



The Official Newsletter  
of the Lakes of Rosehill  
Homeowners Association

# The Rosehill *Report*

November 2012

Volume 3, Issue 11

## CRITICAL NEWS FROM YOUR LAKES OF ROSEHILL HOA BOARD

Since the last newsletter, your Board has been very busy with the task of preparing the 2013 operating budget. The operating budget is funded by the annual \$544.00 annual assessment that is billed in January of each year. During the 3rd quarter of the year, the Board looks at the actual expenses (year-to-date) for the current year and projects forward what the expenses for the next year's budget should be. Some of the budget items are easy to factor and carry forward to the new budget year, while other things are more difficult to project.

Lakes of Rosehill has enjoyed one the lowest HOA assessments of any of the nicer subdivisions in this area. The problem with this is that the \$544.00 annual HOA dues have not remotely kept up with the rate of inflation and escalating fees for services. The result is that the \$544.00 annual dues no longer allow your HOA to operate with a balanced budget. Each year the deficit to the operating budget increases. Examples of a few of the services that have gone up over the years more dramatically are electricity for the street lights/lake fountains and wells for the water for the irrigation and filling of the lakes. The Board always shops for the best electrical rates at the end of each electrical contract, but the electrical cost per kilowatt is still higher than what those same costs were when the subdivision was built. The water is more difficult because Aqua Source owns the well that provides the water to the subdivision, both individually to your homes and part of the irrigation, so we do not have the same opportunity for shopping for better rates. As we can all attest by our home water and electrical bills, the rates have dramatically gone up over a short period of time and there is no indication that we will ever see a reduction in either the water or electrical rates to what they formerly were just a few years ago. The contractors for our landscaping and flood control lake have worked very hard to maintain their current service fees, but they too are experiencing increases and they will not be able to continue to hold the current service fees that we currently have. The \$544.00 annual HOA dues multiplied by the 398 homes in the subdivision is \$216,512.00, and that assumes that each house actually pays the dues. The current operating budget for Lakes of Rosehill is closer to \$226,000.00, which does not allow for any unforeseen minor repairs that would normally

fall under the operating budget. To compound our deficit news, the HOA recently received news indicating that, beginning in March of 2013, Lakes of Rosehill has to comply with subsidence laws requiring a reduction in the amount of ground water that we use. Considering that Lakes of Rosehill only have one source of water through a ground well, we will most likely be forced to buy water credits to be compliant with the law. The current operating budget deficit also does not account for the number of homeowners who do not pay their HOA dues, which in turn costs the HOA even more money in legal fees.

In conjunction with preparing the 2013 operating budget, the Board also must review the repairs/replacement of equipment that are not part of the normal annual operating budget and plan for those expenditures. The funds for this activity are funded from the reserve budget. The reserve budget is funded by the \$100.00 annual assessment that is billed in June of each year. Monies collected in this fund are directed to major capital repairs that are not part of the normal operational cost of the subdivision. An example of this is the major erosion repair that had to be completed last year that cost over \$80K. In order to forecast the money needed for the reserve budget, a Reserve Study is done by an independent engineering company that performs physical inspections of the assets of the HOA and then projects when repairs or replacement will be needed and what anticipated costs are. In order for Lakes of Rosehill to maintain insurance coverage, the HOA is not only required to have a Reserve Study performed no more than every five years, but also be able to demonstrate that it is taking a proactive approach to both financially preparing for those repairs and completing them when required. If Lakes of Rosehill does not comply with both the financial preparation and completion of the repairs, we will lose all insurance coverage and will not be able to get this coverage again (even with another insurance carrier). It is critical for the HOA to maintain the insurance coverage due to unforeseen catastrophic failures or damage that is no fault of the HOA. An example of this happened this year when we had major damage to the flood pump station during the flooding that occurred in June that is going to cost a minimum of \$29K to repair and it is

*(Continued on Page 5)*

# IMPORTANT NUMBERS

## EMERGENCY NUMBERS

EMERGENCY .....	911
Fire .....	911
Ambulance.....	911
Constable .....	281-376-3472
Sheriff - Non-emergency .....	713-221-6000
- Burglary & Theft .....	713-967-5770
- Auto Theft .....	281-550-0458
- Homicide/Assault .....	713-967-5810
- Child Abuse.....	713-529-4216
- Sexual Assault/Domestic Violence .....	713-967-5743
- Runaway Unit .....	713-755-7427
Poison Control.....	800-764-7661
Traffic Light Issues .....	713-881-3210

## SCHOOLS

Cypress Fairbanks ISD Administration .....	281-897-4000
Cypress Fairbanks ISD Transportation .....	281-897-4380
Cypress Fairbanks Senior High .....	281-897-4600
Cy-Woods High School .....	281-213-1727
Goodson Middle School .....	281-373-2350

## OTHER NUMBERS

Animal Control .....	281-999-3191
Cypress Fairbanks Medical Center .....	281-890-4285
Harris County Health Department.....	713-439-6260
Post Office Box Assignment – Cypress .....	1-800-275-8777
Street Lights - CenterPoint Energy.....	713-207-2222
- not working (Report Number on Pole)	
Waste Management .....	713-686-6666

## NEWSLETTER PUBLISHER

Editor .....	lakesofrosehills@peelinc.com
Advertising.....	advertising@PEELinc.com, 1-888-687-6444

# COMMUNITY CONTACTS

## BOARD OF DIRECTORS

Janice Morris .....	President
16606 Rose Trail · Cypress, TX · 77429	
Mark Riordan .....	Vice President
17318 E. Blooming Rose Ct. · Cypress, TX · 77429	
David Westmoreland .....	Secretary
16002 Drifting Rose Circle · Cypress, TX · 77429	
Mike Finke .....	Treasurer
16033 Drifting Rose Circle · Cypress, TX · 77429	
Richard Murphy .....	Director at Large
16602 Rose Trail · Cypress, TX · 77429	

To contact the Board, email [Board@lakesofrosehills.com](mailto:Board@lakesofrosehills.com)

## ACC MEMBERS

Mark Riordan, Donny Morris and David Westmoreland

## BLOCK CAPTAIN

## NEIGHBORHOOD WATCH CAPTAIN

..... OPEN

## MANAGEMENT COMPANY

Chaparral Management .... [www.chaparralmanagement.com](http://www.chaparralmanagement.com)  
 Allison L. Pena, CMCA... Voicemail: 281-537-0957, ext 24  
 ..... Direct: 281-586-1724

## Cypress-Tomball Democrats Host Election Night Watch Party Nov. 6<sup>th</sup>

The Cypress-Tomball Democrats' next monthly meeting on Tuesday, November 6th, will be an election night watch party. It will be held at Rudy's Grill & Cantina, 11760 Grant Rd., Cypress, TX 77429, from 6:30 to 9:00 p.m.

All are welcome to attend and to join this growing club. For more information, contact Olga Moya at [cytomdems@yahoo.com](mailto:cytomdems@yahoo.com).



 orange leaf

[orangeleafyogurt.com](http://orangeleafyogurt.com)

# IT'S OUR BIRTHDAY!

## COME CELEBRATE WITH US!



### 15% OFF YOUR ENTIRE PURCHASE!

 orange leaf

Please present this coupon for discount. Valid at the Orange Leaf Cypress HWY 290 location only. Expires 11/30/12

26321 NW FRWY, STE 400  
in Cypress!

 ORANGE LEAF · CYPRESS HWY 290

# FULL SERVICE LANDSCAPE COMPANY



## 281-373-0378

*Proudly serving northwest Houston since 1997*



Gold Star  
Accredited Business



### Lawn Service

Commercial & Residential  
\$25.00 & up

### Landscaping

Landscape Design & Installation \*  
Seasonal Flowers \* Drainage \* Lighting  
Sod Installation \* Mulch Installation \*  
Rock Borders

### Patios & Walkways

Pavestone \* Concrete \* Flagstone

### Tree Service

Tree Trimming \* Removal \* Installation

### Sprinkler Systems

Design \* Installation \* Repairs  
Proper Coverage \* Warranty  
Licensed Irrigator #8587



### Fertilization & Pesticide

Spraying & Feeding for Lawn, Shrubs & Trees  
Fire Ant Control \* Tree Deep Root Feed \*  
Brown Patch Reduction  
State Licensed Applicator



## www.horizon-landscape.com



## Vision

### Pools & Outdoors

- Custom Pools
- Pool Renovations/Remodel
- Outdoor Kitchens
- Patio Covers
- Cabanas & Pergolas
- Full Service Landscape Design
- Maintenance and Repairs

## 713-677-4210

*Building visions of outdoor excellence*

www.visionpoolsandoutdoors.com



# LAKEs OF ROSEHILL



## Elisha Roberts Chapter, NSDAR

The wonderful ladies of the Elisha Roberts Chapter, NSDAR, extend an invitation to any female, 18 years or older, who can prove lineal descent from a patriot of the American Revolution.

We are a family oriented, non-profit, non-political volunteer women's service organization dedicated to promoting patriotism, preserving American history and securing America's future through better education. Our motto is God, Home and Country. If this sounds like you, please come and join us for a meeting.

We meet the third Thursday of each month, September through May, at the Backyard Grill, located at 9453 Jones Road. Our next meeting will be on November 15, 2012 at 7:00 p.m.

For more information, please contact the chapter Regent, Cheryl Partney, at cpart86@comcast.net or by phone at 832-654-0306.

We look forward to meeting you.



- General Pest Control
- Fleas & Ticks
- Rodent Control
- Animal Trappings
- Wasps & Bees
- Bed Bugs
- Mosquito Control
- Termite Control

**\$25 OFF**  
General Pest Control

Offer good on initial service with a signed regularly scheduled service program

**\$10 OFF**  
One Time Service  
General Pest Control

includes yard, 30 Day Warranty

# 281.256.2600

sales@fxpestcontrol.com / www.fxpestcontrol.com

## Cy-Fair ISD & Volunteers In Public Schools (VIPS)

*Where "Volunteers are Treasures!"*

*"Heroes take journeys, confront dragons, and discover the treasure of their true selves."*

*-- Carol Lynn Pearson*

All of our volunteers are true treasured heroes. They help in the library, sell school spirit items, organize fundraisers, read to a classroom, make costumes and test vision & hearing. The list is endless and their experience is vast. If you listen to their stories though, you will find that in all the things volunteers do, there is an element of discovery. They find not only what a child can do, but what their own treasured gift might be. And yes, there has probably even been an encounter with a dragon or two along the way.

Cypress-Fairbanks ISD is so fortunate to be able to draw from such a great diversity of skills and knowledge in our community. VIPS (Volunteers in Public Schools) in Cy-Fair ISD center the attention of their service on supporting students and staff and making a significant contribution to the education of children. These jewels in our district give freely of their time and resources and have an impact on the academic and personal development of Cy-Fair ISD students.

If you are interested in being involved in Cy-Fair schools as a volunteer and making a difference, or would like more information, please contact Pam Scott, Partners in Education Director at 281-894-3950.

### CY-FAIR ISD & VOLUNTEERS IN PUBLIC SCHOOLS

*November & December 2012 Events*

**November 8: VIPS General Meeting – 9:30 a.m. to 12 p.m., Berry Center:** Open to all CFISD volunteers, parents, staff and community members. Get the latest information on CFISD volunteering and learn ways to improve your volunteer program through networking with other volunteers in our district!

**November 27: PIE Mentor Training – 9:30 a.m. to 11:30 a.m., Berry Center:** Training for individuals committed to serve as a role model and friend to CFISD students. There are no VIPS events scheduled for the month of December at this time. Be sure to check us out in January when the opportunities for volunteering are in full swing again.

### HOW TO REGISTER FOR TRAINING

Register for training by emailing the PIE office at viprsvp@cfisd.net. Provide your name and the name and date of the training you wish to attend. Registration is required to guarantee a seat and training materials. Adults only please.

# LAKES OF ROSEHILL

## Critical News - (Continued from Cover Page)

unclear if insurance will cover these cost at this time. The news received in the most recent Reserve Study clearly shows that Lakes of Rosehill will be facing major expenditures for repairs in the next five years that exceed over \$100,000K. The Board was also recently been made aware of another erosion issue that will cost over 15K to repair. The truth is that Lakes of Rosehill cannot keep up with what we are faced with today. The reserve assessment rate of \$100.00 a year times 398 houses in the subdivision is only \$39,800 a year. As with the \$544.00 annual assessment, there are a percentage of residents who do not pay this fee, which further reduces the Board's ability to operate effectively. There is not enough money in the current reserve fund to pay for all of these immediate repairs or any other major capital repairs should they happen.

Many residents reading this may wonder why we are facing such deficits in our budget and there is a simple answer. The majority of the residents in this subdivision have previously fought against the HOA Board to not have increases to the HOA dues. The only increase that has ever occurred was the \$100.00 special assessment that began in 2008, and getting that accomplished was a monumental endeavor. This is a mindset that cannot be continued without the very real threat of having an HOA that is insolvent. All of this information is to prepare our residents for one simple truth,

which is that Lakes of Rosehill MUST increase the HOA dues. Our subdivision is now twelve years old, and we are clearly starting realize the effects of aging equipment and structures of some of our larger assets. The amount of the increase has not been finalized as of this writing, but there will be more information coming to you very soon after this newsletter. There is not a member of the Board that relishes the idea of having to raise the annual dues for our subdivision, but there is no way to avoid it. If, as a subdivision, we do not increase our annual dues, you can expect further decline to the common areas and failing equipment and structures throughout the subdivision. With an inability to keep up the HOA assets will come a decline in overall property values, which will make our subdivision an unattractive market for both sellers and buyers. As a subdivision, we are all proud of our homes and property and we take great pride in being able to reside in what has been considered an attractive subdivision. As residents, we have all got to shoulder the financial responsibilities that it takes to keep our subdivision as one of the desired neighbors in which to live in this area. This is not a decision that should be driven by the Board, rather it is one that each resident should take a positive role to ensure that we can not only maintain our subdivision, but enhance it to keep it beautiful. The Board greatly appreciates everyone's understanding and support, and we look forward to continuing to serve this great community and all of its residents.

## I Have Something for Every Buyer, Please Call, I Have More.



15606 Clear Point  
\$199,000 Impeccable 1 story,  
3/3, 2 living areas



1241 Broken Pine  
\$685,000 Beautiful Custom on Blackhorse  
Golf Course



17303 Shaw Rd.  
\$599,000 6+acres w/beautiful log home,  
unrestricted



Your Cypress Specialist

**Gina Baker**  
Broker/Owner  
Cell: 281-685-0306  
[www.ginabaker.com](http://www.ginabaker.com)



**281.304.1344**

**26321 NORTHWEST FRWY #100 • CYPRESS, 77429**

# LAKEs OF ROSEHILL

NOT AVAILABLE  
ONLINE

At no time will any source be allowed to use the Rosehill Report's contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the Rosehill Report is exclusively for the private use of the Lakes of Rosehill HOA and Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

\* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

\* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

\* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

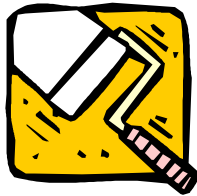
## Bashans Painting & Home Repair

Commercial/Residential  
Free Estimates

**281-347-6702**



**281-731-3383** cell



- Interior & Exterior Painting
- Garage Floor Epoxy
- Hardi Plank Installation
- Custom Staining
- Wood Replacement
- Roofing
- Sheetrock Repair
- Gutter Repair/Replacement
- Interior Carpentry
- Faux Painting
- Cabinet Painting
- Door Refinishing
- Wallpaper Removal and Texturizing
- Window Installation
- Pressure Washing
- Trash Removal
- Fence Repair/Replacement
- Ceiling Fan/Light Fixtures

**References Available • Fully Insured**  
**NO PAYMENT UNTIL COMPLETION**  
bashanspainting@earthlink.net



## GREEN MEADOWS LANDSCAPE, INC.

*Custom Landscape Design & Maintenance*

Creative landscaping: Design & installation  
Complete landscape maintenance  
Flagstone & all types of custom stone work  
Drainage & irrigation: Repair & installation  
Concrete walkways, patios & driveways  
Fertilization & sod aeration  
Seasonal flowers  
Tree pruning, removal & feeding  
Powerwashing  
Landscape lighting

**Call today for your free estimate!**

Creating & maintaining landscapes since 1990

**713-467-1709**

*greenmeadowslandscapeinc.com*

## Learn to Increase Business Success with Speed Networking

*Linda Stiles shares a 7-Touches List technique at the Nov. 15 CYFEN meeting*

What are the relationship and business networking skills needed to increase business success? Join Linda Stiles to find out as she presents "Seven Steps to Speed Networking" at the Cy-Fair Express Network (CYFEN) luncheon Nov. 15. President and CEO of Stiles & Associates Leadership Consultants, as well as a dynamic speaker and author of "Team Leaders' Toolkit," Stiles is dedicated to turning today's high-potential employees into the next generation of leaders. After 25 years in the corporate world, Stiles has spent the last decade focused on team building.

All are welcome to attend the monthly meetings of CYFEN, which are held at the Sterling Country Club, 16500 Houston National Blvd. This month's meeting features an extended program so networking will begin at 10:30 a.m. followed with a prompt 11 a.m. start of the program.

Bring business cards for networking. The meeting cost is \$25 with advanced

reservations made by the Friday prior to the meeting and \$30 at the door. For information on CYFEN, which is part of the American Business Women's Association, go to [www.CYFEN.org](http://www.CYFEN.org).

### **ABOUT CY-FAIR EXPRESS NETWORK (CYFEN)**

*The Cy-Fair Express Network's vision is to be a community and national leader for the support of professional women by providing a nurturing environment for business development, networking, education and mentoring. Our members have opportunities to pursue excellence and achieve both local and national recognition.*

### **ABOUT AMERICAN BUSINESS WOMEN'S ASSOCIATION**

*ABWA's mission is to bring together businesswomen of diverse occupations and to provide opportunities for them to help themselves and others grow personally and professionally through leadership, education, networking support and national recognition.*



## We solve all the pieces to the puzzle.

Call Today to Get Started On All Your Printing Needs.

**1-888-687-6444**  
**Ext. 23**



**PEEL, INC.**  
printing & publishing  
EXPERIENCE MATTERS doing business for 30+ years.





**PEEL, INC.**

308 Meadowlark St. South  
Lakeway, TX 78734

PRSR STD  
U.S. POSTAGE  
PAID  
PEEL, INC.

LOR



**RE/MAX**

**Professional Group**

832-478-1205

*Lakes of Rosehill*

## DAVID FLORY TEAM



Each Office Independently Owned and Operated

**Over Thirty Years Experience Delivering  
Unsurpassed Customer Service!**



- **#1 Realtor in Lakes of Rosehill\***
- **#2 Realtor in Houston & Texas\*\***
- **#7 Realtor in United States\*\***
- **Selling Over 500 Homes A Year**

**281-477-0345**

**WWW.SUPERDAVE.COM**

\*\*Realtor Teams per Remax 9/2008, 3/2009