

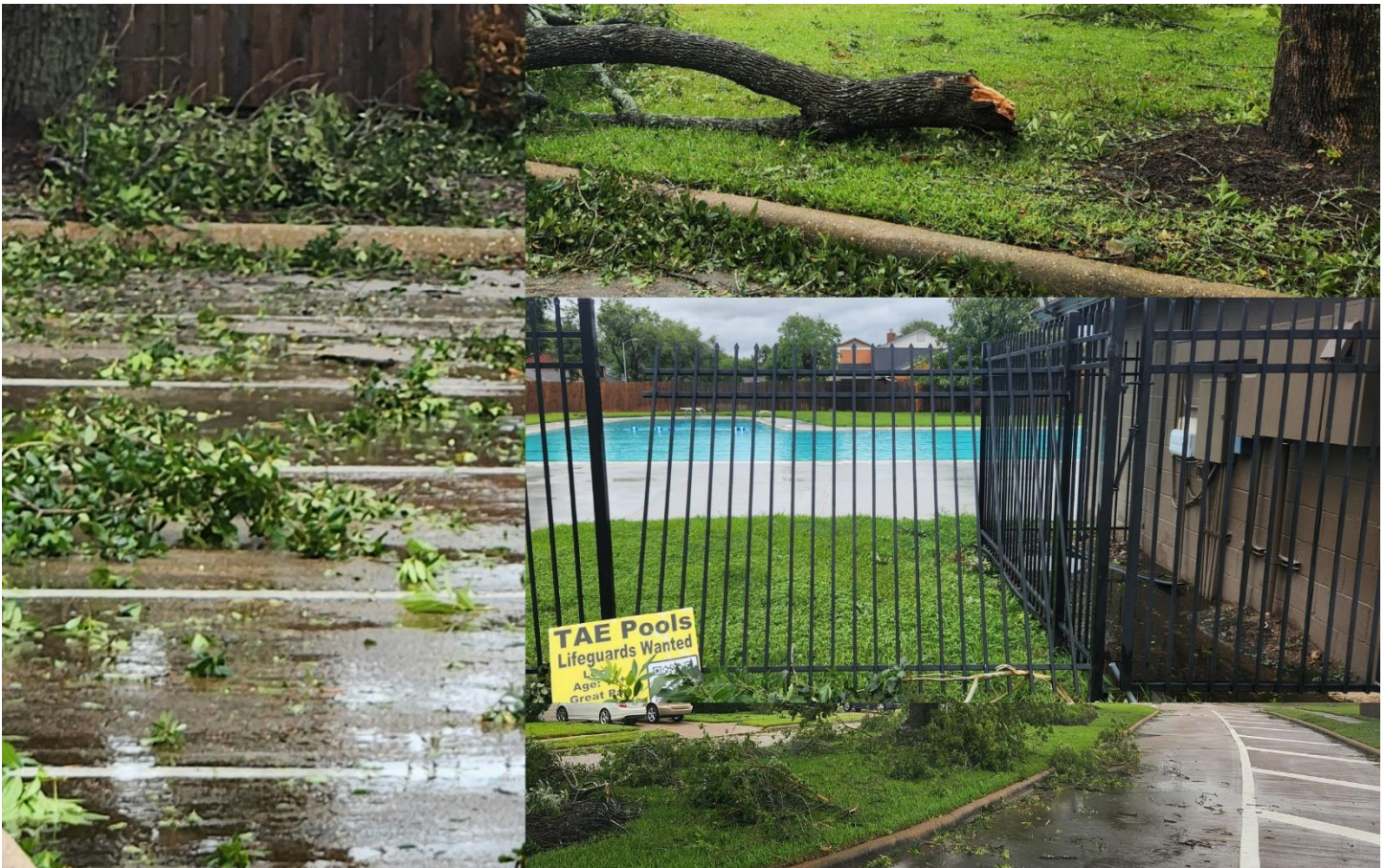


HURRICANE BERYL AND QUAIL RUN



Hurricane Beryl came into Houston around 4 am on Monday, July 8th. Quail Run, same as many other communities in the area, happened to be in Beryl's path (*shown*). Although it was only a Hurricane Category 1, Beryl did manage to leave behind some damage. The Quail Run HOA recognizes how challenging this Hurricane has been for some, and understandably so, there will be a grace period for home repairs. As a courtesy to the HOA, while navigating the difficult task of dealing with your insurance company please keep the management company updated as to where you are in the process to avoid unnecessary Deed Restriction violation letters in the future. **You can call UPMC at 1-855-518-0670 to update them on your progress.** Also, the HOA Trash enforcement will be temporarily suspended until the City of Houston has managed its heavy trash pickup sufficiently. The HOA is hoping that homeowners, despite the challenges, will do their best to keep their property maintained by continuing to mow their lawns, trim and prune any damaged vegetation, removing any downed twigs and loose wood and keeping weeds controlled. *As the Irish blessing goes, "May your troubles be less and your blessings be more."*

HURRICANE BERYL AND QUAIL RUN'S COMMONS



The Community Center building, and the pool, is still safe and open for event rental. Although there were a few minor issues in the building, and in our Commons area, that were caused by the Hurricane, the HOA is currently addressing those issues with the building’s insurer.

If you want to keep up with the [City of Houston’s Debris Hauling Progress for Beryl 2024](https://www.houstontx.gov/solidwaste/) , check the website (<https://www.houstontx.gov/solidwaste/>). If you have not yet had sufficient tree waste removal or heavy trash pickup you can contact Council Member Martha Castex-Tatum at (832) 393-3016 or districtk@houstontx.gov. Keep in mind—**Construction Material will not be**

ASSISTANCE OFFERED

- Cutting fallen trees
- Drywall, flooring or appliance removal
- Tarping roofs
- Mold mitigation

(979) 217-3791

STAY INFORMED
HOUSTONOEM.ORG

picked up by the City. You have to hire a contractor, at your own cost, to get it hauled away.

CoH - Debris Hauling Progress

Houston residents can now track the progress of the city’s storm debris pickup schedule [with an interactive map](#).

Over the next 60 to 90 days, the city will utilize all its available resources combined with supplemental disaster collection contractors to expedite the debris removal operations in neighborhoods throughout the city,” Solid Waste Management department

QUAIL RUN'S OWN LOCAL HERO DURING THE AFTERMATH OF HURRICANE BERYL

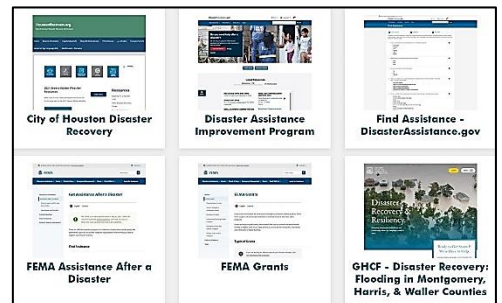
Thank You, Robert Valentine. After Beryl hit, one of Quail Run's own didn't just think about his own well-being in the aftermath of the storm--he thought about the well-being of the whole community. Mr. Valentine, a Culinary School graduate, knowing that he had a generator and knowing that many of his neighbors had gone days without electricity, made the generous decision to use his resources to help his neighbors out. He understood that many had no way to



prepare or store their next meal so he decided to both cook and hand deliver meals to his Quail Run neighbors and other friends who had been affected by the extended power outages caused by the Hurricane. According to his KPRC interview, he planned his food menus at night and then went to the grocery store the next day to buy the ingredients. He estimated he was able to serve about 300 people. To the community at the time, he said *"I urge people to be selfless. Look out for your neighbors. Share your generators, share your food. Open your grill, if you can. If you have the means, extend a helping hand."* Mr. Valentine, who is an entrepreneur who owns three businesses, "MVP Egg Rolls, Robert J. Valentine Catering and MVP Meals". He exemplifies what *"I am my brother's keeper"* really means. Well done, Mr. Valentine. And again, Quail Run thanks you. (Reportage courtesy of Quail Run HOA Board Member Linda Landry, source KPRC news)

H-GAC Assistance

The Houston-Galveston Area Council (H-GAC) , in a move to provide quick assistance to those who need it, have created a list of resources to help those impacted by the storm. Those resources are available on the H_GAC Disaster Recovery Resources and Funding Page (h-gac.com/funding). There are about 32 resources listed on that page (shown are 6 of them).

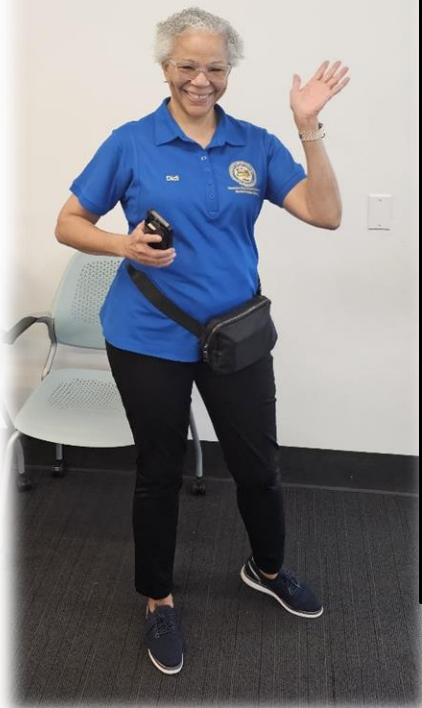


Update on Repairing Quail Run's Streets



In April Quail Run's HOA President, Willie Rainwater, attended District K Council Member Martha Castex-Tatum's MPAC (President's Advisory Council Meeting). At this meeting Council Member Castex-Tatum provided lunch and an overview of what is going on in District K to the attending HOA Presidents located within her district. When given the opportunity, Rainwater always asks, "When are you going to fix Quail Run's streets?". Council Member Castex-Tatum's Chief of Staff, Perdita "DiDi" Chavis sent Rainwater the following email noting the street repairs to be done in Quail Run. Some of the street repairs listed are currently being done.

Perdita "DiDi" Chavez



Dear Fort Bend Houston Super Neighborhood Council #41 and Quail Run CIA President,

Be advised Mayor Pro Tem Castex-Tatum has expended Council District Service Funds for projects to replace concrete panels in the Quail Run community. The street panels scheduled in Houston Public Works queue for construction are below:

PROJECT	LOCATION(S)	CDSF AMOUNT
K-15-24	16419 Quail Park; 16511 Quail Park	\$89,299.02
K-16-24	16816 Quail Park; 16611 Quail Park; Quail View at Lost Quail; Quail View @ Quail Briar; Quail Hills @ Setter; 8315 Quail Hills; 8327 Quail Hills; 8419 Quail Hills; 8315 Lone Quail	\$548,406.28

As soon as Houston Public Works provides the Work Authorization for these projects, know that our office will let you know.

Sincerely,

Perdita "DiDi" Chavis
 Chief of Staff
MAYOR PRO TEM
Martha Castex-Tatum
 District K

"Silver Sneakers" Is Coming To Quail Run



If you are 55 years and older and looking for a weekly exercise class near you, the QRCC and Quail Run's HOA has got you covered. Soon exercise classes will be offered weekly in the Community Center tentatively on Tuesdays and



Thursdays from 9 am to 10 am. starting in August. The Board is in the process of finalizing this reoccurring activity. As soon as things are finalized, an eblast with details will be sent out.

Sunny's Convenience Store Is Quieter Now

For years the Quail Run Community had been asking HPD and the owners of the Sunny's Convenience store to address the illegal activity that had been occurring at that store. It is unfortunate that a loss of life had to occur before things at that store began to change. In early May a shooting occurred in the store's parking lot as a result of an argument between two males whereby one shot the other to death. Due to increased HPD patrols and surveillance at that store plus the shooting incident, things have been considerably quieter at that store. For now, when residents pass by that store, they no longer see groups of young men aimlessly standing in front of and around that store.



KHB - Quail Run's April 2024 Clean-Up Day



Thank You neighborhood “Clean Up” warriors for showing up

Please Join us for Quail Run's Clean-up Day

April 6, 2024
Saturday
Begins at 8 am

Meet up with other Quail Run volunteers at the Community Center to clean up our park, the edge of our backyard, our entrance and exit easements and near home's.

KHB
Help beautify Quail Run

City of Houston/Quail Run will provide trash bags, gloves, etc.
An early Lunch will be available.

and doing your part to help keep Quail Run clean. As the flyer indicated this is not just an April Quail Run “Clean Up” day, this is a day that neighborhoods all over Houston participate in. Also of note is that this is a National initiative, not just a Houston or Texas initiative. The purpose of this initiative is to teach people to preserve and appreciate the natural beauty of their community. For example, you cannot appreciate the beauty of green shrubbery in your community if it is littered with paper and beer cans. As promised, breakfast



was served before the cleanup warriors headed out.

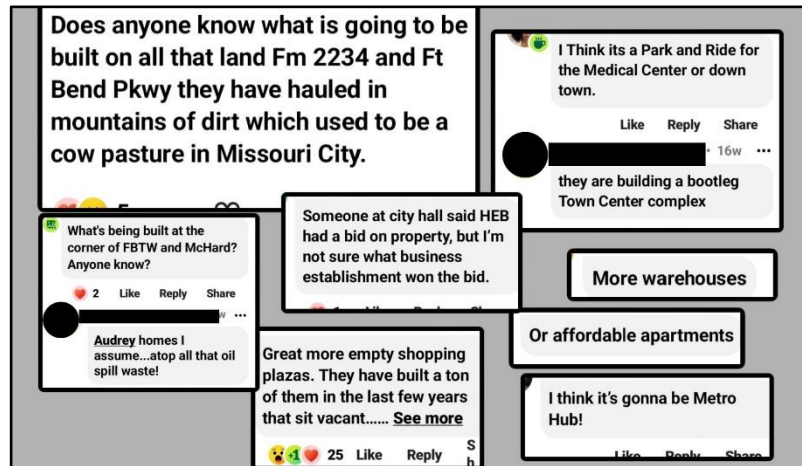


Warehouse Builder Coming To Speak To Quail Run Residents In September

There is a lot of speculation in the community and on NextDoor about what is being built next to Quail Run and the Fort Bend Tollway. That speculation ranges from grocery stores to some type of housing. None of these speculations are correct. If you want the real answers about what is actually being built there and when it will be completed, now is the time to get those answers. HOA President Rainwater has been asking the officials who represent us to arrange a meeting with the builders. They promised to do so but the meetings have never occurred. As a result, Rainwater decided to approach the builders and ask. He was able to get a response. He spoke with George Farish, the project lead of this Trammel-Crow project. Mr. Farish agreed to come to Quail Run's September 10th meeting to talk to our community. He said there will be five large warehouses built there at a cost of 150 million dollars.

Rainwater has a community wish list for Mr. Farish. Sometimes when these warehouse developments are put in more affluent, or in majority rather than minority communities, the builders bring landscaping and fashionable lamp posts lighting to esplanades near their property. An example of this is the warehouse development found in Pearland off of Shadow Creek Pky and Kirby. Rainwater would like the FM2234 esplanade in front of our community to be adopted by this development. They may not agree to this, but at least they were asked. If any resident has questions or concerns related to this development and their property, it is better to ask now rather than wait for the buildings to be built and then complain about any building related problems they may experience. Mr. Farish also told Rainwater that he would like the community to know that this is a LEED project. LEED stands for "Leadership in Energy and Environmental Design". Leed is a "Green" building rating system used worldwide. LEED strives to ensure that any building projects put into communities are environmentally friendly.

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Quail Run's 2024 May Annual Meeting



QUAIL RUN'S ANNUAL MEETING

(Two Part Meeting)

WHEN
Tuesday May 14, 2024

First Part
Annual Meeting Starts @ 5:30 pm

Second Part
Guest Forum Starts @ 6:30 pm

WHERE
Quail Run Community Center

All Residents Welcome

Elect your 2024 Board Members

Starting at 5:50 pm - Your chance to decide who you want to be your Board Trustees and Your chance to make laws from and talk to your elected Board Members.



Featured Guests

Starting at 6:50 pm - Your chance to talk to the public officials who are responsible for your community (safety, streets, group homes, libraries, spending, etc.)

HPD Chief Troy Finner

Fort Bend County Sheriff Eric Fagan

District K Council Person and Mayor Pro Tem Martha Castex-Tatum

Fort Bend County Precinct 2 Constable Darryl Smith

Fort Bend County District Attorney Brian Middleton

There will be Food & Prizes

TICKET \$5.00

A Thank You to the residents who came out to Quail Run's May Annual Meeting. During the May Meeting residents questioned the attending Public Officials about their concerns regarding: *Sunny's, Airbnb's, 911 calls, speeding, police patrols, FBISD education reform, Heavy Trash pick-up, teenagers shooting guns along the bayou, etc.* Residents from other communities, such as Briargate and Chasewood, also attended and voiced their concerns. The HOA does not have the power to strongarm City Officials into listening to them. This is why attending these meetings is an important key to getting a homeowner's problem solved because these invited officials have the power and resources to address any specific concern you may have. Some of the public officials on hand during this meeting were: *HPD Acting Chief Larry J. Satterwhite*. Satterwhite had been Houston's interim HPD Chief due to Chief Troy Finner resignation over the handling of HPD's suspended cases. To date Mayor Whitmire has tapped Satterwhite to become the next director of the Mayor's Office of Public Safety and Homeland Security. *HPD Assistant Chief Yasar Bashir* attended. The *HPD Southwest Division Chief Daryn Edwards* who is responsible for the Quail Run community attended. *Fort Bend County Attorney Bridgette Smith-Lawson* and a Fort Bend County District Attorney representative for Brian Middleton attended. Quail Run's *District K Council Member Martha Castex-Tatum* attended. *Precinct 2 Constable Darryl Smith* attended. *UPMC's Sherita Hunter* attended and gave out gift cards to lucky raffle ticket holders. Quail Run's *Landscaper Todd* attended. There were other officials and public servants, not mentioned, who also attended.



Shown are residents getting an opportunity to personally question Public Officials. Also shown are screenshots from the Quail Run video shown at the meeting which highlighted some of the renovations and updates that have occurred in Quail Run from 2016 to 2024.

QUAIL RUN 2016 TO 2024

AN UPDATE

DECKING

BEFORE → AFTER

ASSESSMENTS
No increase since 2015

Assessment Fees From 1981 – 2015

Year	Assessment Fee
2024	\$412.34
2016	\$412.34
2015	\$392.70
2011	\$374.00
2010	\$356.19
2009	\$339.13
2008	\$322.70
2007	\$307.60
2006	\$292.95
2005	\$279.00
1981	\$180.00

Changed board members

RESERVE FUND

Quail Run's Reserve Fund Increased From \$0 - \$31,270

Period	Reserve Fund Amount
2000-2004	\$0
2006-2010	\$0
2011-2016	\$0
2017-2024	\$31,270

Reserves were spent building the Community Center



As is a Quail Run's tradition, Food and Drink were made available. The next Quail Run Meeting is a HOA meeting on September 10th at 7 pm. There will be special guests there and if a resident has a concern directly related to that guest, please make sure to attend and talk to them personally.

This



n That

Ezee Fiber Representative Coming to Quail Run's September HOA Meeting



Do you have questions about Ezee Fiber (the Houston-based fiber optic internet network service)? Do you have any property damage questions? Any installation questions? Any restoration concerns? Any Construction Crew concerns? If you do, your opportunity to speak with an Ezee Fiber Representative will be made available to you at the September 10 HOA meeting.



Eminent Domain Class Was Held In Quail Run

In April representatives from the Fort Bend County Attorney office (Rolf Krueger) came to Quail Run and gave a class on Eminent Domain. This class would have been of special interest to those residents who have property that is directly adjacent to open fields or FM2234 or the Fort Bend Tollway or Court Rd. Eminent Domain gives the government or

an agent of the government the right to take your property, or part of your property, for public use. Compensation is offered, but oftentimes the amount offered is not sufficient considering the loss.

2024 FBISD/PRIMARY RUNOFF CANDIDATE FORUM WAS HELD IN QUAIL RUN

2024 FBISD/Primary Runoff Candidate Forum

Come out
April 16, 2024 @ 7 pm

And meet the people who want the chance to shape Fort Bend's Future

FBISD Position 6
Angel Hicks
Perez Romero
Kristian D. Malone
Kristina Tassin
Shirvan Patel

FBISD Position 2
Brianna Quairin
Muanicho Gaudin
Adam Schoof
M. Asher Baptiste

County Chair Race
Frael C. Taylor
Jennifer Cantu

Justice 14th Court of Appeals
Jerry Zimmerman
Velda Benita Faulkner

District Judge 387th
Jamie Kaye Jordan
Osca Tellez III

Hosted at the
Quail Run Community Center
16249 Quail Park Drive
Missouri City, TX 77459

All Candidates running for the shown offices have been invited

As promised, Quail Run held a Runoff Candidate forum for potential candidates running for the open FBISD Trustee position. The Winners, announced in May, were Kristin Tassin (former Trustee) and Adam Schoof (a law enforcement officer). This forum was an opportunity for residents to come out and make sure FBISD Trustees are being just as accountable for the students on the East side as they are for the students on the West



side of Fort Bend County.

OCTOBER

NATIONAL NIGHT OUT 2024

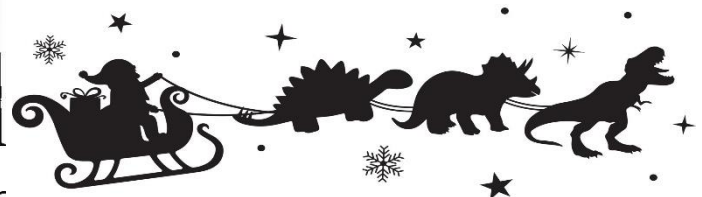
In October, NNO24 is going to be bigger and better. We encourage families to come out and enjoy a night of fun, free food, games and prizes. Law Enforcement officers and public officials

often drop in throughout the evening to get their chance to speak to residents on a one on one basis. An Eblast with all the details will be sent out soon.



DECEMBER

Santa Claus IS COMING TO TOWN



The Quail Quill

Your Neighborhood Newsletter



MAY 2025

*Community Center will
be paid off in May!*

To celebrate this momentous occasion the board is throwing a big community bash. All homeowners who are up to date on their assessment fees are invited. There will be food, fun and prizes.



Quail Run Community Center
16748 Quail Park Drive
Missouri City, Texas 77489

2024 HOA Meetings



Jan 9 Jul 9
Mar 12 Sep 10
May 14 Nov 12
Tue @ 7 pm



Quail Run Important Contact Information

Quail Run Community Center	(281) 437-7500
Quail Run Community Website	quailruncai.com
Quail Run Management/UPMC	1 (855) 877-2472
Quail Run Management/UPMC online	quarunim@ciramail.com
Quail Run Community Email	quailrun16748@gmail.com
Emergency Police/Fire	911
Non-Emergency Police	(713) 884-3131
Illegal Activity/Anonymous Tip	(713) 222-8477
Drug Activity/Anonymous Tip	(713) 466-3673
Fort Bend Constables	(281) 403-8010
City of Houston	311
City of Houston online	www.houston311.org
CenterPoint	(713) 207-2222
Water Department	(713) 371-1400
District K Office	(832) 393-3016
District K Office online	DistrictK@HoustonTX.gov
Ft. Bend Women's Shelter	(281) 344-5750
Crisis Intervention	(713) 468-5463
MHMRA Psychiatric	(713) 970-4600
Group/Halfway House Complaint	(832) 394-4248
Animal Adoption/Shelter	www.houstonbarc.com
Environmental Complaints	(713) 767-3714

HPD Alert Slip - www.houstontx.gov/police/alert_slip

Editor - gloria ballenger-rainwater