

Helpful PHONE NUMBERS

MERIDIANA WELCOME CENTER FRONT DESK 281.915.5515

CAFÉ SOL CAFESOLMERIDIANA.COM 346.816.7202

ALVIN INDEPENDENT SCHOOL DISTRICT 281.245.2770

> POLICE DEPARTMENT EMERGENCY 911 NON-EMERGENCY 281.369.3444

> FIRE DEPARTMENT EMERGENCY 911 NON-EMERGENCY 281.369.3969

TRASH SERVICES TEXAS PRIDE DISPOSAL 281.342.8178 WASTE CONNECTIONS 281.331.0810

> Pick Up IOWA COLONY: MONDAYS & THURSDAYS RECYCLING ON THURSDAYS MANVEL: MONDAYS & THURSDAYS

TELEPHONE & INTERNET SERVICES COMCAST 855.668.3343 INTERNET 281.415.3032 CABLE

GAS SERVICES CENTER POINT ENERGY 800.427.7142

WATER & SEWER SERVICE SI ENVIRONMENTAL 832.490.1500

> POST OFFICE MANVEL 281.489.2861 ROSHARON 281.595.3331

HOME OWNERS ASSOCIATION KELLY REZNICEK, CMCA, AMS DIRECTOR OF PROPERTY MANAGEMENT 281.870.0585 KELLY.REZNICEK@INFRAMARK.COM

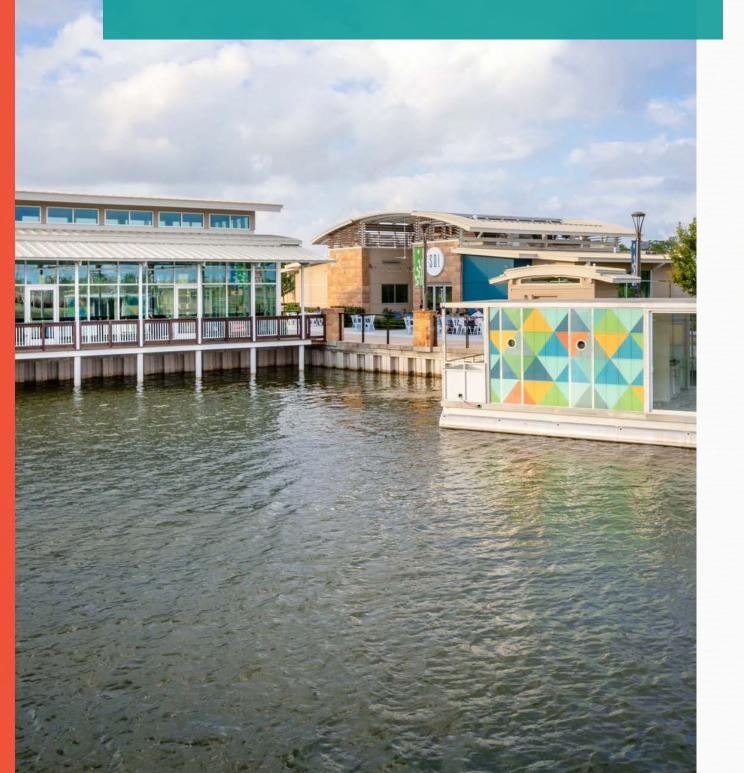


MeridianaTexas.com f 🍠 🖸 #MERIDIANATEXAS



Rentals

If you're interested in renting the Conservatory or reserving the Ambassadors Yacht, please visit our website under News & Events to submit a form request!



MEET MERIDIANA WELCOME CENTER STAFF



Hanna Linder OPERATIONS DIRECTOR hanna@meridianatexas.com | 281.915.5514 SALES + COMMUNITY + DEVELOPMENT HOA + EVENTS + CAFÉ SOL



Jacob Bleu LIFESTYLE COORDINATOR jacob@meridianatexas.com | 281.915.5515

RESIDENTS + LIFESTYLE + CLUBS COMMITTEES + NEWSLETTER + EVENTS



Adrienne Woods WELCOME CENTER MANAGER

adrienne@meridianatexas.com | 281.915.5515

HOA & RESIDENT LIAISON + GRS MANAGEMENT AMENITIES + COMMUNITY MANAGEMENT + SALES



Lauren Acosta MARKETING MANAGER lauren @meridianatexas.com | 281.915.5515

DIGITAL + EMAIL MARKETING + PROJECT MANAGEMENT LEAD GENERATION + CAMPAIGN CREATION + SALES WEBSITE DEVELOPMENT + MARKETING DEVELOPMENT



Jackie Wostrel MARKETING MANAGER

jackie@risecommunities.com | 281.915.5515

SOCIAL MEDIA + CAFÉ SOL SOCIAL MEDIA MARKETING + REALTOR LIAISON



Dominique Palacios SYSTEMS COORDINATOR

dominique@meridianatexas.com | 281.915.5515 WEBSITE DECELOPMENT/FACILITATION + DATA REPORTING CRM/CMS MANAGEMENT

GUEST RELATIONS SPECIALISTS

April Morey Alexander Pappan Normandi Charles Natasha Peterson Tamylee Vargas Ortega

HOA UPDATES

AMENITIES: 1) Adhered missing numbers back on floor under sun dial. 2) Repaired lights above ping pong tables. 3) Repaired picnic table at Oasis Village.

LAKES + FOUNTAINS + PARKS: 1) Fountains north of Royal Estate have been repaired.

IN PROGRESS: 1) New planet replicas for Observation Park have been ordered.

MAINTENANCE: 1) Changed and repaired all lights at Café Sol. 2) Pressure washed bridge. 3) Pressure washed retaining wall. 4) Pressure washed retaining wall. 5) Repaired Oak Park Callbox. 6) Galileo Pointe gate has been repaired.

IN PROGRESS: 1) Repairing Front entry screen. 2) Repairing lights on bridge at Oasis Village. 3) Repairing Lago Pointe gate callbox.

2024 ASSESSMENTS: 2023 assessments are now due and considered delinquent after January 30, 2024. If you need a payment plan or a copy of your invoice, please contact the Inframark office at 281-870-0585, or by email at customercare@inframark.com to receive another copy.

COMMUNITY REMINDERS:

EXCESSIVE PARKING ON STREETS AND SIDEWALKS Please be courteous of your neighbors. Parking in streets and blocking sidewalks makes it difficult for our owners and children to safely travel throughout the community. Police, fire, and ambulance will have difficulty accessing streets if there are excessive vehicles in the roadways.

PETS Please make sure you pick up after your pets and ensure pets remain on a leash when walking them around the property. Please do not litter along the walkways and trails.

WELCOME CENTER HOURS:

MONDAY - SATURDAY: 10AM - 6PM SUNDAY'S: CLOSED

HOME OWNERS ASSOCIATION DIRECTORY

JAMIE MALONE, CMCA **COMMUNITY MANAGER** jamie.malone@inframark.com 936.297.9406

JEANNIE COTTON

ASSISTANT COMMUNITY MANAGER jeannie.cotton@inframark.com 346.213.6376

ADVENTURE COVE Update

Gym is open seven days a week, 24 hours a day

Adventure Cove wave pool + lazy river now closed for the season

Homeowner's Associations (HOA) can be really good for your neighborhood. HOA's work with homeowners to ensure that everyone can enjoy their community to the fullest, which improves property values as well.

HOA's are about upholding community standards. In order to do so, our main goal is to communicate effectively with all homeowners to keep them informed of how the association is being run so important issues don't get overlooked. Good Communication is crucial for a smooth running association and a good community feeling.

Our goal at Inframark is to provide support for all homeowners. We want property values to increase, and we can help by enforcing rules and regulations that protect the interest of all the homeowners within the neighborhood. For example, we work hard to ensure that all properties in Cane Island are kept up to certain standards that will benefit all homeowners because it creates a more attractive neighborhood.

We also work hard to bring together residents in an effort to form stronger bonds and create a sense of belonging within each resident for the neighborhood. It is important that every resident feels like they belong in their community so they have an incentive to take care of it.

Homeowners Associations can increase your home's value and create a better lifestyle for you and your neighbors. Homeowners Associations were designed to help everyone live happily together and help make sure that properties always look good and well taken care of.



A NOTE FROM YOUR HOA

WHAT DOES A HOA DO?

Jamie Malone, CMCA Community Manager

YARD OF THE MONTH

CONGRATULATIONS to our award-winning yards!

SKY COURT



FOLLOWING RECORD-SETTING SALES YEAR MERIDIANA MAINTAINS RANKING AMONG NATION'S TOP-SELLING COMMUNITIES

With close to 500 new homes sold in 2023, the Texas 288 community of Meridiana set a single-year sales record while maintaining its status on the recently released ranking of the nation's 50 top-selling master-planned communities.

Meridiana's 497 new home sales last year rank the community at #37 among the nation's top sellers as compiled by RCLCO Real Estate Consulting.

New home sales in the well-planned community of new homes minutes south of Pearland were up an impressive 24% compared to its 2022 figures. Meridiana also was the only master-planned community south of Houston to earn a spot on the prestigious list.

As Meridiana enters 2024, the community will look to build upon its 2023 success with an expanded builder line up featuring the additions of Newmark Homes and Westin Homes. Its third onsite school, Bennett Elementary, also will open for the fall 2024 semester.

Meridiana offers resort-style fitness and entertainment amenities at two distinct venues: the waterfront Oasis Village and Adventure Cove, an unrivaled resident-only setting featuring a spacious wave pool, winding tidal river, recreation pool, fitness center, central lawn, outdoor fitness space, large pavilion and food truck park. Resident also enjoy 100+ acres of parks and more than 50 miles of paved trails for walking, jogging and biking.

The community is home to the onsite Meridiana Elementary, the onsite Caffey Junior High School, and the onsite early childhood education facility, Future Explorers Academy. Iowa Colony High School is located adjacent to the community.

To reach the community, take the Meridiana Parkway exit from Texas 288 heading north or south. Model homes are open daily.

EATS

NOW

AVAILABLE ON

UBER DOORDASH

February 24th **ZYDECO NIGHT**



EVENTS February 10th

V-DAY BRUNCH

February 13th **FAT TUESDAY** CRAWFISH & SAUSAGE ÉTOUFFÉE

February 17th 6pm MAXFIT KARAOKE







HOURS

11AM - 8PM **TUESDAY - THURSDAY**

> 11AM - 9PM FRIDAY

9AM - 9PM SATURDAY

happy hour

2PM - CLOSE DAILY

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@CAFESOLMERIDIANA CAFESOLMERIDIANA.COM

COMMUNITY CLUBS CIGAR CLUB

Meridia

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Michael Payne, mqpyne0807@gmail.com

CROCHET CLUB Heather Johnson, heathe1@hotmail.com

MEN'S BOOK CLUB Donald Brown, mr_brown1234@yahoo.com

POKER CLUB Jason Hillhouse. 346.224.4950

RIDERS CLUB Jacob Bleu, jacob@meridianatexas.com

RUN CLUB Jacob Bleu, jacob@meridianatexas.com

TRAVEL CLUB Sonia Rectenwald, soniarec623@gmail.com

VOLUNTEER CLUB Jacob Bleu, jacob@meridianatexas.com

WOMEN'S BOOK CLUB Adrian Hicks, brad.adrian@yahoo.com

WINE WITHOUT WHINE Roshanna Washington, roshannaw@gmail.com

55+ CLUB Jude Sheikh, judesheikh@yahoo.com

Interested in starting your own resident club?

Contact the Welcome Center at host@meridianatexas.com for more details.

WELLNESS CLASSES

ZUMBA DANCE

Mondays 6pm Wednesdays 7pm Location: Oasis Village, Conservatory Cost: \$10/class Contact: Lanette Dew Lanett4zumba@gmail.com | 832.373.6348

STEP AEROBICS Tuesdays / Thursdays | 7pm

Step into fitness with aerobics instructor Jermisha Hardeman in our Conservatory! For any questions regarding the class please contact Jermisha Hardeman at jermishahardeman@gmail.com or 832.640.5297.

Click **HERE** to sign up today!

Location: Oasis Village, Conservatory Cost: \$12/class

KIDS CLASSES

AQUA SWIM ANGELS

Location: Oasis Village, Lap Pool Pre-Registration Required: Contact Chate' Angel 713.742.2899

LEARNING THE F.U.N. WAY Thursdays | 4:30pm

KINDERMUSIK

Cost: \$50/month

Location: Oasis Village, Conservatory Cost: Contact admin@shycour.com for pricing

Tuesdays | 10:30am/11:30am/12:30am

(includes materials for the class to use at home)

Location: Oasis Village, Conservatory

TODDLERS PRE-SCHOOL BABIES

In every Kindermusik class, you're welcomed into a playful and nurturing environment where your child will experience music of varying styles, genres, and cultures. They'll interact with other children and engage in movement, rhythm, and vocal activities that develop far more than just music skills. Their approach to early childhood education and award-winning, research-based, and developmentally appropriate curricula prime children for success in school and in life. Visit www.pandatree.kindermusik.com to enroll today!

Location: Oasis Village, Conservatory **Pre-Registration Required:** Contact Coach Renee 832.455.6461

A STAR IN MOTION

Tuesdays | 5:00pm

ISTEP W/MISHA XTREME HIP-HOP Tuesdays / Thursdays | 7pm - 8pm

Beginners Class: Xtreme Hip Hop Step Aerobics is a high energy toning and cardi class with routines set to old and new school music. This class will motivate you to move and have fun while burning a tremendous amount of calories.

BOOK ONLINE at schedulicity.com/scheduling/IWLGYT

Location: Oasis Village, Conservatory Cost: \$10/class Contact: Jermisha Hardeman at 832.640.5297 or jermishahardeman@gmail.com for class questions

Aqua Swim Angels offer swim lessons for ages 6 months to adults. Visit us online at www.aquaswimangels.com to book your lessons! For additional details or questions please contact Chate' at aquaswimangels@gmail.com or by phone 713.742.2899.

NOW REGISTERING FOR SUMMER LESSONS

ShyCour is an educational tutoring company that provides tutoring, workshops, mentoring, consulting, and educational product development services to the community. More information about upcoming programs visit www.shycour.com. Feedback from parents in Meridiana can be found at www.shycour.com/upcoming-events.

Cheer dance for 1st - 8th Grade.

FEBRUARY 2024



BOARDS

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brewed coffee.

National BUBBLE GUM DAY February 2nd | 11am

Join us at the Welcome Center for bubbly and sweet event. It's a day dedicated to fun, laughter, and, of course, lots of bubblegum! Indulge your taste buds and blow some fantastic bubbles as we come together to celebrate this whimsical occasion.

Sip, strategize, and savor the moment at our Brews & Boards event. Whether you're a seasoned

player or new to the world of board games, head on over to the Welcome Center for a delightful

morning of coffee brews and classic board games and enjoy some quality time with friends and

fellow enthusiasts. Bring your competitive spirit or just come to unwind over a cup of freshly





CHARM CITY SOCIAL February 16th | 6pm

Join us for an enriching evening filled with friendship and community love at Charm City Social on February 16th at 6 pm. Come together with like-minded individuals to celebrate the power of genuine connections and the warmth of community bonds. This event is a perfect opportunity to build new friendships, share laughter, and revel in the spirit of unity.

MAXFIT KARAOKE February 16th | 6pm - 9pm

Get ready to unleash your inner rock-star as MaxFit takes over with a high-energy karaoke extravaganza. Sing your heart out, enjoy delicious bites and soak up the vibrant atmosphere with fellow music enthusiasts.

COMMUNITY CURTAIN CALL *Talent Show* February 17th | 6pm

You're invited to join us for entertainment and applause at the Community Curtain Call Talent Show. Get ready to witness an array of talents from our community members, showcasing their unique skills and creativity. Come support your neighbors, friends and fellow community members as they take the stage to shine. From singing and dancing to comedy and more, this talent show promises a delightful experience for all.

FOOD TRUCK FRIDAY February 23rd | 5pm

Satisfy Your Taste Buds at Food Truck Friday and indulge in a culinary adventure! Join us for a delectable evening featuring a variety of food trucks serving up mouthwatering delights. Save the date, and let's make Food Truck Friday a flavor-filled start to the weekend!

PICKLEBALL AT CHALLENGER PARK February 24th | 11am

Bring your enthusiasm, grab your gear at the Welcome Center, and let's enjoy a spirited game of Pickleball in the great outdoors. It's a fantastic way to stay active and connect with fellow Pickleball enthusiasts. Mark your calendars, and we look forward to seeing you on the Pickleball courts at Challenger Park!

ZYDECO NIGHT AT CAFÉ SOL February 24th

Join us for Zydeco Night at Café Sol! The night promises live Zydeco music, Cajun-inspired cuisine, and a dance floor for your two-step. Don't miss this opportunity to immerse yourself in the soulful rhythms of Zydeco and enjoy a lively evening at Café Sol. Limited seating available, so make sure to reserve your spot for a night of unforgettable music and great company.



MOVIE ON THE LAWN February 2nd | 6pm

Join us for a cozy evening under the stars at our Movie on the Lawn event! On February 2nd at 6 pm, bring your blankets and gather with friends for a night screening of a fam favorite movie.



VALENTINES CARD MAKING February 9th | 11am

Join us for a heartwarming and creative event at the Welcome Center to craft your own unique Valentine's Day cards. Whether you're celebrating with a special someone or spreading love to friends and family, this is the perfect opportunity to add a personal touch to your greetings. All crafting materials will be provided, so just bring your enthusiasm and creativity.



3RD Annual MERIDIANA GUMBO & CHILI COOK-OFF February 10th | 12pm

Join us for a sizzling showdown at our Resident 3rd Annual Gumbo and Chili Cook-off! Save the date for Saturday, February 10th, from 12 pm to 2 pm. Residents, bring your A-game and sign up today to compete for the title of the best gumbo or chili chef in the community. If you're not in the mood to cook, no worries! Come and savor the delicious flavors as you vote for your favorites. It's a spicy celebration you won't want to miss!



VDAY BRUNCH AT CAFÉ SOL February 10th

Join us for a love-filled VDay Brunch at Café Sol to indulge in a delectable spread of romantic delights, from savory brunch classics to sweet treats. Savor the flavors of love in a cozy ambiance with your special someone or gather your friends for a heartwarming celebration. Don't miss this enchanting pre-Valentine's Day experience at Café Sol – where every bite is a celebration of love!





Sign-Up Today

LAW ENFORCEMENT

JANUARY 9, 2024





















SRD ANNUAL RESIDENT GUMBO & CHILI COOK OFF

FEBRUARY 10TH 12 PM - 2 PM SIGN UP HERE

















The sundial in Oasis Village show the date at true noon every day.

Meridiana

FACTS



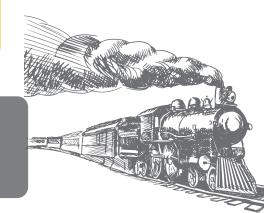






Brazoria County is known as the birthplace of the Texas flag.

The name Meridiana is derived from the meridian, that circles the earth from one pole to another and back.







Café Sol - food is very appetizing and there is always a weekly special.

align perfectly with sunrise and sunset during the

Manvel was named after Manvel M. Smith, a railroad official, and was officially incorporated in 1957.



We have 11 resident Realtors.



Iowa Colony was founded in 1908 by the Emmigration Land Company of Des Moines, Iowa, and received its name from Iowans G. I. Huffmann and Robert Beard.

This personalized approach enhances the sense

Meridiana is located less than 10 minutes away from the brand new 106,000 sq ft H-E-B grocery, at the corner of Highway 6 and State Highway 288 in Manvel's developing Town Center.

Resident BUSINESS GUIDE

We are happy to bring you a local business guide to Meridiana's monthly newsletter. Learn about the small and local business community located near you and connect with your fellow neighbors. If you'd like to be added to the Resident Business Directory page, email your name, business name, social media page or website and preferred way of contact to lauren@meridianatexas.com.

3-Wheeled Motorcycle Rentals Polaris XLR8

Slingshot Rental Frank Vasquez Turo Page: xlr8.fun/bookme

Baked Goods

Little Miss Confectionaire

Ireland social: @littlemissconfectionaire

littlemissconfectionaire.com

Bread Mavens Rebecca Hester, Megan Sabljakovic

social: breadmavens@carbsrlife

Red Carpet Cakes Gina Pierce - Baker Extraordinaire social: @RedCarpetCakesByGina 318.730.7710

The Flower Bakeshop Afooma social: @theflowerbakeshop theflowerbakeshop.com

832.718.4308

Beauty & Self-care

Bomb Self Care Skye Kim skye@bombselfcare.com | 720.979.5132

Syrupreme Lashes Jale'yn Brown, Ashley Padilla-Juarez social: @syrupremelasheslashes syrupremelashes.bigcartel.com 562.303.6650 | 346.228.2995

CBD Products The Hemp Soap Company Taylor Tippie social, Facebook: thehempsoapco taylor@thehempsoapco.com

Christian Themed Decor

Wright's Christian Storehouse Dean Wright social: @WCStorehouse wrightscs@yahoo.com | 409.939.9964

Custom Woodwork

Saltwater and Sawdust Woodworking Christopher Anderson

social: @saltwater_and_sawdust saltwaterandsawdustwoodworking@gmail.com

Decor, Craft & Custom Signs

DesignbyCharlieE

Charlie Day

social: @designsbyCharlieE charlieday600@yahoo.com 281.840.0975

Designs by Heather

Heather Johnson

social: Designs By Heather heathe1@hotmail.com | 248.417.9061

YardyParty

Marc and Jennifer Holmes social: @YardyPartySigns YardyPartySigns.com

Event Planning, Parties & Rentals

BusyBeez Pits & Plays Denise Boutte

social: @busybeezpitsandplay contact@busybeez.me | 832.732.9180

Party for Less Event Rentals

social: @p4l_eventrentals www.p4leventrentals.com p4leventrentals@gmail.com 832.745.8327

Rejoice Event Decor, LLC

www.rejoiceeventdecor.com info@rejoiceeventdecor.com 724.383.687

Table Twelve Events

Aria Broxton

social: @table12events aria@table12events.com | 850.321.7900

Food & Beverage

LemonTails Kustom Lemonade Patrick C. Rivers

lemontailslemonade@outlook.com 713.539.9876

Home Organization

Chaos to Clarity Sarah Martinez 409.599.8329

Free Snake Relocation Service

Lone Star Snakes Megan Sabljakovic social, FB group: lowaColony/Manvel/ Rosharon Snake ID & Removal social: @LoneStarSnakes TEXT 469.226.0084

Financial Services

Accountable

Dana Cragin

Danacragin@accountable-llc.com 832.727.0100

Financial Coach

Tim Campbell, CPA

www.tbobic.org/financialcoaching timothywcampbell@entouch.net 832.494.8730

Machinery/Vibration Services

MachVib Services Corporation

Jason Lemaire

www.machvibservices.com jason@machvibeservices.com 832.569.4426

Custom Paint Parties

Painting on the Gogh **Camelia Rivers** camelia.davis@gmail.com 214.803.5129

Pest & Lawn Care

Providence Pest + Lawn Kenneth Beason providenceIPM.com kenneth.beason@providenceIPM.com 832.703.0993

Pet Services

Meadowlake Pet Resort & Training Center

www.meadowlakepetresort.com info@meadowlakepetresort.com 713.413.1633

Photo Booth Service

ThePicStop PhotoBooth

LaDonna Malone

social, Instagram: ThePicStopPhotoBooth 832.779.2261

Photographer

Oh Snap by Amy Amy Thomas social, Facebook: @OhSnapbyAmy amy01liz@gmail.com | 361.244.2313

Camelia Rivers Photography Camelia Rivers cameliarivers.com

Real Estate

Sons & Daughters Realty Sara Hippler sarah@sdrsells.com 281.635.1447

Relationship Coach

Love & Relationship Coach Theresa Pettigrew theresapettigrew@yahoo.com

Roofing

Kelley Roofing & Restoration Doug Kelley douglas@kelroof.com www.kelroof.com 979.341.3008

Travel Agent

FLY. BEACH. REPEAT. Aqueelah Brown Flybeachrepeat@gmail.com 832.541.9500

NLW Travel social: @NLWTravel www.nlwtravel.com info@nlwtravel.com

Window Treatments

832.736.3296

Deluxe Window Treatment LLC Deshun Baker social: @deluxewindowtreatments info@deluxewindowtreatments.com www.deluxewindowtreatments.com 832.338.7302

BABYSITTERS

Madison Luparello

985.662.9529

Madison lives with her parents in Meridiana, while being here she has babysat for families in the community. Madison also has reliable transportation and a part time job teaching dance at JDF Elite.

CPR Certified

Massiel Acosta

917.969.5409

I am CPR certified plus have more than 5 years with child care. I was a lead teacher at Goddard school and I am looking to find a part-time job with kids.

5+ years in child care

CPR Certified

Lead Teacher at Goddard School

If you would like to be added to the babysitters, please contact Lauren at lauren@meridianatexas.com.

