

CANDLEGRAM

When #2 Becomes #1 Priority

We purchased our home in December of 2019 and for the most part it has been just my wife and I using our downstairs bathroom and the upstairs one really only called upon when... err... a scheduling conflict occurs. Everything was roses and butterflies until Christmas this year when a happy house full of guests turned into a toilet full of mess... our home was built in the 60's, as many of the properties in Candlelight and Shepherd Park Plaza were, and while "they don't make 'm like they use to" is normally a good thing, when it comes to your sewer lines that is not the case.

Your home likely has Cast iron pipes, which were claimed to have a life of about 100 years, and while under perfect conditions that may be true, a number of plumbers have told me 50-75 years is more realistic a number. They are generally run under the slab of the house and connect to concrete lines which take them to the city sewer. They can go to \$h!t in a number of ways, but chances are if yours have not had problems until now then they have either cracked, rusted out, or separated and will likely need to be fully replaced. While you can read about different methods such as re-sleeving, bursting in place, hydro jetting, and other fixes to existing pipe, they for the most part do not apply to our homes and the way lines are normally run. This unfortunately means you will need someone to pull a permit, dig a tunnel under your home, and replace the damaged lines and this process is not cheap nor really DIY-able.

For our home, which is a standard layout for the neighborhood, we have the main bathroom for the first floor on one side of the house, a second upstairs in about the middle, and the kitchen and washroom on the other side. Most of that has rotted out and I have the camera video to prove it (yuck!). We contacted a number of "well known" plumbers who came by and offered quotes to replace the line for between 20 to 35 thousand dollars!!!! We had contacted three of these big shops around Houston (I wont name names but you can find them with ease) and all three were priced about the same but varied in scope. However, none of these companies gave quotes to replace the whole system, nor did they spend much time in my home drawing up a plan. Furthermore, when one suggest in house financing he came back with 10% over 96 months as the shortest term!

Luckily for us through family connections we knew of a very reputable but smaller and less name brand company which came out and after spending an exhaustive amount of time looking via cameras, and mapping out the routes were able to come back with a whole new approach involving re routing the sink side of the house, capping off what is already there, and replacing the parts that cant be re routed. All of this for.... Drum roll.....16 thousand dollars. Not a small number but a drastic change from the 35K quote that was only going to do half the work!

The key difference was the cost per foot of tunneling, with the bigger shops we were at almost \$800 a foot where as out-sourcing that digging to a foundation repair company can be between \$200-\$500 a foot. The cost for pipe and plumbing work at that point becomes pretty minimal.

If you are experiencing persistent clogs, back ups, slow drains, or scents then it may be time for you to take this on. For most people this is not covered by your home owners insurance (but try, it cant hurt) and will cost a lot. My advice is to find a local, reputable company that has done a job like this in the past before you go with "the big guys". Ask for recommendations and do some research to make sure you are getting what you pay for. If you haven't had these issues yet, start budgeting for them, its not an if, but when!

Can You Smell the Roses

WHAT A GLORIOUS SIGHT TO SEE SO MANY LOVELY AZALEAS! They seem to have really thrived after our February freeze. Some of you may still be waiting to see what plants have survived our freeze. I am holding off digging up my front yard's passion plant even though it shows no sign of life. It was so full prior to the freeze, but I keep hoping that there is life striving to rise to the surface. Here are a few tips in case you are like me and are watching for the best. By now, you probably have cut back all the crispy and brown stems of your plants and removed any mushy parts. If the root system is locked in, you may want to give it a few more weeks to see if any green appears. However, if you jiggle the plant and it seems to move easily, chances are it has not survived. If its trunk is cracked or splintered, it may not recover. A source for replacement plants is the Houston Audubon Society Natives Nursery which has plants that have been grown from locally collected seeds and plants.

Here's a hint if you are tired of weeding your beds: Newspapering is easy and green. Weed the bed as well as you can, then spread two to three sheets thick of newspaper over the top. Water well and cover with mulch. As the newspapers block out the light, the weeds will not be able to thrive yet water can soak through the paper. Newspaper is biodegradable so it is good for the soil and earthworms love it. Only use the black and white printed pages, not any glossy ads.

If you are considering a vegetable garden, here are thoughts to consider. In March and April you should have already planted snap and lima beans, cucumbers, peppers and tomatoes. It is not too late to plant eggplants, cantaloupe, okra, sweet potatoes and squash. Watermelons are a fun plant for the children to watch grow and help harvest, so go ahead and plant one or two in your garden. Make sure to give them lots of room to spread.

Previously, I have shared that the Shepherd Park Plaza Garden Club is open to residents of Candlelight Plaza. If you are interested in joining, our next meeting is on May 9th. We do not meet during the summer and will start again on the second Monday of September. You may contact me at susanfitz1@att.net.

- Susan Fitzpatrick



CP Board

Candlelight Plaza Board

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Obscure Vocabulary

Pareidolia—adjective

Par-ei-do-lia

Definition of pareidolia

1: the tendency to perceive a specific, often meaningful image in a random or ambiguous visual pattern

See if you can work our vocab word into a conversation today! (responsibly)

Constable Dispatch (713) 755-7628

Non-HPD Emergency (713) 884-3131

Trashy Topics

After receiving some concerns from neighbors we would like to include a little blurb on trash/ recycling cans and leaf clipping bags. Trash and Recycling should be put out the Monday night prior to Tuesday morning pickups and then brought in soon after collection. Empty cans should not be left on the street overnight following collection.

Personally, I have noticed that Recycling is almost always a day late so keep that in mind and use common sense when addressing late pickups. If a city holiday prevents a pickup it is normally picked up the following business day. We will try to include such city holidays in the Candlegram.

For Cul-de-Sac's, please do not park on the street during pickup times. The trucks can not make the turns most of the time and can bypass the cul-de-sac if they feel they can not get around without damaging vehicles or property

Finally, yard cuttings and other plant matter is collected weekly, BUT ONLY IF IN A CITY APPROVED COMPOSTIABLE BAG! These can be found at Home Depot and include the "cost" of collection in the bags price. They are pricy as trash bags go, but that is because of the collection fee, a non-city approved bag will not be collected

Return of the Yards

With summer heating up not only are we all getting back outside but our lawns are shrugging off their winter coats. That means we will be brining back the Yard of the months for each of our Areas. Time to sharpen those mowers and get tangled in weed eater line to see your grassy wonderland in the Candlegram. Winners are chosen by the Area Directors of area I, II, III, and IV. Prizes include but are not limited to, endorphin releases, feelings of superiority, justifying to your partner that you really DID NEED that new yard tool or service, and most importantly a sign in your yard proclaiming your victory that month!

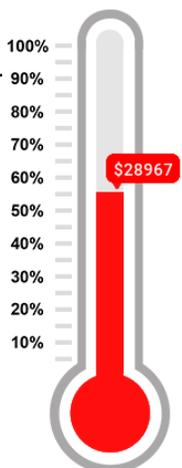
Candlelight Ladies Meeting

Candlelight Ladies - We believe that community makes our neighborhood great. The more we women know each other, the better Candlelight will be! Join us Wednesday, May 27th at the corner of Park Plaza and Del Norte for our first Candlelight Ladies Night. Drop by for 30 minutes that fits into your schedule or until the wine is gone. Bring a lawn chair and a beverage of choice. The ladies will be visiting from 7:30 into the evening.

We are looking forward to meeting you all and helping make our neighborhood even more fun. If rain we will postpone for another date. If you have any questions please feel free to reach out to

candlelighplazaladies@gmail.com

Goal: \$50994



Treasures Report

Wrapping up April we have an update from the Treasure regarding the Civic Club and the Constable Program funding. As of the end of April 40% of Candlelight households have paid their dues and 34% have paid into the Constable Program, Way to go Candlelight! If you are looking to make a payment you can either use the Paypal link on the back of the Candlegram, pay via Zelle at 713-269-3060 or leave a check at 4918 Dunsmere. Your dues go directly back into the neighborhood to support programs such as the entry upkeep, neighborhood social events, deed enforcement, and other community focused items. Donations to the Constable program go directly into the contracts that keep constables patrolling our community and keeping the neighborhood safe. We will be including a "thermometer" to track the funding rate for the constable program which currently sits just under 57%. If you have not done so already please consider paying your dues, donation to the constable program and getting involved with your Civic Club!

Area	Total Households	Dues Paid	Constable Program Paid	Dues Payment Rate (Of Total Households)	Program Participation Rate (Of Households Paid)	Dues Payments	Constable Payments	Additional Donations	Total Payments	PayPal Fees
Area 1	71	27	19	38.0%	70.4%	\$1,350.00	\$5,624.50	\$212.25	\$7,186.75	\$0.00
Area 2	79	35	31	44.3%	88.6%	\$1,750.00	\$8,525.00	\$400.00	\$10,675.00	\$2.00
Area 3	77	31	28	40.3%	90.3%	\$1,550.00	\$7,911.64	\$1.75	\$9,463.39	\$54.44
Area 4	80	29	25	36.3%	86.2%	\$1,450.43	\$6,905.30	\$0.00	\$8,355.73	\$77.02
Cash Rec'd									\$0.00	
Total	307	122	103	39.7%	84.4%	\$6,100.43	\$28,966.44	\$614.00	\$35,680.87	\$133.46

Dues: \$50.00 \$300.00

Goal \$50,994.00
 % of Goal 56.8%
 \$ need \$22,027.56
 Homes 73

May/June 2022

Did you know? May is Asian Pacific American Heritage Month?

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3 Trash Pick Up	4	5	6	7 Organize Tuppeware 
8 	9	10 Trash & Recycling	11	12	13	14 Test GFI Outlets 
15	16	17 Trash Pick Up	18	19 Tree Waste Pickup	20	21 Change AC Filters 
22	23	24 Trash & Recycling	25	26	27	28 Clean Windows 
29	30 	31 Trash Pick Up	1	2	3	4 Re-Mulch Flower Beds 

TRASH & RECYCING REMINDER: No cul-de-sac parking on pickup days.



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Contact me today with all your real estate needs.

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