



**Memorial Drive Townhome
Condominium Association**



Tips to Spring into

Did You Know...some simple tips that can help keep your home in good working order for spring.

- Daylight savings is a good time to check your smoke detectors. Change batteries if needed.
- Have your AC filters changed and routinely cleaned routinely to enhance efficiency .
- Check washer and toilets hoses; these should be replaced every few years. No need for unnecessary flooding.
- Check leaky faucets; dripping can be annoying and cause water bills to rise.
- Check your refrigerator seals, this will help keep your food at the proper temperature



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Most of the time you don't notice the supply line on your toilet until it is too late. This is an easy maintenance fix; we suggest that you replace your supply line every few years and use a metal braided line instead of a plastic line.

The picture to the right is of a plastic supply line that had aged and burst. This was one of your neighbor's 2nd floor bathroom. The busted line caused water to pour through the ceiling, leaving two inches of water on the hard wood floors. This produced several thousand dollars of damage to this unit and their neighbors, for a \$5-10 routine replacement .



220 Volt Electrical Project...

The fires in 2006 and 2009 were a direct result of a short circuit in the 220V aluminum wiring.

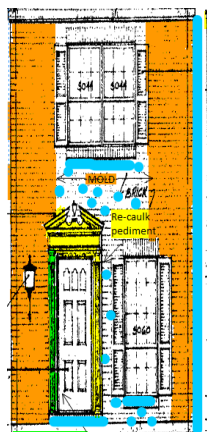
With swift action from your Board of Managers, arrangements were made with Gryphon Property Services to have each unit inspected and necessary repairs to remedy the faulty 220V wiring and bring all systems up to the current code. There were 36 units with faulty wiring out of 187.

Many thanks to the Board for helping us complete this project on time and on budget. We appreciate all of your time and patience in this manner.



Phase I Complete...

how did we do?



Memorial Drive Townhome Board of Managers and Genesis Community Management contracted with Gryphon Property Services for a multi-phase plan for maintenance and repair in December of 2009. The purpose of Phase I of the plan was to fix immediate needs and seal the buildings so that larger repairs could be deferred to years 3-5.

We would like to hear from you about the process and completion on Phase I. **Send an email to Carrie at carrie@gryphonps.com.**

- How would you rate the improvements to your community Maintenance plan?
- How would you rate the decision of the BOM to use GPS?
- Would you like to provide a public review of your experience in working with GPS, please briefly describe.

Some Nice Spring Recipes

Pesto Chicken Pasta Salad

Prep Time: 20 minutes
Cook Time: 10 minutes
Chilling time: 3 hours
Total Time: 3.5 hours
Yield: 8-10 servings



Ingredients:

- 1 cup mayonnaise
- 1 cup plain yogurt
- 1 (9-ounce) package refrigerated prepared pesto
- 1 (3.5-ounce) jar prepared pesto
- 1/4 cup milk
- 1 orange bell pepper, chopped
- 1 yellow bell pepper, chopped
- 1 pint grape tomatoes
- 1 (12-ounce) can chicken, drained
- 1 (12-ounce) package Havarti cheese, cubed
- 1 (16-ounce) package campanile pasta
- 1/2 (16-ounce) package frozen baby peas

Preparation:

Bring a large pot of water to a boil. Meanwhile, in large bowl combine mayonnaise, yogurt, pesto, and milk and mix well. Add bell peppers, tomatoes, chicken, and cheese and mix well; set aside. Cook pasta in water until al dente according to package directions. Meanwhile, place peas in colander in sink. When pasta is done, drain over peas in colander; shake off excess water and stir into bowl with remaining ingredients. Cover and chill for 4-5 hours before serving.

Sunny Spring Lemonade

Yield: 3 quarts

Ingredients

- 6 cups white grape juice, chilled
- 1 (12-ounce) can frozen lemonade concentrate, thawed and undiluted
- 5 1/2 cups club soda, chilled

Preparation

Stir together all ingredients in a 1-gallon pitcher or punch bowl. Serve over ice.



Do you have a recipe to share with your neighbors? Send it to Carrie and we will try to get it into the next issue. You can contact Carrie at carrie@gryphonps.com



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Spring is here, keep safe.

Can you believe that Spring is here already? Now is the time we get outside and enjoy the nice weather with friends and family. Try something new: jogging, bike riding, swimming, bird watching, camping, or just go for a walk around the condominiums and meet your neighbors. How ever you choose to spend your time outdoors this spring, remember safety first.

The azaleas have been beautiful already this year!! MDTH will continue to plant for spring and for our upcoming summer by replacing shrubbery and grass throughout the property. *Reminder:* Planting in front of your house is to be done by MDTH, but we encourage you to personalize your patio and show your creativity.

Please stay safe and enjoy the spring time weather from all of us at Gryphon Property Services

Helpful Numbers

Houston Police Department

9-1-1 (Emergency Calls)
713-884-3131 (Non-Emergency)

Crime Stoppers

713-222-TIPS (8477)

Reliant Energy

866-222-7100 (for service questions)
713-497-300 (local headquarters)

CenterPoint Energy

713-659-2111
800-752-8036 (24hr emergency)

Memorial Drive Townhome MUD

713-111-1111

Genesis Community Management

Karl Mangrum or Melissa Scott
713-953-0808

Next time you see one of your Memorial Drive Townhome Board members, stop and thank them for their time and hard work!

President	Ken Butler
Vice- President	Lynn McBride
Secretary	Joseph Pagnotto
Treasurer	Sally Fort
Director	Elaine Lucarini
Director	Sally Mathis
Director	Ann Harvey

If you are in need of a handyman or realtor, give one of GPS' friends a call

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