

COMMUNITY NEWS

FEBRUARY 2022



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
PICK UP: MONDAY & THURSDAYS
TEXAS PRIDE 281.342.8178

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 t i #MERIDIANATEXAS

COMMUNITY CLUBS

BUNCO GROUP

Sarah Hollier, shollier85@gmail.com

CAMP GLADIATOR

Sheila Jackson, sheilajackson@campgladiator.com

CIGAR CLUB

Michael Payne, mqpyne0807@gmail.com

CROCHET CLUB

Heather Johnson, heathe1@hotmail.com

CYCLING CLUB

Stephen Agbolabori, agbolabori20@gmail.com

FAMILY GAME NIGHT

Jose Gomez, jgsoldia@hotmail.com

FAMILY RPG CLUB

Jason Buchanan, jason.l.buchanan@gmail.com

MEN'S BOOK CLUB

Donald Brown, mr_brown1234@yahoo.com

MOMMY & ME

Clara Barron, ceabarron@yahoo.com

POKER CLUB

Jason Hillhouse, 346.224.4950

RUNNING CLUB

VaShawnda McClean, vmac.17@att.net

SECRET SISTER EXCHANGE

Carmela Caninco, carmela.cancino@hotmail.com

TRAVEL CLUB

Sonia Rectenwald, soniarec623@gmail.com

WINE WITHOUT WHINE

Roshanna Washington, roshannaw@gmail.com

Interested in starting your own resident club or joining an existing one?
Contact the Welcome Center at host@meridianatexas.com

MEET MERIDIANA

WELCOME CENTER STAFF



Hanna Linder

OPERATIONS DIRECTOR

hanna@meridianatexas.com
281.915.5514

SALES + COMMUNITY + DEVELOPMENT
HOA + EVENTS + CAFÉ SOL



Stephanie Williams

WELCOME CENTER MANAGER

stephanie@meridianatexas.com
281.915.5515

HOA & RESIDENT LIAISON + CONSERVATORY & YACHT RENTALS
AMENITIES + COMMUNITY MANAGEMENT + SALES



Dominique Palacios

SYSTEMS COORDINATOR

dominique@meridianatexas.com
281.915.5515

WEBSITE FACILITATION + DATA REPORTING + CRM/CMS



Lauren Acosta

MARKETING COORDINATOR

lauren@meridianatexas.com
281.915.5515

DIGITAL + EMAIL MARKETING + PROJECT MANAGEMENT
STRATEGIC PLANNING + SOCIAL MEDIA MARKETING
LEAD GENERATION + CAMPAIGN CREATION + SALES
WEBSITE DEVELOPMENT + MARKETING DEVELOPMENT



Jackie Wostrel

MARKETING COORDINATOR

jackie@meridianatexas.com
281.915.5515

SOCIAL MEDIA + CAFÉ SOL SOCIAL MEDIA
MARKETING + REALTOR LIAISON

GUEST RELATIONS SPECIALISTS

Adrienne Woods
April Morey

Zaina Martinez
Torrie Stanley



Rentals

If you're interested in renting the Conservatory or reserving the Ambassadors Yacht please reach out to our Welcome Center Manager, Stephanie at stephanie@meridianatexas.com for pricing and availability.

HOA UPDATES

LANDSCAPING: All of the Christmas decor has been taken down. The crews completed all the required mowing last month. The cold weather has diminished the grass/plant growth. They completed the 2nd Pre-emergent weed control application last month and the next application will be in March. The bed crews continue their focus on mulching the plant beds community wide, and continue to combat weeds with both manual and chemical removal. They had a few minor irrigation issues last month, and have encountered an issue with one of our irrigation pumps which has been scheduled for service.

GATES: 1) The Galileo Pointe gate has been repaired. 2) The pickleball court issue has been resolved and is now operating properly. 3) Please let us know if you are experiencing any key fob, EZ tag, pedestrian gate code or vehicle gate code issues.

LIGHTING & ELECTRICAL: 1) The new Conservatory fans have been installed. 2) We are working with the electrician to repair the pergola lights that are out. 3) Walton Heights monument and gates now have power. We are working with the gate company to get the gates up and running with the gate system. 4) Please report any monument signs or streetlights that need repair.

MAINTENANCE: 1) We have the electrician working on repairing the hanging lights in the conservatory. 2) Toilet roll dispensers in the men's restroom located next to the Café were damaged/stolen. These have now been repaired. 3) The maintenance man is working on several items at the Oasis Village to get a head start on pool season. 4) We are working on having the damaged Meridiana flags along the parkway replaced and will post an installation date soon.

MISCELLANEOUS: 1) Reminder: If you see any vandalism in the community, please report it to the Police Department immediately at 281.369.3444 or 281.756.2392. If you notice damage that has already occurred to any portion of the common areas, please report it to the HOA immediately.

PET OWNERS: Please be mindful of your neighbors and pick up your pet's waste. There are numerous dog waste stations throughout the community. Additionally, please remember the city of Iowa Colony requires all pets to be on a leash while out in the community.

2022 ASSESSMENT: We are very pleased to announce that the 2022 Assessment will remain at \$1,050. The assessment statements will be mailed this month. Assessments are due January 1st and late after January 31st. To make you aware of the timelines, Final Reminders will be sent on February 1st and any account not paid or on a payment plan by March 3rd, will be turned over to the attorney for collection. If you are a new homeowner and not sure if your assessments were paid at closing, please ask. We will help and answer any questions you may have.

You can visit Courtney Fisher at the Welcome Center from 10am to 4pm Monday-Friday with any questions or concerns.

HOME OWNERS ASSOCIATION DIRECTORY

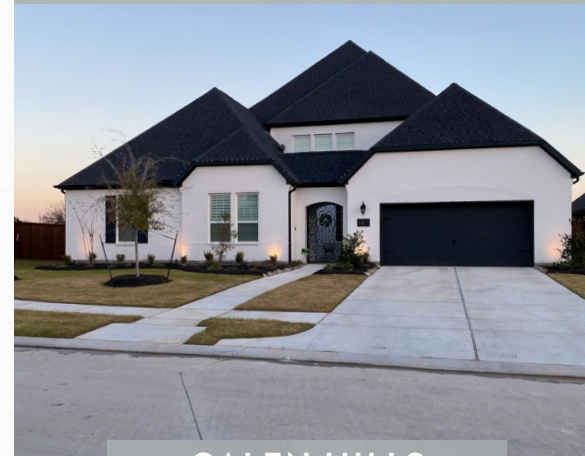
KELLY REZNICEK, CMCA, AMS
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JAMIE MALONE, CMCA
COMMUNITY MANAGER
jamie.malone@inframark.com
936.297.9406

COURTNEY FISHER
ASSISTANT COMMUNITY MANAGER
courtney.fisher@inframark.com
346.816.7461

YARD OF THE MONTH

Congratulations to our award-winning yards! HOA will award the winners during inspections. Residents will be contacted to pick up their signs at the Welcome Center to display in their front yards.



GALEN HILLS



ALLEGRO TRAILS



MENLO PARK

spring cleaning A NOTE FROM YOUR HOA

With the days lengthening and weather warming, spring is a good time to get outdoors and tackle some larger home projects. Now that the threat of winter storms has passed, you can look for damages and make any needed repairs, as well as prep your home and garden for summer.

CLEAN GUTTERS AND DOWNSPOUTS

It's important to have your gutters and downspouts cleaned and repaired. Clogged gutters and downspouts can cause the wood trim at the eaves to rot, and that can invite all kinds of critters into your attic space. Having your gutters and downspouts cleaned early in the season can also prevent damage from spring rains.

CHECK FOR SIGNS OF TERMITES

Beginning March and going through June, be on the lookout for winged insects. Termites swarm in the spring. If there's a lot of winged insects flying out of a hole in the woodwork, it could be termites. Call a licensed professional pest control company if you see these types of insects.

PREVENTING MOSQUITOES

Make sure you don't have any standing water on your property. If you see anything or any area where water stands, fix it, tip it, get rid of it, or maintain it regularly.

RESEAL EXTERIOR WOODWORK

Wood pergolas, decks, fences, railings and other outdoor structures will last long and stay in better condition if they're stained and resealed every year or two.

WINDOWS

One of the fastest way to spruce up your home is having the windows washed. After months of rain and wind, dirt is likely caked to windows and a quick wash will shine things up! Also check screens – they keep the bugs out! Make sure there are no holes or tears, no matter how small!

CHECK SPRINKLER AND IRRIGATION SYSTEMS

Checking your sprinklers or irrigation systems in the spring can save water – and your plants! Run the system through all the zones manually and walk your property. Make sure there are no broken or damaged heads. Adjusting heads that are spraying the street, sidewalk, or porches avoids wasting water.

Look around your home for any damage done during winter storms. Depending on what the winter was like, some structures may need a bit of paint, lawns may need power raking or aerating, and some trees or bushes may need special treatment to bounce back. Simple repairs and maintenance will keep things looking new.

Happy Spring!

Jamie Malone, CMCA
Community Manager



MERIDIANA MAINTAINS RANKING AMONG NATION'S TOP-SELLING MASTER-PLANNED COMMUNITIES

For the second consecutive year, Meridiana has earned a spot on the coveted list of the nation's 50 top-selling master-planned communities for year-end 2021 as compiled by RCLCO Real Estate Consulting.

New home sales in Meridiana also were up an impressive 19 percent in 2021, according to the newly released rankings. Only a handful of the nation's top-selling communities experienced this level of growth.

"The community checks all the boxes for today's buyers: new homes for each stage of life, quality onsite schools, an abundance of parks and playgrounds and immediate access to nearby retail conveniences and employment centers along Texas 288," notes Meridiana developer Matt Lawson.

Last year, Meridiana became the first Texas 288 community with multiple onsite schools following the opening of the new Jackie Doucet Caffey Junior High. This year, residents will attend the new Iowa Colony High School, opening in August adjacent to the community. Families also attend the onsite Meridiana Elementary.

Residents enjoy 100+ acres of parks and more than 50 miles of paved trails for walking, jogging and biking.

Meridiana's first amenity village, the waterfront Oasis Village, features Café Sol, family pool and cabanas, lap pool, splash pad, fitness center, fishing pier and outdoor play area, all-weather ping pong and foosball tables, shaded sitting areas and lush central lawn.



CAFÉ
SOL

MILITARY DISCOUNT

10% off with military ID

TEACHER TUESDAY

10% off with valid ID

GAME DAY DISCOUNT

10% off with any sport logo attire on game days

HOURS

11AM - 8PM

TUESDAY - THURSDAY

11AM - 9PM

FRIDAY - SATURDAY

BREAKFAST 9AM - 1PM

SATURDAY - SUNDAY



@CAFESOLMERIDIANA

CAFESOLMERIDIANA.COM

CAFÉ CORNER

Stop by Café Sol for weekly specials and upcoming events.

EVENTS

GAME DAY @ SOL

FEBRUARY 9TH | ALL DAY

Spurs vs Cavaliers

MUSIC ON THE PATIO

FEBRUARY 19TH | 6PM - 9PM

FUN DAY AT SOL

FEBRUARY 24TH | 11AM - 5PM

Enjoy outdoor games like giant connect four and cornhole.

NATIONAL MARGARITA DAY

FEBRUARY 26TH | ALL DAY

\$2 off margaritas all day!

WINE & DINE

FEBRUARY 11TH - 12TH



Wine & Dine Your Valentine

Enjoy a New York Strip or Salmon with a side of asparagus and mashed potatoes and finish off with one of their newly added desserts, original cheesecake or triple chocolate.

FEATURED DISH

now serving

SHRIMP TACOS

Three flour or corn tortillas stuffed with blackened shrimp, coleslaw, and a blend of cheeses. Triple Chocolate and Plain Cheesecake are also now available!

FEBRUARY 2022



VIRTUAL MEDITATION Every Sunday | 2pm - 2:45pm

Join Meditation Practitioner, Kathi Hardy for beginner's meditation for health and wellness. This is a six-week free class that began on Sunday, January 16th offered to all Meridiana residents. To join this virtual class, login to your Townsquare account and search through the community feed for the event listing and click the Zoom link provided in the post. This Virtual Meditation will be available every Sunday in the month of February from 2-2:45pm.



PHOTOGRAPHY CONTEST *Begins* February 1st - February 28th

This month we are starting a fun new photography contest! Whether you're an experienced photographer or using the camera on your new iPhone 13 pro, everyone is invited to submit their most captivating Meridiana sunset. To qualify, your picture must contain a sunset and features such as landscaping, lakes, bridges, homes, amenities, parks etc. within the community of Meridiana. All participating photos are to be sent to hanna@meridianatexas.com for a chance to win a Cafe Sol gift card. Only ONE entry per person. Everyone is welcome to enter! *Contest ends at the end of February.*



Date Night MOVIE NIGHT February 4th | 7pm

If you're looking for a romantic date night in the month of LOVE, we have you covered! Come out to our movie night on February 4th starting at 7pm for our feature film, HITCH! We will have a food truck and Cafe Sol will be doing to-go wine and beer. *Dogs on leashes are allowed on the lawn.*

PG-13 Parents Strongly Cautioned, Some Material May Be Inappropriate for Children under 13.



DIY VALENTINE CARDS February 5th | 2 - 5pm

Come out to the Oasis Village Conservatory on February 5th from 2-5pm to make a card for your special Valentine(s).



WINE & DINE YOUR VALENTINE February 11th - February 12th

Café Sol will be featuring a two day special for Valentines Day called Wine & Dine Your Valentine on February 11th and 12th during their regular business hours. Enjoy a New York Strip or Salmon with a side of asparagus and mashed potatoes and finish off with one of their newly added desserts, original cheesecake or triple chocolate.



Be Mine KIDS VALENTINE PARTY February 12th | 4pm - 6pm

We will be hosting a youth Valentine party for the children in the community. This party will be a fun event that will include a white bounce house, games, snacks, drinks and a professional photographer!! The Valentine party will be located at the Oasis Village Conservatory from 4-6pm. We can't wait to see you there!



FOOD TRUCK FRIDAY February 18th | 6pm

It's finally Friday and you are wondering what you'll be having for dinner, luckily Meridiana has you covered! Come out to the Oasis Village for Food Truck Friday on February 18th from 6-8pm. We will have Jax Burgers providing a delicious array of options. Visit their website jaxburgers.com to see their food truck menu!



RESIDENT RECIPE SWAP February 20th | 12pm - 6pm

Bring your favorite recipe up to the Welcome Center and swap it for your neighbors favorite recipe! The Welcome Center will be open on February 20th from 12-6pm. Don't forget to leave a copy for another resident to try!



TEEN STUDY BREAK February 25th | 3pm - 6pm

Need a break from your same study spot? Come out to the Conservatory from 3-6pm on Friday, February 25th. This time will be reserved for all teens in the community looking for a different study scene. We will be providing snacks, coffee, drinks, study resources and tools! Study with a relaxing scene and chill lofi study music, then enjoy a break for the last 30 minutes with games and puzzles.



DOWNLOAD MERIDIANA'S EVENT CALENDAR ONLINE
MERIDIANATEXAS.COM/NEWS-EVENTS

FITNESS CALENDAR

MONDAY

6pm
Aerial Silks

7:15pm
Yoga

TUESDAY

4:45pm
Taekwondo

5:45pm
Kickboxing

7pm
Step Aerobics

7pm
Camp Gladiator

WEDNESDAY

6:15pm
Pound Class

7:15pm
Yoga

THURSDAY

5:45pm
Taekwondo

7pm
Kickboxing

7pm
Camp Gladiator

NEW YEARS BRUNCH

JANUARY 1, 2022



Local UPCOMING EVENTS

BIRDING HIKE February 6th | 8am - 10am
Brazos Bend State Park - 21901 FM 762, Needville

The Brazos Bend State Park is home to over 300 species of birds; it's the perfect place to bird-watch all year round! Go on a birding hike alongside park volunteer Jerry Carpenter. The trail is 1.2 miles long, relatively flat and graveled, and easily accessible for anyone who wants to join them! They will be meeting at 8:00am in front of the 40-Acre Lake Restroom. Don't forget to bring your binoculars, field guides, and your water!

ROSE AND PERFUME VALENTINE'S DAY SALE February 12th | 10am - 4pm
The Dunk Ranch Company - 10003 County Road 67, Manvel

Susan Turner, the owner of Roses A Go Go will be at the Dunk Ranch with cut roses, rose plants and some proprietary blends of perfumes. Come get yours while they last!

MAKE YOUR OWN CRITTER HABITAT February 26th | 10am - 4pm
The Dunk Ranch Company - 10003 County Road 67, Manvel

Want to learn about providing a backyard habitat for birds, lizards, bees and others? Come on out and make one of these fun habitats! All ages welcome. Cost is \$35. To reserve your spot, visit The Dunk Ranch Facebook page!

HOUSTON RODEO February 28th - March 20th

The Houston Rodeo is finally back after being postponed for two years in a row because of the Covid outbreak. Rodeo Houston promotes agriculture by hosting an annual, family-friendly experience that educates and entertains the public, supports Texas youth, showcases Western heritage and provides year-round educational support within the community. RodeoHouston, is the world's largest entertainment and livestock exhibition and an event not to be missed! To see a full list of entertainment and to purchase tickets, visit their website at rodeohouston.com.

EIGHT TURN CREPE 2810 Business Center Dr Ste 137, Pearland

Have you visited the new Japanese creperie in Pearland? Eight Turn Crepe has opened their second location in Texas that is only a few minutes north from our community. Their menu features gluten-free crepes filled with either sweet or savory layers, coffees and teas, and a gelato bar. This Japanese creperie is sure to impress for breakfast, lunch, or dinner. Check out their website if you want to see their menu or learn more about the ingredients they use in their food.

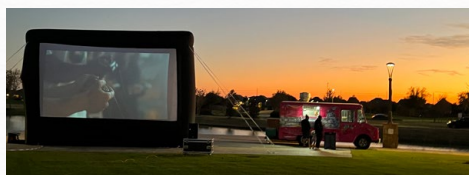
eightturncrepe.com

PAINTING WITH A TWIST 9223 W. Broadway Street, Ste 101, Pearland

Did you know that Painting with a Twist has a location in Pearland? This would be the perfect date night or get together with your friends. Painting with a Twist is a fun art studio for anyone interested in painting. They use acrylic paints on 16x20 canvas and teach the class step by step through the specific painting of the day. Check out their website to see their upcoming events and book your painting class - paintingwithatwist.com.

MOVIE NIGHT

JANUARY 7, 2022



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 stephanie@meridianatexas.com.

| 3-Wheeled Motorcycle Rentals

Polaris XLR8 Slingshot Rental

Frank Vasquez
Turo Page: [xlr8.fun/bookme](https://www.turo.com/profile/xlr8fun/bookme)

| Baked Goods

Little Miss Confectionaire

Ireland
social: @littlemissconfectionaire
[littlemissconfectionaire.com](https://www.littlemissconfectionaire.com)

Bread Mavens

Rebecca Hester, Megan Sabljakovic
social: [breadmavens@carbsrlife](https://www.breadmavens.com)

Red Carpet Cakes

Gina Pierce - Baker Extraordinaire
social: @RedCarpetCakesByGina
318.730.7710

| Bookkeeping & Taxes

Accountable

Dana Cragin
Danacragin@accountable-llc.com
832.727.0100

| CBD Products

The Hemp Soap Company

Taylor Tippie
social, Facebook: [thehempsoapco](https://www.facebook.com/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 & Custom Yard Signs

DesignbyCharlieE

Charlie Day
social: @designsbyCharlieE
charlieday600@yahoo.com | 281.840.0975

YardyParty

Marc and Jennifer Holmes
social: @YardyPartySigns
[YardyPartySigns.com](https://www.YardyPartySigns.com)

| Event Planning

Table Twelve Events

Aria Broxton
social: @table12events
aria@table12events.com | 850.321.7900

| Free Snake Relocation Service

Lone Star Snakes

Megan Sabljakovic
social, FB group: [loneColony/Manvel/](https://www.facebook.com/lonecolony/manvel/)
Rosharon Snake ID & Removal
social: @LoneStarSnakes
TEXT 469.226.0084

| Home Organization

Chaos to Clarity

Sarah Martinez
409.599.8329

| Luxury Lashes & Accessories

Syrupreme Lashes

Jale’yn Brown, Ashley Padilla-Juarez
social: @syrupremelasheslashes
[syrupremelashes.bigcartel.com](https://www.syrupremelashes.bigcartel.com)
562.303.6650 | 346.228.2995

| Party Rentals

BusyBeez Pits & Plays

Denise Boutte
social: @busybeezpitsandplay
contact@busybeez.me | 832.732.9180

| Photo Booth Service

ThePicStop PhotoBooth

LaDonna Malone
social, Instagram: [ThePicStopPhotoBooth](https://www.instagram.com/thepicstopphoto booth)
832.779.2261

BABYSITTERS

Andjile Lubin

832.779.2261 | andjil3@yahoo.com

Andjile is starting an in-home care and would love to help 2 to 3 mommies with care from her home located within the community.

*Child-Care Center
Director’s Certification*

*3+ years as an Infant/Toddler
Teacher from 2012-2014 at
Bright Horizons in Houston*

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

If you would like to be added to the Meridiana newsletter list of community babysitters, please contact Stephanie at stephaine@meridianatexas.com

| Window Treatments

Deluxe Window Treatment LLC

Deshun Baker
social: @deluxewindowtreatments
info@deluxewindowtreatments.com
www.deluxewindowtreatments.com
832.338.7302

Resident SHOUT-OUTS

Happy Birthday to my loving and hard working husband Jacob Lewis. Love you always and forever.

- DEBRA LEWIS

I would like to recognize Nina on her special day. She is the best neighbor I could wish for, always there and very supportive. Wishing you the best on your blessed day.

- ANDJILE LUBIN

If you’d like to give a shout-out to a family member or a special someone in the community, reach out to our Welcome Center Manager, Stephanie at stephanie@meridianatexas.com.

