

**COMMENTS FROM THE MAYOR**  
By Charles Jessup



**Elections**

We are entering what is commonly called election season. Meadows Place will once again be a polling place for the March 5 Primary races, the May 4th Municipal city elections and of course the November Presidential elections. The March 5th elections determine who will be on the ballots in November and of course are very important. Also on

that ballot will be the candidates for both Democratic and Republican Precinct Chair positions. Another very important race and very important to Meadows Place. The Municipal Elections this year will determine your representative for Mayor and three (3) Council positions. For the first time in a long time, my name will not be on the ballot so you will have a new Mayor as a result of the May 4th election. As always, I hope every one of the 3,300 registered voters will help select our new Mayor. Exciting times for me but I step down confident that your City Council, City Administrator, Police Chief and Staff are more than capable and ready to take us into the future in new and wonderful ways. There is one big factor in all this, you need to vote! Please save the dates, The more we vote the louder our voice is with County, State, and National representatives. Like the Texans crowd, let's be loud! Go vote.

**Communications Director**

Garbage Day fell on Tuesday during "The Freeze". We were all wondering if they would pick it up. After initially being told trash pickup would be delayed, we were informed trash pickup, for that day when the temp was 19 degrees and overpasses were closed, would be cancelled. Within 5 minutes of receiving that notice, Cameron Miller, our Communications Director, had posted a notice on the City Website and also posted the information on the City Facebook page.

*(Continued on page 3)*

# NOTICE

**NOTICE OF DEADLINE TO FILE  
APPLICATIONS FOR PLACE ON THE BALLOT**  
(AVISO DE FECHA LÍMITE PARA PRESENTAR  
SOLICITUDES PARA UN LUGAR EN LA BOLETA)

May 4, 2024, City of Meadows Place  
General Election

(La Elección General de la Ciudad de  
Meadows Place el 4 de mayo, 2024)

**Filing Dates and Times:**

(Fechas y Horario para Entregar Presentaciones)

Start Date: January 17, 2024

(Fecha de Inicio: 17 de enero de 2024)

End Date: February 16, 2024

(Fecha Límite: 16 de febrero de 2024)

Office Hours: Mon.-Fri.: 8:30 a.m. - 4:30 p.m.  
(Horario de la Oficina: Lunes-Viernes: 8:30 a.m. - 4:30 p.m.)

See website for more information

(Ver sitio web para más información)

[http://cityofmeadowsplace.org/government/  
municipalelectioninformation/](http://cityofmeadowsplace.org/government/municipalelectioninformation/)

## CITY CALENDAR

**Feb. 16 Last Day to File for Place on Ballot**  
5:00 p.m.

**Feb. 27 Regular Council Meeting - 6:30 p.m.**

### Fort Bend ISD

**Feb. 16 Student Holiday**

**Feb. 19 Student Holiday/Weather Make Up**

**Feb. 26 Regular Board Meeting - 6:00 p.m.**

# Did You Know?...

**Did You Know...** Meadows Place not only has a great staff and Police Force but wonderful volunteers as well.

Many of these volunteers serve the city in positions of great responsibility and must be approved by City Council. Our City Secretary makes sure the nominations get to council and are approved in a timely fashion. The following is a list of the latest appointees, so Hi and Thank them if you can. There were four (4) Directors to the Economic Development Corporation: Tim Gooding, Tia Baker, Richard Ramirez, and Charles Jessup. Then there were three (3) Commissioners and three (3) alternates appointed to the Planning and Zoning Commission. These appointees were Sean Ulrey, Mike Elmore, and Stuart Barrowman, joined by Alternates Sammy Skemp, Anne Green, and Nathan Mahand. Last but certainly not least, five (5) members and four (4) alternates were appointed to the Meadows Place Board of Adjustment. Approved were David Piwonka, Chris Gawlik, Terry Henley, Joe DeBruyn, and David Lantz. Serving as Alternates will be Joseph Weymon, Audrey St. Germain, Ken Smith, and Ping Law. These are important positions being filled by men and women who care about our city. If you would like to join them and lead our city into the future, please let us know and we will help find a spot for you. Thanks again to all these wonderful volunteers who will help keep Meadows Place... *Your Place for Life!*

**Did You Know...** I was visiting the park with a couple of my Grandkids and was overwhelmed by the number of families playing and enjoying themselves. Nathan told me our parks were one of the reasons he and his family chose to move to Meadows Place. We watched kids, from toddlers to teens, running around, playing, having fun and talked about how the kids knew instinctively what to do with all the new instruments in the sensory

part of the park. Some of the parents were sharing and trying to make music. The kind of laughter and joy certainly helps families make some great memories and makes Meadows Place... *Your Place for Life!*

**Did You Know...** Your Council recently established a Special Fee titled Utility Infrastructure Fee. This small monthly \$10 fee will help fund repairs and rehabilitation as well as contribute to construction to meet present and future public water and sewer utility needs.

**Did You Know...** Code Enforcement has issued a Notice of Violation for more than 4 four legged animals – which includes ‘Community or Outdoor Cats which you are feeding. According to a study cited by the Washington Post, Outdoor Cats are the leading cause of death among birds killing over 1.4 billion birds each year. Outdoor cats not only bring other animal species to extinction levels, but they also spread diseases (rabies & Toxoplasmosis). Indoor cats can be cute and cuddly but Outdoor cats are always killers. George H. Fenwick, president of American Bird Conservancy, said the findings should serve as “a wake-up call for cat owners and communities to get serious about this problem before even more ecological damage occurs.” Food for thought.

**Did You Know...** by the time you get this Newsletter, Tim Hortons, or Timmie’s as it is known to it’s many fans, should be open. Go by check Timmie’s out and welcome them to Meadow Place Their store is in the Sam’s parking lot along West Airport. You should also know that thanks to a lot of hard work by city leaders, and a little luck, there will be another multi-national establishment opening in Meadows Place later this year. A fun one!

**Did You Know...** is for YOU! Drop us a note or email: [mayor@cityofmeadowsplace.org](mailto:mayor@cityofmeadowsplace.org).

## Did You Know... Staff Training

Courtney Rutherford our City Secretary, started 2024 off with a bang. Courtney attended a tough two day Elections Law seminar in Denton. This was an important training session as evidenced by the 500 people from across Texas who registered. This was a very detailed curriculum covering the complexities and new requirements for elections including meeting, filing, election dates and submittal deadlines. Courtney is also responsible for unique things like registering a voter who is Part of a Confidentiality program. The penalties are stiff for anyone not meeting these very rigid requirements.

Though the City contracts with the County to run our elections, Courtney has to be familiar with our elections laws and all the procedures pertaining to holding an election and making sure Meadows Place qualifies to be a polling location. Thank You Courtney for maintaining your professionalism and expanding your level of expertise!



## Comments From The Mayor (Continued from page 1)

Later that evening I saw someone asking about trash pickup on another social media page. Both Cameron and I were a bit disappointed and frankly I was a bit frustrated because we try to get you pertinent information promptly and accurately. We try. We really do, so if you want to see what is going on in the City, check out the City social media pages. We have a website, Facebook and Instagram pages and, thanks to our City Council, we have a dedicated Communications Director that works hard to keep you informed whether it is road work, parks improvements or trash pickup. You can also call City Hall. Getting information to you is a challenge, but we try. We are blessed to have a Communication Director that lives in our City and cares as much as Cameron does so help him out and Follow the official Meadows Place pages and check them first for information. Thank You.

### **Thank You Commissioner Meyers**

We are excited to announce that our County Commissioner, Andy Meyers, has agreed to help us with some changes to our portion of the Fort Bend Mobility Bond Project which, if approved, will allow us to finish the 2nd section of the Dorrance Project and help fund the engineering of the Phase 3 and Phase 4 sections as well. Any funding left over will be applied to the construction. Right now, our plans are to self-fund the construction but we are hoping there will be another County Bond Project in the future that we can apply for. Regardless, this is a big deal, so Thank You Commissioner Meyers and Thank you to our Staff for all their input and assistance, especially our Volunteer Project Manager. Together you help keep Meadows Place... **Your Place for Life.**



## Meadows Police Department



Police Chief  
Gary Stewart

### **IRS Scams**

The Meadows Place Police Department would like to remind everyone it is Tax Season again and the Scammers are out there. Here are some tips from the IRS. If you suspect you may have been a victim, please contact the Meadows Place Police Department or IRS ([phishing@irs.gov](mailto:phishing@irs.gov)) to report suspicious activity.

The IRS continues to warn consumers to guard against scam phone calls from thieves intent on stealing their money or their identity. Criminals pose as the IRS to trick victims out of their money or personal information.

#### **Here are several tips to help you avoid being a victim of these scams:**

- **Scammers make unsolicited calls.** Thieves call taxpayers claiming to be IRS officials. They demand that the victim pay a bogus tax bill. They con the victim into sending cash, usually through a prepaid debit card or wire transfer. They may also leave “urgent” callback requests through phone “robo-calls,” or via phishing email.
- **Callers try to scare their victims.** Many phone scams use threats to intimidate and bully a victim into paying. They may even threaten to arrest, deport or revoke the license of their victim if they do not get the money.
- **Scams use caller ID spoofing.** Scammers often alter caller ID to make it look like the IRS or another agency is calling. The callers use IRS titles and fake badge numbers to appear

legitimate. They may use the victim’s name, address and other personal information to make the call sound official.

- **Cons try new tricks all the time.** Some schemes provide an actual IRS address where they tell the victim to mail a receipt for the payment they make. Others use emails that contain a fake IRS document with a phone number or an email address for a reply. These scams often use official IRS letterhead in emails or regular mail that they send to their victims. They try these ploys to make the ruse look official.

#### **The IRS will not:**

- Call you to demand immediate payment. The IRS will not call you if you owe taxes without first sending you a bill in the mail.
- Demand that you pay taxes and not allow you to question or appeal the amount you owe.
- Require that you pay your taxes a certain way. For instance, require that you pay with a prepaid debit card.
- Ask for your credit or debit card numbers over the phone.
- Threaten to bring in police or other agencies to arrest you for not paying. ***If you don’t owe taxes*** or have no reason to think that you do: Do not give out any information. Hang up immediately.

***The Meadows Place Police Department is available 24 hours a day, seven days a week***

**281-983-2900**



Rod Hainey  
Public Works Director

## Winter In Texas - When It's 80 Degrees Outside

Being prepared for our Winter season has been a topic of prior Newsletters. But when the weather outside has a high of 80 degrees forecast it can be difficult to take the information seriously. None the less the weather will change, and temperatures will drop. In Texas if you don't like the weather wait for a short while and it will move into another season, probably not the one you expected.

By now we should be ready to wrap outside water pipe with insulation, if this has not been done *and wrap shut off valves* that will freeze. Plants should be protected from the freeze also. Sprinkler systems should be adjusted down to account for the wet rainy season and save water.

### FROZEN PIPES INSIDE YOUR HOME WILL CAUSE THE MOST DAMAGE

When we have a Hard Freeze, pipes will freeze. If you think that there are frozen pipes in your home, shut the water off immediately. There are two locations to shut off the water, one at the meter and the second is close to the house where the line enters the building. Please familiarize yourself with

both locations. If you need emergency assistance to shut your water service, call the USW 24-hour call line at 832-756-2143. Some leaks are small but consistent and will run up your water bill monthly.

### How to determine if you have a leak in your home. Do you suspect a leak? If so, do the following.

- 1) Turn of all the water inside and outside of your home.
- 2) Go outside to your meter box and open the cover.
- 3) Locate the black or red triangular -shaped leak detector on the left side beside the numbers.
- 4) If the leak detector is not moving, you do not have a leak and no water is passing thru the meter.
- 5) If the leak detector is moving, you do have a leak. Water leaks on the homeowner's side of the meter are the responsibility to repair.
- 6) If there is water in the meter box, be sure it is not run-off water from sprinklers or rainfall before calling.
- 7) If you are certain, it is a leak outside of your home, please call city hall.

Emergency Number for USW 24-hour service 832-756-2143

GIVE US A CALL FOR ALL YOUR  
CONCRETE SERVICES



**LONE STAR**  
Concrete  
(979)332-2175  
lonestarconcretesp@yahoo.com

COMMERCIAL & RESIDENTIAL

Bugs bugging you?  
Buzz us!

**Mr. Mike**  
PEST CONTROL



**FREE**  
Home  
Evaluations  
& Estimates  
Not valid for WDI reports

**\$100 OFF**

Any Complete  
Termite Treatment  
With coupon.

**\$25 OFF**

Ant & Flea  
Service  
With coupon.

**\$69<sup>00</sup>**

Initial  
Roach Service  
With coupon.

**\$99<sup>00</sup>**

House & Yard  
Spray O/S Only  
With coupon.

MEADOWS PLACE RESIDENT  
Locally Owned and Operated...

- 25 Years of Experience
- Termites & General Pests
- Free Inspections
- WDI Inspections/Reports
- Insured

Call or Text:  
**281-610-1053**  
MrMikePC@sbcglobal.net



Offer Ends Soon - Call Today

## Trash/Bins at Curb on a Day not a Trash Day is Prohibited



Trash/Bins at Curb on a day not a Trash Day is prohibited & Mold/Mildew wherever present on Exterior of homes shall be cleaned off.

**Refuse Prohibited at or near streets and curbs (Not a trash day) 130.09(A):** It shall be unlawful and in violation of this code and punishable to the maximum extent permitted by law for any resident, citizen or inhabitant of the city to keep, store or to maintain rubbish of any type upon or adjacent to public streets or public street rights-of-way in the city except for the purpose of depositing for a normal and customary trash pickup, which shall only be permissible not more than 18 hours before a scheduled trash pickup.

**Exterior Structure (General) IMPC 304.1:** The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

**Please Remember that Mailbox March is around the corner. 2 easy qualifier steps to get 10.00 off your next billing cycle after March.**

1 – Take a photo of your Mailbox before and one after renewing/repainting/replacing your mailbox.

2 – Submit your before and after photos together between MARCH 1st - MARCH 31st to Courtney Rutherford at [citysecretary@cityofmeadowsplace.org](mailto:citysecretary@cityofmeadowsplace.org).

Submittals after March 31st will not be accepted.

During December 14, 2023, through January 11, 2024, there were a total of **41** Violations, **52** Notices issued, and **79** inspections completed. The following are the top 6 items that needed the most attention during this period.

Top 6 Violations	Notices Issued
Grass/Weeds in excess of 9 inches.	10
Trashcans / Rubbish / Recycling Bins visible from the street	7
Dead Landscaping / Tree(s)	3
Exterior Walls/Trims Repaired / Replaced / Repainted	3
Junked/Abandoned Vehicle - Nuisance Declared	2
Repair / Replace damaged fence	2
Cases	
Citations Issued	0
Overall Total New Cases	33
Overall Cases Closed	43
Reported Animals Impounded by Fort Bend County Animal Services:	3

If you are having trouble meeting the comply-by date for a violation let me know at least *3 business days before that date* listed. I am here to help you.



Jennifer Cabello, Code Enforcement Officer  
Office: 281-983-2938  
[code-enforcement@cityofmeadowsplace.org](mailto:code-enforcement@cityofmeadowsplace.org)



Scan this to find helpful Code Enforcement links on:  
- Fort Bend AgriLife  
- Ordinances  
- Permits

This same QR Code is also at the bottom of every yellow door notice.

**Free Estimates**  
Visa, MC, Discover, AMEX

Commercial-Residential  
Insured

# ODD JOB FENCE COMPANY

**Fences Erected, Repaired & Rebuilt**

Tim Tate  
[tate006@gmail.com](mailto:tate006@gmail.com)  
281-498-7256

**Small, Big, Odd**

P.O. Box 1985  
Stafford, TX 77477

## *Classified & Advertising*

Anyone wishing to place an ad in the newsletter can contact City Hall for information. All ads are due by the second Friday of each month. The appearance of paid advertising is not an endorsement by the City.

- William Sutherland Handyman Repairs. Appliance, Electrical, Plumbing, Clean out sewer line from 2"-8" pipe. Power washing, interior/exterior, Carpentry work, Painting, Concrete, Tiles, Roofing. Cell 713-384-2817.
- ONYX Landscaping: Residential and Commercial total lawn care. Fertilization, flowerbeds, and mulch. Seasonal flowers, sod, tree trimming, tree removal. New fence installation and repair. New Sprinkler system installation and repair. Pressure washing. Meadows Place resident free estimates. Manuel 281-865-6636.

## *Around the Block*

Brought to you by Meadows Home & Garden Club



Our Home & Garden Club members hope everyone stayed warm and safe during the January Artic Blast.

If you weren't able to cover some of your outdoor plants, not to worry. Some plants may look dead, but parts of the stems and roots might still be alive. Cut off the dead parts as soon as the sub-freezing temps are gone. If the roots survived the plant will start to come back.

Remember not to fertilize your lawn until the temps are above 60 degrees.

February to March is the time to plant your tomato plants. If planting in pots, it's recommended to wait until nighttime temps are above 55 degrees.

## Happy Valentine's Day!

R	T	F	R	I	E	N	D	V	T
O	R	M	K	F	H	I	Y	A	B
S	A	X	C	E	U	X	T	L	K
E	E	R	S	B	G	J	R	E	E
H	H	A	T	R	C	D	A	N	V
G	S	R	A	U	A	I	P	T	O
R	W	R	E	A	N	P	S	I	L
E	E	O	R	R	D	U	F	N	M
D	E	W	T	Y	Y	C	D	E	P
M	T	E	K	K	N	I	P	N	I

ARROW  
CANDY  
CUPID  
FEBRUARY  
FRIEND

HEART  
HUG  
LOVE  
PARTY  
PINK

RED  
ROSE  
SWEET  
TREATS  
VALENTINE

Contact us via e-mail at:  
[meadowshomegardenclub@gmail.com](mailto:meadowshomegardenclub@gmail.com)

*Visit our web site today.*

**[Meadowshomegardenclub.com](http://Meadowshomegardenclub.com)**



# GARAGE SALE

## *Dates for 2024:*

February 9 & 10

May 10 & 11

August 9 & 10

November 8 & 9



# MEADOWS PLACE

## IT STARTS IN PARKS

Coaching. Connecting. Community.



SCAN ME

### REGISTER

You may now register for city programs online at [cityofmeadowsplace.org](http://cityofmeadowsplace.org). OR scan this QR Code.

**WE'RE  
HIRING!**  
Summer Staff

### LIFEGUARDS / CAMP COUNSELORS

The City of Meadows Place is accepting applications starting **NOW through March 22** for Summer 2024. Applications can be picked up and turned in at City of Meadows Place City Hall or online at [cityofmeadowsplace.org](http://cityofmeadowsplace.org).

You must be 15+ years of age to apply for lifeguard and camp counselor. Must be 14yrs+ for front desk at pool and Nature Center.

For additional information, please email [recreation@cityofmeadowsplace.org](mailto:recreation@cityofmeadowsplace.org)



### CAMPOUT IN THE PARK

Come and experience the great outdoors at our **7th annual Family Campout** event. You will learn the basics of kayaking, fishing, knot tying, and more! Dinner, breakfast, and s'mores will be provided. You will provide a tent and sleeping gear. Check in is at 1pm and activities will begin at 2pm. The event ends Sunday morning by 10am. This is a family event, at least one parent or guardian must be registered for youth under 18 to participate.

**REGISTER** MUST Pre-Register

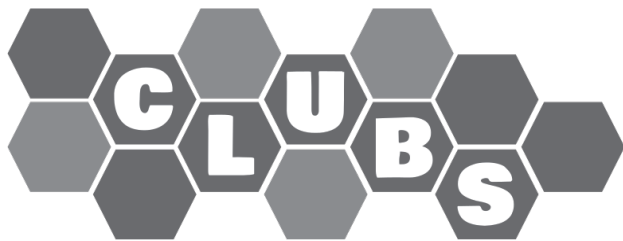
**3/23, 1pm @ McGrath Park**

**EARLY BIRD SPECIAL**

**\$10 per person 2yr+**

**Must pre-register by 2/29**

**After 2/29, \$15 per person 2yr+**



Do you want to have FUN while earning volunteer hours for school or college applications?

Would you like to be a part of a national organization while making a difference in your own community? If you are in grades 9 through 12, YAC is for you!



**Where Active Adults Gather**

If you are 55 or older, this group is for you! Our goal is to enhance the lives of active adults through physical, mental, educational, and social programs.

**Monday & Thursday 10am – 1pm**  
**11938 Amblewood**

- Monday 2/5                Games / Book Club
- Thursday 2/8            Games / Mexican Train**
- Monday 2/12            Lunch Bunch @ Gringos
- Thursday 2/15            Games / Mexican Train**
- Monday 2/19            Valentines Luncheon /  
Special Games
- Thursday 2/22            Games / Mahjong**
- Monday 2/26            BINGO & PIZZA
- Thursday 2/29            Games / Rummikub**

**February Book Club:**  
**The Loveliest Chocolate Shop in Paris**  
**by Jenny Colgan**

**March Book Club: The Kitchen Front**  
**by Jennifer Ryan**

**BRING A FRIEND - It's FREE**

**2023/2024 School year will include**

- Fun Events - Volunteering - State Conference
- Build A Roost for Endangered Birds
- **2/2 – 2/4 YAC State Summit**
- **3/15/24 Pancake At The Disco Night**  
- 6-8pm @ Nature & Discovery Center

This spring we will begin planning for our endangered bird roost project.... We will also go to the state YAC Summit in Lewisville, TX

**TEXT 281-642-7701 w/ questions**  
**11975 Dorrance, Community Center**



2/16/ 2024 at 6:00 p.m. / **INTERNATIONAL DINNER** / TBA

See our website for details and how to join.  
[meadowshomegardenclub.com](http://meadowshomegardenclub.com)



# Health AND FITNESS

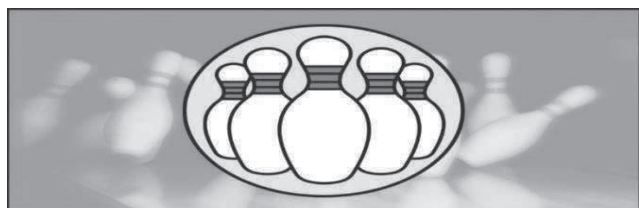


## LINE DANCING

**Beginner:** Tuesdays at 9am, Community Center  
No experience required!

**Advanced:** Tuesdays at 10am, Community Center  
**No Fee, Register with instructor in class**

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## BOWLING

Meadows Place Ladies Bowling Team bowls every Wednesday morning, 9:30am at Emerald Bowl. Join the team, meet new friends, and get active!

**Call: 281-498-8330**

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## ZUMBA

A total workout, combining elements of fitness – cardio, muscle conditioning, balance and boosted energy with a serious dose of awesome each time you leave class.

**REGISTER MUST Pre-Register / No Walk Ins**

**1/8 – 3/11, Mondays at 7:30pm, Community Center 10 sessions / \$55 per person**



## SMALL STEPS SOCCER ACADEMY

Join in on the fun. Come learn and improve soccer skills for youth 3-5 yrs. No experience required.

**REGISTER MUST Pre – Register**

**\$100 per student / 3-5 yrs.**

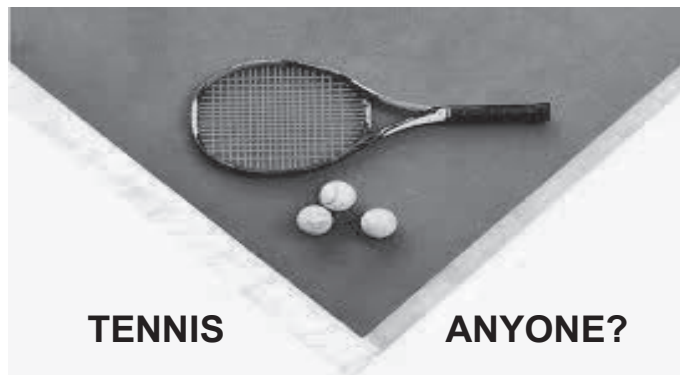
**8:15am-8:45am / Tuesday and Thursday**

**2/13-4/28, No Class Week of 3/11-3/15 Due to Spring Break**

McGrath Park Recreation Field

\*NOTE: Bring your own size 3 soccer ball.

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## TENNIS

## ANYONE?

Resident Cards are available for purchase at City Hall, Mon. – Fri., 8:30am-4:30pm, \$50 fee valid September 2023 thru September 2024

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We now have 2 permanent pickleball courts at our tennis complex. Come and try it out and see what all the fun is about. Resident Access card required.

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### TAE KWON DO

Sharpen your mind, strengthen your body with Master Jenny Pless. She has been teaching in Meadows Place Community Center since 2005 and teaches all skill levels from basic to advanced.

**REGISTER** Must Pre-Register

January 8 – March 27 / Mon. and Wed.

5-6pm (4-11 yrs.)

6-7pm (12+ year old and adult)

10 classes for \$70.00

20 classes for \$129.00

Uniform: \$30 (cash/check only)

No class 2/19, 3/11, 3/13



American Society of Karate teaches American Karate to ages 5 – 70yr in a positive ever-changing system. Its goal is to not be the largest, but to be the best. Instructors: 5<sup>th</sup> Degree Black Belt, Steve Puma and 3<sup>rd</sup> Degree Black Belt, Michael Puma. Students may try the first class for free.

**REGISTER** Must Pre- Register

Thursdays, January 11- March 21

at the Community Center

6:30- 7:30pm (5-12yr) \$70 per student

7:30- 8:30pm (13-70yr) \$70 per student

Pay uniform fee to Instructor

No class Week of 3/11- 3/15 due to Spring Break



### Exploration Zone / Musical Flowers Tree House / Animal Friends

Tuesday/ Wednesday/ Saturday 10am - 3pm  
Thursdays 4:00 – 6:00pm

This month we're learning all about....



### Garden Insects

Daily Fee \$2 child / \$5 adult

Annual Membership \$20 child / \$30 adult Fee  
includes facility access and activities.

11938 Amblewood Dr., Meadows Place

### NATURE CENTER ANIMAL ENCOUNTERS



Want to get hands-on with one of our amazing animals? Come and see our critters up close.

Thursdays, 4:00 pm at Nature Center  
\$2 each admission, Includes entry to facility  
and activities / Free with membership



**DOG TIRED OF DOING YOUR OWN  
TAXES AND ACCOUNTING?**

**LET ME SAVE YOU TIME & MONEY!**



**TAMARA L. MIHAIL**  
CPA, LLC  
TAX & ACCOUNTING SERVICES

Specializing in tax planning and preparation for small to mid-size businesses, non-profits, trusts, estates, and individuals.

CALL NOW! 77 Sugar Creek Center Blvd., Suite 600  
(281) 406-8984 Sugar Land, TX 77478  
Tammy@MihailCPA.com www.MihailCPA.com

*Meadows Place Resident*



**RAY'S**

A/C & Heating Services



**Tel: 281-799-2556**

Maintenance \* Service \* Installations  
**Honest & Fair Prices**

Manufacturer's  
Suggested Annual  
Maintenance

Heat check-Up  
**\$69.00**

Reg 89.00

**\$150 OFF**

Any Replacement  
Equipment  
*Excludes parts*

Not valid with any other discount or promotion.  
Offers may not be combined. One coupon  
per customer.

**\$50.00  
OFF**

Any repair over  
\$450

Manufacturer's  
Suggested Annual  
Maintenance

A/C Check-Up  
**\$69.00**

Reg 89.00

TACLB26076E



**A~Dependable Senior Sitter**

"We Provide Comfort and Care  
When You Can't Be There"

Special Programs Designed For  
Alzheimers and Dementia

Residential Senior Living Homes

Personalized Care in Our Homes or Yours

**Sandra J. Olive**

832-725-0101

Sandy's Safe Havens philosophy is based on achieving a simple goal:  
To provide the love and support our clients need to live full and  
satisfying lives, while helping them maintain their own uniqueness and  
dignity.

Personalized Private Adult Day Care

Nutritious & Delicious Meals & Snacks Provided

Supervised Activities & Outings

Please call today and put your worries away!

Sandra J. Olive

832-725-0101

**Jill's Piano Lessons**



**NEW TO MEADOWS PLACE**

Jill Carlson

[jillcarlsonpiano@gmail.com](mailto:jillcarlsonpiano@gmail.com)

[carlson.duetpartner.com](http://carlson.duetpartner.com)

Call today to set up your  
no-obligation interview  
610-360-7672

As the **TAX SEASON** approaches-  
 you need to get your financial statement ready to file your Business taxes



# GETCORP

## Payroll Accounting & Tax

Hours of operation:  
 Monday - Friday 9am - 5pm

During the **TAX SEASON**  
 we are open on Saturday  
 from 10am- 6pm

**OUR ACCOUNTING /BOOK KEEPING SERVICES  
 SERVICES TAX SERVICES- POWERED BY Intuit  
 ARE PAYROLL SERVICES**

### TAX SERVICES- POWERED BY Intuit

- State and federal tax forms
- Business Tax filing
- Individual Tax filing
- Nonprofits Tax filing
- Schools Tax filing
- Corporations Tax filing
- Certified Acceptance Agent- CAA- ITIN Service

### ACCOUNTING /BOOK KEEPING SERVICES

- Accounts Payable & Receivable
- Monthly Account Reconciliation
- Income and Balance Sheet Preparation
- Financial statement

**CALL TODAY 832-680-5225  
 WALK-INS WELCOME**

### PAYROLL - HR - HEALTHCARE - INSURANCE

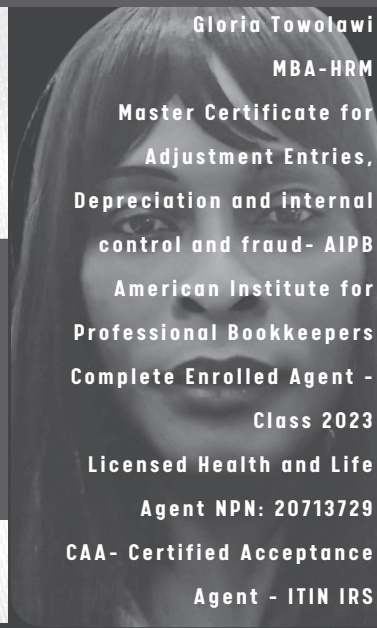
Payroll Services                      I-9 signing                      Notary Service  
 Payroll Processing                      Notarize your document - HERE  
 Tax with-holding for 50 states                      Fax and copy services  
 Payroll tax filings quarterly 50 states

HR Services                      Recruiting and Staffing services  
 Healthcare benefits                      Life insurance benefits  
 Medicare healthcare benefits

We offer direct hire, contingent labor and contract staffing services

### BUSINESS REGISTRATION SERVICES

Corporation                      LLC                      Non-Profit Formation



11735 S Kirkwood Rd, Suite B STAFFORD TX 77477



832-680-5225



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We blend traditional medicine with holistic medicine to treat the whole person

### Why Choose Us?

Providing affordable, basic healthcare services to uninsured and self employed individuals. We treat acute minor illnesses:

- ♥ Ear Infections
- ♥ UTIs
- ♥ Sore throat
- ♥ Flu-like symptoms
- ♥ Migraine headaches
- ♥ Back pain
- ♥ Allergies/Sinus
- ♥ STIs/STDs
- ♥ Minor cuts
- ♥ Skin rashes

#### Additional services offered

- ♥ Adult physical exams
- ♥ Medical weight loss
- ♥ Chemical peels
- ♥ Bio identical hormone replacement therapy
- ♥ IV hydration therapy
- ♥ Nutritional counseling
- ♥ Vitamin injections

**Book Your Appointment Today**

### Contact Us

346-541-8588 F. KaiKai, MSPA-C  
713 703-9538 M. Culley, MSPA-C  
info@evolvingandemergingu.com  
macpac1989@yahoo.com  
8313 Southwest Fwy  
Ste 320 B  
Houston, TX 77074



Fatmata KaiKai, MSPA-C



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CITY OF MEADOWS PLACE



MEADOWS PLACE POLICE



MEADOWSPLACETEXAS



MEADOWS PLACE



**SCAN ME**



**Oak Story**  
REALTY

## 2023 SALES DATA FOR MEADOWS PLACE (PER HAR.COM)

🏠 NUMBER OF HOMES SOLD: 55     🏠 AVERAGE SALES PRICE: \$302,267  
🏠 AVERAGE PRICE/SQ FT: \$151/FT.     🏠 HIGHEST SALES PRICE: \$375,000

## CURRENT OAK STORY REALTY MEADOWS PLACE LISTINGS



**For Sale!**

12238 Alston Dr  
\$250,000



**For Sale!**

12031 Scottsdale Dr.  
\$320,000



**For Sale!**

12303 Alston Dr  
\$339,500



**Under Contract!**

11415 Brook Meadows Ln  
\$289,900



**ELENI AGIZ**  
OAK STORY AGENT

ELENI@OAKSTORYREALTY.COM  
(832) 647-9617



**NICOLE FENWICK**  
OAK STORY AGENT

NICOLE@OAKSTORYREALTY.COM  
(832) 276-4745



**KURT KOPCZYNSKI**  
OAK STORY BROKER/OWNER

KURT@OAKSTORYREALTY.COM  
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[www.cityofmeadowsplace.org](http://www.cityofmeadowsplace.org)

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 Permit No. 36

**City of Meadows Place**

One Troyan Drive • Meadows Place, TX 77477  
 (281) 983-2950 • Fax (281) 983-2940

- Charles D. Jessup, IV...MAYOR** ..... (281) 642-7702  
 e-mail: [mayor@cityofmeadowsplace.org](mailto:mayor@cityofmeadowsplace.org)
- Tia Baker...MAYOR PRO TEMPORE** ..... (832) 875-8120  
 e-mail: [alderman2@cityofmeadowsplace.org](mailto:alderman2@cityofmeadowsplace.org)
- David Mertins...ALDERMAN 1** ..... (281) 933-8546  
 e-mail: [alderman1@cityofmeadowsplace.org](mailto:alderman1@cityofmeadowsplace.org)
- Rick Staigle...ALDERMAN 3** ..... (713) 446-4566  
 e-mail: [alderman3@cityofmeadowsplace.org](mailto:alderman3@cityofmeadowsplace.org)
- Kurt Kopczynski...ALDERMAN 4** ..... (281) 686-6078  
 e-mail: [alderman4@cityofmeadowsplace.org](mailto:alderman4@cityofmeadowsplace.org)
- Kelle K. Mills...ALDERMAN 5** ..... (281) 933-0374  
 e-mail: [alderman5@cityofmeadowsplace.org](mailto:alderman5@cityofmeadowsplace.org)

- \*\*\*\*\*
- Courtney Rutherford...CITY SECRETARY**..... (281) 983-2931  
 e-mail: [citysecretary@cityofmeadowsplace.org](mailto:citysecretary@cityofmeadowsplace.org)
- Nick Haby...CITY ADMINISTRATOR**..... (281) 983-2939  
 e-mail: [cityadministrator@cityofmeadowsplace.org](mailto:cityadministrator@cityofmeadowsplace.org)

- \*\*\*\*\*
- EMERGENCY ..... 9-1-1
- CITY HALL (8:30 a.m. - 4:30 p.m.) Mon-Fri..... (281) 983-2950
- POLICE DEPARTMENT / 24 Hours ..... (281) 983-2900
- FT. BEND COUNTY SHERIFF ..... (281) 342-6116
- WATER AND SEWER (after hours)..... (832) 756-2143
- PERMITS ..... (281) 983-2932
- MEADOWS PLACE COURT ..... (281) 983-2942
- FT. BEND ANIMAL CONTROL..... (281) 342-1512
- PARKS AND RECREATION DEPARTMENT ..... (281) 983-2934

**Community Center Rental**  
 Building Capacity 165

Rental includes tables and chairs to accommodate events  
**Food/no alcohol.....\$295.00 Food/with alcohol.....\$395.00**  
*(Cash deposit required)*

**Community Pool Rental.....\$350.00**  
*(after Community Hours, maximum rental time is 3 hours)*

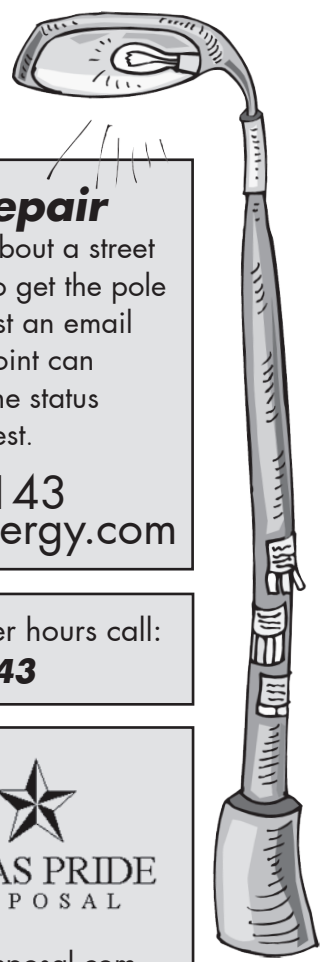
Non-Meadows Place residents add \$175.00 to above rates

**Resident Community Center/ Pool Combo Rental**  
*Available May - August*

*Meadows Place residents receive a \$50 discount when renting the Community Center & Pool for the same event.*

For rental reservation information, go to [cityofmeadowsplace.org](http://cityofmeadowsplace.org) click on Parks & Recreation, then Community Center

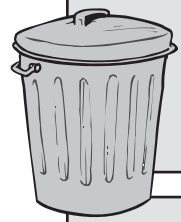
To check availability, call 281-983-2950 or email: [utilities@cityofmeadowsplace.org](mailto:utilities@cityofmeadowsplace.org)



**Street Light Repair**  
 When calling or emailing about a street light outage, you will need to get the pole number. You may request an email notification so CenterPoint can keep you apprised of the status of the repair request.  
**1-800-332-7143**  
[www.centerpointenergy.com](http://www.centerpointenergy.com)

For water/sewer issues after hours call:  
**832-756-2143**

**(281) 342-8178**  
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 F: 8:00-4:00  
  
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[service@texaspridedisposal.com](mailto:service@texaspridedisposal.com)



**Storm Water Hotline**  
 Report dumping in storm water drains.  
 Only **RAIN WATER** is allowed  
 281-983-2932 or report online, see website.  
 For updates on Public Works News visit the website.  
[publicworks@cityofmeadowsplace.org](mailto:publicworks@cityofmeadowsplace.org)