our community standards and protect our home values. We can continue to achieve this by making sure we mow, edge, pull weeds, and replace dead sod patches when necessary, with similar healthy plant materials. Please do not blow yard waste into the street (especially dead, weedy or diseased grass) or down the storm drains. Please clean the area in front of the house (the street) from debris or leaves so it will help keep the street clean and help keep debris from clogging the street drains. Unkept areas of lawn can encourage a habitat for unwanted animals too. Please trim any branches over-hanging or obstructing sidewalks, roads and signs. Low branches over the street can be hit passing civilian and emergency vehicles causing damage, so please trim them to at least a 13 ft. clearance.

There are so many little things that we can do as a community to help each other keep our neighborhood a clean and safe place to live.



Community Improvements Are Always Good To Report

Everyone loves the new leaves and flowers blooming and the new green everywhere. Well, we're sure many would agree the green pool was not one of the greens our community wanted for Spring. Since one of the pool pumps was not working properly and the pool was shut off, the greenies started Spring too early.

The board has taken action to have the pool repaired and functioning properly. A new pool maintenance company, Pools by Dallas, has been hired. No more greenies! As you drive by the pool we hope you have seen the improvements that have been made.

The entrances to our subdivision have also been spruced up with new foliage and the sprinklers have been repaired.

Also, if you haven't noticed the tennis courts are still looking great after the improvements made last year. Now members can play pickle ball or tennis.

Additional News & Information

Board of Directors meetings are held on the 3rd Wednesday of each month at the Missouri City Recreation & Tennis Center located at 2701 Cypress Point Dr., Missouri City, TX 77459 at 6:00 P.M.. You are encouraged to attend and hear what's going on in your community.

*Friendly reminder: Be sure you are up to date on your annual homeowner's assessment so you may be able to take advantage of these facilities that exist for our community's enjoyment. Please contact Marshall Management Group Inc. at 713.977.6644 for assistance. You may also send an email to ops@mmgihouston.com.



SPRING

WORD SEARCH

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BEE	BUTTERFLY	GRASS	LILY	SEEDS
BLOSSOM	CHICK	KITE	NEST	SPROUT
BUD	EGGS	LADYBUG	PUDDLE	TULIP
BUNNY	FLOWER	LAMB	RAIN	WORM

