



# Baldwin Square

Spring 2010

Principal Management Group of Houston - An Associa Company

## Crime Prevention

With spring in full bloom, there has been a spike in crime in the Midtown area, affecting some of our Baldwin Square neighbors. It is important for everyone to take responsibility for crime prevention by following these simple steps:

1. Outside Lighting: Check your porch light and the light over your garage door to make sure your energy efficient bulbs have not burned out. Replace them as necessary. Turn your lights on every evening using timers and/ or photocells. Having all of the lights on in your complex sends a message to would-be burglars that the residents in your section are actively involved in preventing crime in the community. This is part of our rules, and we appreciate your compliance in the interest of everyone's safety.

2. Gate Security: Lock your gates. Anyone who leaves their gate unlocked is inviting trouble for themselves *and* their neighbors. It is time for everyone to be responsible and check that your gate is locked at all times.



3. Common Sense: Secure your valuables and Do Not Leave Garage Doors Open. Don't invite burglars by leaving your valuables on display.

4. Report: Do not be afraid or feel silly about reporting trespassers or suspicious activity! Trespassing on BSHA grounds

is illegal. The police cannot prevent crime without reports from the community. Remember that each resident is another set of eyes and ears to help fight crime. The only way to get the increase in police patrol and law enforcement that we need is to report EVERY incident to HPD. Call HPD at 713-884-3131 or Precinct 7 Constables at 713-643-6602.

5. Good Neighbors help prevent problems: We live in close communities that require a measure of consideration for our neighbors. Don't block the driveways with visitors' cars and please be aware of noise that disturbs your neighbors. The City of Houston Code of Ordinances, Sec. 30-1 states that "*Nighttime hours* shall mean the hours between 10:01 p.m. on one day and 6:59 a.m. the following day." Sec. 30-2 - General prohibitions: (a) It shall be unlawful for any person to make, continue, or cause to be made or continued any loud, unnecessary, or unusual noise that annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others." (Ord. No. 01-945, § 2, 10-17-01)

6. Don't park on common grounds: It is against our rules and you will be towed.

7. Pets not pests: Don't let your beloved pet become known as a pest in your community. Keep your dogs on a leash and don't forget to "scoop the poop" when you take them outside.

## Home Maintenance Tips—How to Change Your Exterior Light Bulbs:

Some folks are not very handy around the house and those outdoor lights on your porch or above your garage may pose a puzzle for you. Here are some simple steps to removing the light cover and changing your outdoor light bulbs.

... First, use a sturdy ladder so you don't fall and break your neck.

... Simply remove the small decorator nuts at the bottom of the light cover. You may need to spray a little WD-40 to help loosen the nuts. Take care not to drop them because they can be hard to find once they hit the ground. (Voice of experience here...)

... Carefully lift the light cover and remove the bulb.

... Replace the bulb with one of the new long lasting, energy efficient light bulbs. They really do last a LONG time.

... Place the light cover over the bulb with the threaded bolts through the holes in the base.

... Replace the decorator nuts and tighten only by hand until they are snug. If you tighten too hard you may strip the threads or break the end off the cover.



## Water Crisis – Rates are Skyrocketing

Most of us live in BSHA communities with shared water meters; even those who have individual meters share the expenses for irrigation. On April 21, Houston City Council raised water and sewer rates by nearly 30 percent on an average single-family household, among the largest increases in Houston's history and one that places the city's rates at a higher level than many major U.S. municipalities. Therefore, it is important that we all work together to make sure we are not wasting water.

BSHA has recently installed rain sensors throughout the community which are designed to prevent automated sprinkler systems from turning on during rain showers and wasting water. We have budgeted and will continue to look for additional system improvements to conserve water.

Individual residents must join in this effort too. First, check all of your home faucets and toilets to make sure they are not leaking or that the water is not constantly "running" in your toilet, resulting in major loss of water. You can purchase re-

pair kits at Home Depot or any hardware store. Just ask the sales staff for assistance and then follow the easy directions. If you are not inclined to "do it yourself," local plumbers will make these repairs for you for a nominal charge. In the end, you will benefit by helping to control our community water rates.

Please remember that even if you do not receive an individual water bill, at year end you will still be responsible for your community's water usage. With the help of our residents, BSHA is currently working on publishing quarterly cost and usage information by community on our website at [baldwin-square.org/waterinfo](http://baldwin-square.org/waterinfo). Please check back soon.



## Tree Maintenance in the City Right of Ways



Tree maintenance and removal of dead trees from the city right of ways is the responsibility of the City of Houston. Check the following links for more information:

**Tree Removal:** <http://www.houstontx.gov/parks/deadtreesremoval.html>

**Tree Maintenance:** <http://www.houstontx.gov/parks/treepruning.html>

### *Community Input*

*The BSHA board appreciates ideas and suggestions from our homeowners that will help us maintain or improve our community.*

*Please email your suggestions to us at:*

*[bsha@baldwinsquare.org](mailto:bsha@baldwinsquare.org)*

*or to our Property Manager, Sonya Bradley, at:*

*[s.bradley@pmghouston.com](mailto:s.bradley@pmghouston.com)*



### **BSHA Website**

Just in case you have forgotten or if you are new to our community, be sure to visit our Website at [www.baldwinsquare.org/](http://www.baldwinsquare.org/) for more information about our association and goings-on in the Baldwin Square community.