

NEIGHBORHOOD NEWS

Falls at Imperial Oaks



31220 Birnham Woods Drive
Spring, TX 77386
832- 813-7170

Association Website:
www.fallsatimperialoaks.org

Office hours:

Tuesday- Saturday-10:00am-
2:00pm
Monday - Closed
Sunday – Closed

Pool Hours:

See page 11

Fitness Center Hours:

Open daily from 5:00am to
10:00pm

Dog Park Hours:

Open daily from 7:00am to dusk

Tennis Court Hours:

Open daily from 5:00am to
10:00pm

Retreat Spray Park Hours:

Open daily from 8AM-8PM
(April 1st-November 1st)

SAVE THE DATE:

- 5/1 – Pools open (schedule page 11)
- 5/8- Kayak Days at Lake Holcomb
- 6/1- Lake Club will be available to rent
(Reservations will begin April 6th.)
- 6/6- Dippin Dots at Lake Club
- 6/10- HOA meeting
- 6/12- Kayak Days at Lake Holcomb
- 6/26- Kona Ice at the Retreat



FALLS FACTS

THE LAKE CLUB

31220 Birnham Woods Drive, Spring, TX 77386
Tel: 832-813-7170
Email: falls@vanmor.com
Office Hours: 10:00 a.m. – 4:00 p.m. Tues.-Sat.

ACCESS CARDS

Residents need access cards to enter the pools, fitness center, dog park, and tennis court. One card is provided to each household and an additional or replacement card can be purchased for \$10.

FITNESS CENTER HOURS

5:00 am. -10:00 pm Sun.-Sat.

GATE REMOTES

Residents located in gated sections receive two remotes per household. Additional or replacement remotes may be purchased for \$35.

HOA ANNUAL ASSESSMENTS

HOA Annual Assessments are due on January 1st and are late after January 31st.

MAKE A PAYMENT

To make a payment online please visit:
www.fallsatimperialoaks.org

RENTAL INFORMATION

Please visit the Lake Club office to reserve either the Club House, Pools, or Pavilion. For information and pricing, please email falls@vanmor.com or call 832-813-7170.

FACEBOOK

Make sure to like us on Facebook to see announcements, updates, or anything our homeowners want to share.

SAFETY

Montgomery County Precinct 3 officers are patrolling the Falls. Please report any suspicious activity to falls@vanmor.com to help keep our community safe! You may also visit mcco.3.org for safety tips and the vacation watch program.

REPORT A STREET LIGHT OUTAGE

Visit www.centerpointenergy.com/outage. Make sure to have the 6-digit pole number (located on the pole) and complete the fast and easy report.

LOCAL CONTACT INFORMATION

Vanmor Properties	832-593-7300
Mont. County Sheriffs Dept. (non-emergency)	936-760-5800
Montgomery County Volunteer Fire Dept.	281-363-3473
Montgomery County Animal Control	936-442-7738
Best Trash (trash/recycle)	281-313-2378
CenterPoint Energy (gas)	800-752-8036
Reliant Energy (electric)	713-207-7777
MUD #115/127 (water)	281-367-5511
AT & T Uverse	1-800-288-2020
Comcast Cable Communications	713-341-1000
Report Streetlight outages	713-207-2222
Fire Non-Emergency	281-292-3473
Dead Animal Pick-Up	936-539-7817
Post Office – Pinecroft (Spring)	281-419-7948
Birnham Woods Elementary	832-663-4200
Bradley Elementary	832-482-6800
Cox Intermediate	281-465-3200
York Junior High	832-592-8600
Oak Ridge High School-9 th Grade	832-465-5000
Oak Ridge High School	832-592-5300
Grand Oaks High School	281-939-0000
CISD Bus Transportation	832-482-6287

TRASH & RECYCLE

Trash pick-up: Monday and Thursday
No garbage or recycle collecting services on the following holidays: New Years, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day. If your trash service day falls on a holiday it will be collected on your next regularly scheduled trash day.

ARCHITECTURAL REVIEW (ACC)

Any improvement or change on a property must be submitted through an ACC Application and will be reviewed for approval. Please refer to Falls deed restrictions on specifics.

US POST OFFICE

9450 Pinecroft Dr., The Woodlands, TX 77380

DEVELOPER'S REPORT

Industry headlines have been dominated lately by the blistering pace of home price appreciation fueled by increased demand, limited inventory, and rising costs of raw materials. This has especially been true for suburban master-planned communities such as The Falls, as families continue to search for well-located communities with great schools and well-built homes.

The Falls currently does not have any actively selling opportunities for new construction, however Partners In Building is completing the construction on a few homes to close out "The Cove". We are watching continued significant growth in surrounding communities as well, which will help further commercial development along the Grand Parkway.

Within The Falls our landscape maintenance contractor has begun the process of revitalizing the landscaping throughout, specifically a number of plants that were damaged by the winter storm as well as planned "fill-ins" previously scheduled due to aging landscaping and other damages. It was no easy feat securing plants, which are coming from as far away as Florida in order to complete the job.

Summer HOA Meeting: For the first time since our 2019 annual meeting, the HOA is hosting an in-person HOA meeting for June 10th at 6:30 p.m., to be held at Bradley Elementary. We look forward to being in attendance and providing development and project updates. Also, we will have a door prize of four Astro's tickets to a summer baseball game.

YMCA: Construction has officially commenced on Phase One of the Holcomb Family YMCA! You have probably seen the construction activity along Imperial Promenade near the Grand Parkway, and we appreciate your patience during the process. Site work is underway and the facilities are scheduled to be open in The Fall of 2021. A ground-breaking ceremony scheduled for April 23rd had to be cancelled due to weather and an alternate date is pending. Additional project information can be found on the Holcomb Family YMCA's website: <https://ymcahouston.org/locations/holcomb-family-ymca-2>

And you can sign up for monthly updates here: <https://bit.ly/3dW7DoI>

Lake Holcomb Updates: One of our local youth group of volunteers recently installed many wood duck, owl and bat habitats surrounding Lake Holcomb. This is a great addition and the volunteers had fun installing. Recently planted trees and saplings donated by Trees For Houston and installed by Falls at Imperial Oaks volunteers are flourishing.

The park continues to get significant use, and at times, people violating the rules such as riding ATV's and off road vehicles on the trail system and surrounding private property. Additional signs are being fabricated to more clearly define the rules and boundaries, however please be advised that law enforcement will be monitoring and prosecuting for these activities. Please continue to pick up trash that others have left behind and report rule violations to the Lake Club office or illegal activity to the Constable's office at (281) 364-4211.

If you or anyone you know is interested in organizing a community service project (i.e. Eagle Scout projects, school or church group community service projects), there are opportunities within Lake Holcomb Recreation Area that may be a great fit, and provide long-lasting benefit to the area. Please contact us for more information on how to get involved.

Future Commercial - Grand Parkway and Imperial Promenade: Retail space demand is getting stronger across the region, as more and more people are vaccinated and getting back to normal life again. The future retail center is being leased by Fidelis Realty Partners, and discussions are ongoing with many prospects to occupy space within the project. We believe that by the end of this year we will have an exciting lineup of anchor tenants to announce.

Trash service provided to Falls residents includes heavy trash pickup on each pickup day, and special pickups can be arranged as well. Please remember, dumping of trash or debris is not allowed anywhere in the Falls project. Report illegal dumping offenders to the Lake Club office – (832) 813-7170.

Please remember to stay out of construction areas. These are dangerous places to be and it is considered trespassing if not an authorized person. This includes homes under construction or completed and not yet occupied. Trespassing is a serious offense and will be prosecuted.

UPCOMING EVENTS



Congratulations to April Yard of the Month winner!

Richard and Mary Chesney

4025 Oakland Creek Road

(Birchwood Canyon)



As you enjoy your neighbor's landscaping efforts or step back to admire your own, please consider submitting a nomination for May yard of the month. Submit nominations to falls@vanmor.com – submission deadline is May 20th. The lucky winner will receive a gift card.

HOA MEETING

When: June 10th

Where: Bradley Elementary School

Time: 6:30pm

Lake Holcomb Kayak Days

Come out and enjoy a day on Lake Holcomb

(Free kayaks will be available for Falls residents)



Saturday - May 8th

Saturday - June 12th

Saturday - July 10th

Saturday - August 14th

(8am to 12)



Registration for our live race on November 13th, 2021 is now open!

Whether you're wanting to sign up for your first 5K or 10K, you've got your eyes on a podium spot, or you've heard you can find a frozen turkey on the course to bring home for the family, this race covers it all!

See the sponsor tab on the website if you or your business want to be recognized on this page, our website and in front of 500+ runners plus their family and friends spectating in our exciting Spring/The Woodlands event!

Sign up now for this wonderful, local Veteran's Day tradition.

<https://runsignup.com/Race/TX/Spring/RaceTheFalls>



Neighborhood Rep	Section
Derek Davis kelliecrosier@hotmail.com (713) 561-1384	Summit Springs, Mallard's Cove, Avalon Point
DJ Arsenault dj@diamondhomes.com (281) 989-6934	Windsong Manor
Thomas Wahlheim twahlheim@gmail.com (281) 851-5489	Senova Ridge, Serrano Bluff, Holly Creek
Ricky Sanders rickydsanders@gmail.com (704) 804-2939	Cedar Cove
Jeffry Scholfield Jeffer713@gmail.com (713) 898-7017 (281) 797-0375	Birchwood Canyon, Woodson Oaks
Elias Tamez erikavtamez@gmail.com Richard Ulloa (281) 570-1878 (832) 498-1985	Angel Park, Amber Forest
Holly Burwick texusgirl@aol.com (281) 475-0559 (281) 509-1660	Sable Park, Sundance Lakes
Terry Kirksey 281-468-8556 terrykirksey@sbcglobal.com	Edgewater
Ashley Lumpkin 832-385-7722 Ashley.lumpkin@hotmail.com	Arbor Lake
Afton Sterling 570-617-5939 afton.sterling@yahoo.com	Hickory Grove

Keith Rodgers – Resident Board Member

Kr.home@earthlink.net/832-732-2680

RENTAL INFORMATION

Please follow the guidelines below to ensure proper arrangements are made for scheduling a party:

- The facilities can be rented by Falls residents only (current on assessments)
- All parties must be booked at least 2 weeks in advance
- Check with the Lake Club office for availability
- Submit completed Rental Agreement (can be emailed to you or picked up at the Lake Club office), and payment to confirm your reservation

Lake Club: \$125.00 and a \$300.00 deposit (6 hours – including set up and clean up) – 55 person maximum. \$25.00 is charged for each additional hour

- reserved indoor space, A/C, kitchen, adult functions only, variety of tables/chairs, sofas/chairs, no pool access

Lake Club Pool (seasonal): \$50.00 and a \$300 deposit – 25 person maximum. Responsible for additional lifeguard/25 guests at \$35.00/hour.

- Reserved outdoor area with access to grill, splash pad and Lake Club pool

Retreat Pool House (seasonal): \$50.00 and a \$300 deposit – 25 person maximum. Responsible for additional lifeguard/25 guests at \$35.00/hour.

- Private reserved indoor area, A/C, 3 folding tables, 18 folding chairs with access to Retreat pool and grill

Retreat Pavilion with Pool (seasonal): \$50.00 and a \$300 deposit – 25 person maximum. Responsible for additional lifeguard/25 guests at \$35.00/hour.

- Private reserved outdoor area, ceiling fans, grill, 4 picnic tables, with access to Retreat pool

Retreat Pavilion without Pool (seasonal): \$50.00 and a \$300 deposit – 50 person maximum.

- Private reserved outdoor area, ceiling fans, grill, 4 picnic tables (offered only when pool is closed)

*****Pools are not closed to Residents during parties that are scheduled during regular pool hours**

Soccer Field: Contact Teresa Williams for reservation information:

281-782-4827



TEENAGE JOB SEEKERS

* Emily L.

Phone #: 281-684-5796

Age: 15-Babysitting, office help,
house/plant sitting, and pet sitting

*Evan W.

Phone#: 832-477-2421

Age: 16-Pet sitting

*Daniel M.

Phone#: 347-771-2651

Birth Date: 4/7/04

House/plant sitting, house cleaning,
office help, pet sitting, car washing,
furniture moving

*Christina N.

Phone#: 832-299-0482

Age: 17- Babysitting, office help,
house/plant sitting and pet sitting

* Chris V.

Phone#: 347-359-3214

Age: 15-House/plant sitting, office
help, lawn care, pet sitting, car
washing

*Camille S.

Phone#: 832-758-2989

Age: 15-Babysitting and office help

*Emma B.

Phone#: 832-845-6197

Age: 15-Babysitting

*Sophia L.

Phone #: 337-349-8832

Birth date: 7-20-06

Babysitting, house sitting, pet sitting

*Aubrey T.

Phone#: 713-569-1744

Age: 13

Babysitting, house/plant sitting, pet
sitting, lawn care

*Tanner I.

Phone#: 281-451-0654

Age: 17- House/plant sitting, and pet
sitting

*Nathan T.

Phone# 713-469-1744

Age 13

Babysitting, pet sitting

*Anthony J.

Phone#: 832-888-2169

Birth Date: 6/21/02

Lawn Care

*Emily T.

Phone#: 713-569-1744

Age: 17

Babysitting, house/plant sitting,
office help, pet sitting

*Maddie R.

Phone#: 832-253-2035

Age: 17-Babysitting, house/plant
sitting, house cleaning, office help,
lawn care, pet sitting

*Bella R.

Phone#:832-229-6790

Age:16-Babysitting, house/plant
sitting, house cleaning, office help,
lawn care, pet sitting

*Julie R.

Phone#: 832-608-5596

Age: 14-Babysitting, house/plant
sitting, house cleaning, office help,
lawn care, pet sitting

*Sofia N.

Phone#: 281-771-7231

Birth Date: 9/9/05

Babysitting, house/plant sitting, pet
sitting

Teenage Job Seekers FIO

Fill this out and place it in the drop box at the Lake Club.

Please place my name on the Teenage Job Seekers List.

Check all services that you would like to list:

Baby sitting Office Help

House/Plant Sitting Lawn Care

House Cleaning Pet Sitting

Other (please specify) _____

Name: _____

Street: _____

Birth date: _____

Phone: _____

Parental

Signature: _____

(Required)

**FALLS AT IMPERIAL OAKS HOA
2021 POOL REGISTRATION AND POOL SCHEDULE**

Both Falls at Imperial Oaks swimming pools (The Lake Club and The Retreat), are available to residents of The Falls at Imperial Oaks who are current in assessments AND have wristbands and an access card. If you are unsure of your account balance, please contact the Management Company at 832-593-7300 or the on-site office at 832-813-7170.

WRISTBANDS: Residents (ages 4 and over) must have their wristband on at all times while at the pool. Cost to replace lost or stolen wristband is \$5.00. To obtain free wristbands, see the pool registration dates below.

- 11 years old and over will receive an orange wristband
- 4-10 years old will receive a yellow wristband
- 3 years old and under will not need a wristband

GUEST POLICY: Guests must not be residents of The Falls at Imperial Oaks. Guests will be required to sign in. Residents are allowed 4 guests per household per day. **Saturdays and Sundays** require a guest fee of \$3.00 per guest (4 guests maximum) that can be paid to the pool gate attendant. Residents bringing 5 or more guests at anytime to the pool must book a party through the Lake Club office at least 2 weeks prior.

POOL REGISTRATION: Please complete the attached pool registration form and bring it and your ID to the registration to receive your FREE 2021 wristbands. Your assessments must be paid in full in order to receive your wristbands and will only be distributed to adults 18 years of age or older. Wristbands will NOT be available during office hours (except specified dates). If you are unable to attend one of the scheduled free wristband registration dates, bands will only be available by mail at a cost of \$5 per household. Free pool registration and wristband distribution will be held at the Lake Club on the following dates/times: **Thursday-April 15th (11am to 1pm), Saturday-April 17th (11am to 1pm), Monday-April 19th (5:30-7:30), Thursday-April 22 (11am to 1pm), Saturday-April 24th (11am to 1pm), Thursday-April 29th (11am to 1pm), Tuesday-May 4th (5:30 to 7:30)**

2021 POOL SCHEDULE: MAY - SEPTEMBER		
	<u>LAKE CLUB POOL</u> (Closed Mondays for cleaning)	<u>RETREAT POOL</u> (Closed Tuesdays for cleaning)
MAY 1 – MAY 23	Saturday and Sunday: 9AM – 8PM	Saturday and Sunday: 9AM – 8PM
MAY 27 – AUGUST 9	Open daily (closed Mondays): 9AM – 8PM *Open Monday, May 31 st (Memorial Day) 9AM – 8PM *Open Monday, August 9 th	Open daily (closed Tuesdays): 9AM – 8PM
AUGUST 14 – SEPTEMBER 26	Saturday and Sunday: 9AM to 8PM *Open Monday, September 6 th (Labor Day) 9AM – 8PM	Saturday and Sunday: 9AM – 8PM *Open Monday, September 6 th (Labor Day) 9AM – 8PM *CLOSED AFTER LABOR DAY



**FALLS AT IMPERIAL OAKS HOA
2021 POOL REGISTRATION FORM
(NO EXTENDED RELITIVES OR GUESTS CAN REGISTER)**

CIRCLE IF YOU ARE: OWNER / RENTER

LAST NAME: _____

ADDRESS: _____

PHONE: _____

E-MAIL: _____

FAMILY MEMBER NAMES

Please list the names of ALL permanent household members, including you.

Residents ages 11 and over (Orange Wristband)	Residents ages 4 to 10 (Yellow Wristband)	Residents 3 and under (No Wristband)