



QUAIL VALLEY THUNDERBIRD NORTH Spring 2025 Newsletter

Hottest Topic In The Neighborhood

The pool has been a recurring topic of concern in our community's budget discussions over the past several years—and this year is no different. Due to ongoing financial constraints, the **Thunderbird North pool will not open for swim season this summer.**

Currently, pool expenses consume **over 60% of the Association's annual budget**, making it unsustainable to operate without significant financial adjustments. Without changes, the continued operation of the pool would deplete the Association's reserve funds within just three years.

To move forward, we need your support. **At least 67% of Thunderbird North homeowners must vote to approve an increase in annual dues to \$295** in order to reopen the pool and maintain long-term financial health.

Can we count on your support?

Please visit <https://www.thunderbirdnorthca.org/the-pool> for full details. A Proxy/Absentee Ballot is enclosed for you to quickly submit your vote now. One may be downloaded and submitted to ops@mmgihouston.com starting now until October 16, 2025 at 5:00PM. **An announcement for electronic voting will be coming to you soon.*

Thank you for being an engaged member of our community.



You're Invited: Monthly Board of Directors Meetings

Your attendance is requested and appreciated. The **Board of Directors meetings** are held on the **third Thursday of each month** at:

Missouri City Recreation & Tennis Center
2701 Cypress Point Dr.
Missouri City, TX 77459
Time: 6:00 P.M.

We encourage all residents to attend, stay informed, and participate in the discussions that shape our community.

Stay Informed – Join Our Community Email List!

We want to keep you updated on important events, announcements, and news for the Thunderbird North community.

Please send your **email address** and **property address** to:

✉ ops@mmgihouston.com

This will ensure you receive timely community updates directly in your inbox.

Thank you for staying connected!



Yard of the Month Is Back!

April 2025 Winner



2922 Cherry Hills Dr
Miguel & Matilda Ortega

April 2025 – September 2025

Do you have what it takes to be the next **Yard of the Month** winner? Whether you've got a green thumb or just a passion for curb appeal, **everyone has a shot** at this fun and friendly competition!

🏆 Winners Receive:

- **Bragging rights!**
- **A \$100 Amazon gift card** 📄
- **A "Yard of the Month" sign** proudly displayed in your yard
- **A feature photo in the community newsletter**

Get those flower beds blooming, hedges trimmed, and lawns looking lush—**your yard could be the next spotlight!**

Additional News & Information

Spring is the season when many of us get inspired to freshen up our homes and tackle long-awaited projects. While you're sprucing things up, here are some **helpful reminders to avoid costly repairs down the road:**

- 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 our seasonal checklist, this is a **friendly reminder to maintain your lawn**—because it's only with the cooperation of all homeowners that we can **uphold our community standards and protect home values.**

Here are a few important guidelines to follow:

✓ **Lawn Care Expectations:** **Mow, edge, and pull weeds** regularly. **Resod your lawn.** **Do NOT blow yard waste** into the street or storm drains—especially dead, weedy, or diseased grass. **Clean the street area in front of your home** from debris and leaves to help keep drains clear and streets clean. **Unmaintained lawns** can become habitats for unwanted pests—keep them tidy to prevent this.

🌳 **Tree and Branch Trimming**

• **Trim branches** that hang over or obstruct sidewalks, streets, or signs. Ensure low-hanging branches over roads are trimmed to **at least 13.6 feet of clearance** to avoid damage from passing vehicles, including emergency services.



Common Deed Restrictions and Courtesies

🌸 Spring Has Sprung – Time for Home Improvements! 🌸

As the season of renewal begins, many of us are starting home renovations and updates. Before you make any **exterior changes**, remember:

🔗 **All exterior modifications must be approved by the Architectural Control Committee (ACC).**

You can **download a Home Improvement Request Form** from the Association's website:

🔗 <https://www.thunderbirdnorthca.org/>

🚫 Common Deed Restriction Violations to Avoid:

✓ Lawn Maintenance

Spring and summer bring fast-growing grass! Lawns may require **weekly mowing, weeding, and edging** to remain in compliance.

🚗 Street Parking

Please limit vehicles parked on the street, especially if they **block sidewalks**. Use your **garage and driveway** when possible.

Parking on grass is strictly prohibited.

🗑️ Trash Bin Guidelines

Trash bins must be **stored out of sight** (in the garage or behind a back fence).

They should be placed out **after 6:00 PM the night before service** and put away **by 11:59 PM the same day**.

🚚 Commercial Vehicles & Trailers

Oversized commercial vehicles (like 18-wheelers, food trucks, tow trucks) and **trailers** are **not permitted** to be parked in the neighborhood.

Additional News & Information

Be Hurricane-Ready: Tips for You and Your Family

While we can't predict every storm, we *can* prepare. Follow these quick tips to stay safe this hurricane season:

1. Make a Plan. Know your evacuation route in advance. Choose a meeting place in case you're separated and can't access phones or the internet. Discuss the plan with your family so everyone knows what to do.

2. Build an Emergency Kit. Pack enough non-perishable food and water for 5–7 days. Include essential items like medications, hygiene supplies, flashlights, and chargers. Make a checklist based on your daily needs and update it regularly.

3. Stay Informed. Keep a battery-powered or hand-crank radio with extra batteries. Take an inventory of your personal belongings. Review your insurance policies to ensure proper coverage.

For more information visit:

<https://www.fortbendcountytexas.gov/government/departments/homeland-security-emergency-management>

Thunderbird North Community Association
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Community Service. Community Support.

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2025 Board of Directors

Peter Cruickshank, President

Bill Smith, Vice President

Larry Fox, Treasurer

Lisa Lowrance, Secretary

Jacquelyn Palmer, Director



SPRING

WORD SEARCH

E W A J F E L L F J F L W F S T K U
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 C A T A F R U L L I T M S O W Z J U
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BEE	BUTTERFLY	GRASS	LILY	SEEDS
BLOSSOM	CHICK	KITE	NEST	SPROUT
BUD	EGGS	LADYBUG	PUDDLE	TULIP
BUNNY	FLOWER	LAMB	RAIN	WORM

