



The Official Newsletter  
of the Lakes of Rosehill  
Homeowners Association

# The Rosehill *Report*

February 2014

Volume 5, Issue 2

## News from your Lakes of Rosehill HOA Board

### Lake 3 Water Well

As most of our residents know, Lake 3 in our subdivision looked extremely bad due to very low water levels for many months, with the rare exception of when we would get enough rain to fill the lake back up. The reason was that the water well that serves the irrigation of the grounds around Lake 3 as well as lake fill stopped working and it needed to be re-drilled. It is and always has been a permitted well with the Harris/Galveston Subsidence District, so in order to re-drill the well we had to obtain their permission. The Board was shocked and disappointed when we received a decline by the Subsidence District as we were not requesting to be granted additional volume of water that we could pump under the existing permit. We simply needed to re-drill our existing permitted well with the same volume allowance. But the Subsidence District held firm in their position. The Board contacted a well-known water attorney in Austin that is very familiar and active with the current laws and legislation related to water rights in Texas, and the attorney helped draft a letter for Lakes of Rosehill to present to the Subsidence District to protest the Subsidence District's decision and requesting for another hearing. The Subsidence District was concerned that we were asking for another hearing upon receiving the letter from the water attorney and appeared to be somewhat defensive about it. In fact, the Subsidence District seemed to be convinced that Lakes of Rosehill was posturing to litigate the issue if they did not reverse their decision, even though we made no such threat.

In further efforts to be granted another hearing, the Board also reached out to local developers and engineering firms that work with developers, as well as a couple of state representatives to explain to them how taking away our ability to pump water for Lake 3 would result in failed lake retaining walls, as well

as loss of property values when the lake level would drop very low in drought periods and all of the landscaping would begin to die. We went on to explain to all of the people that we reached out to that if the Subsidence District could do this to Lakes of Rosehill, they could surely do it to them and their future development projects. The result of reaching out to the various people resulted in them calling the Subsidence District and questioning the decision that had been made for Lakes of Rosehill and the effect it would have on their projects. Thankfully in the end the Subsidence District agreed to overturn their previous decline of re-drilling our well and subsequently approved it. The approval did come with the condition that Lakes of Rosehill join the North Harris County Regional Water Authority, which actually will be beneficial for our community. The entire process has taken several months of attention and effort by the LOR Board to work through and we are happy to report that before the end of the 2013 year, we were finally able to drill the new well at Lake 3.

### Street Acceptance

There has been a lot of talk for a few years now of the acceptance of the main ingress/egress streets in Lakes of Rosehill. To date, only the main streets in Section 3 have been accepted by the County. The Board was met with some delays after the County came back to Lakes of Rosehill and indicated that, before they accepted any of the remaining main streets, they were requiring that a written agreement between Lakes of Rosehill and Harris County outlining exactly what each party would be responsible for be executed. Working through the agreement took longer than the Board had hoped, but the agreement has

*(Continued on Page 2)*

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- Burglary & Theft .....	713-967-5770
- Auto Theft .....	281-550-0458
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- Child Abuse.....	713-529-4216
- Sexual Assault/Domestic Violence .....	713-967-5743
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Traffic Light Issues .....	713-881-3210

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Cypress Fairbanks ISD Transportation .....	281-897-4380
Cypress Fairbanks Senior High .....	281-897-4600
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## OTHER NUMBERS

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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

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

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## HOA Board News (Continued from Cover)

now been signed by the Board and we are waiting for it to be accepted by the County, which we understand is a matter of formality at this point. We should receive the executed agreement very soon.

The agreement holds that the County will accept only the street surface and that Lakes of Rosehill is responsible for the storm drains. The reason that the County will not accept the storm drains under the streets is because Lakes of Rosehill has a self-contained storm water run-off system that does not tie into the County's maintained street drainage system. In short, the storm water drains for Lakes of Rosehill were designed and built by the subdivision's developer to be part of its own isolated infrastructure, so the County will never consider coverage of storm drains. Also, under no circumstances will the County ever cover any cul-de-sac street because those were all platted as private. Those will remain the responsibility of Lakes of Rosehill.

Additionally, the main street for Section 1, Lakes of Rosehill Drive, will never be accepted by the County because it was originally platted by the developer as a private street. It can

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be re-platted as public and then accepted by the County, but there is a huge effort behind doing so which would require 100 percent of all residents in Section 1 to vote to approve the re-platting of Lakes of Rosehill Drive. Additionally, all mortgage lenders for each home in Section 1 would also have to give their approval. The approval of all of the residents and their lenders is not something that is really a cost, but it requires everyone in Section 1 to organize themselves and agree to do it. If Section 1 were able to get 100 percent agreement with the necessary documents from their lenders also agreeing, then Lakes of Rosehill would pay approximately \$1500.00 to file a new plat making Lakes of Rosehill Drive public. The Board will find out exactly what forms that the residents of Section 1 would need to use and put that information back out to the Section 1 residents, but Section 1 will need to fully participate to help get all of the homes to complete the paperwork. The Board cannot do this without your help.

## Neighborhood Watch Program Needs Everyone's Participation

With the recent increase in break-ins and thefts, we wanted to remind everyone that we do have a Neighborhood Watch

Program in affect in Lakes of Rosehill. Many messages have been sent out within the past few months regarding a rash of thefts, primarily, persons entering UNLOCKED cars in driveways and stealing contents inside the vehicles. We understand that some of you may be new to LOR or just may not be aware of how the Program works so below is a brief overview.

Each street has been assigned a block captain. The block captain should have contact information (at least an email and cell phone number) for each person on their street. This information should be kept confidential and only used to pass along important safety/security concerns.

Dawn Ziemianski and Yvonne Bukowski are currently co-chairing the Neighborhood Watch Program. They are the main contacts who send out current important information to each block captain, who then is responsible for forwarding that information to their street contacts. Conversely, if you are aware of any important information that pertains to the safety and security of LOR, you should forward that information to your Block Captain and/or the Chairman. It is vital that residents, block captains and the Chairman communicate. This is the

*(Continued on Page 4)*

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# LAKES OF ROSEHILL

## HOA Board News (Continued from Page 3)

most efficient way to get information out in a timely manner.

It is also very important that if you are a victim of any theft, vandalism, etc., that you notify the Sheriff's department at 713-221-6000 and file a report. The more we record this activity, the more likely we are to get increased presence by the authorities in our area.

If you are unaware of who your block captain is, please email Yvonne Bukowski at ybukowski@yahoo.com and she will pass along their contact information to you. Once you are aware of who your block captain is, please contact them so we can all stay connected regarding theft/vandalism/break-ins/finding and returning of lost items, etc. The more we stay connected, the better chance we have of protecting our neighborhood.

We have also been made aware that there is also a website that a lot of residents have become members of called "NextDoor". This website seems to be a good resource for posting news updates, listing items for sale, listing items that you are trying to give away, questions about service providers, etc. It is however important to remember that membership in the "NextDoor" site does

NOT replace the Lakes of Rosehill website or in any manner is meant to take the place of any other forms of communication that Lakes of Rosehill HOA currently uses. In addition to our emails to Block Captains, we will also try to post current updates regarding break-ins, vandalisms, items lost/found, etc. on this website. However, knowing that not everyone may visit that website, we would like to stay proactive and, therefore, keep our Neighborhood Watch Program email alerts in place strictly for emergency notices regarding neighborhood safety.

Hopefully, by becoming more vigilant and establishing an effective chain of communication, we will be sending a message to criminals that we are all watching!

## Budget

For quite some time the Board has been struggling with the financial future of the Lakes of Rosehill Association budget because we have been met with several major maintenance related repairs, with some of them costing well into six figures each to get completed. Not completing these repairs is not an option for us because they deal with major parts of our

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infrastructure that support the overall subdivision. In an effort to understand exactly what our financial shortages are and how much additional money it will take to be able to begin repairs, the Board has diligently been soliciting several bids as well as working with an engineering firm to ensure that the repairs will be completed in a manner that will provide the most permanent repair possible so that we are not faced with making these same repairs again in just a few short years. Soon you will all be receiving a meeting notice in the mail inviting you to attend so that the Board can outline for its residents the major issues that have been identified and what is needed above our current funding to achieve the repairs. This is a critical matter that needs the support of its residents in order for us to all be able to continue to live in our subdivision without fear of major decline of infrastructure, which of course would then have a farther reaching effect of loss of property values when we cannot afford to make necessary repairs. Please be watching in the near future for the meeting notification, which will be sent out through Chaparral Management and plan to attend. Your community needs your support.

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## *Dr. Eleanor M. Green, Dean of the College of Veterinary Medicine and Biomedical Sciences to speak to NORTHWEST HARRIS COUNTY AGGIE MOMS ON FEBRUARY 11TH*



Join us for the Northwest Harris County Aggie Mom's Club monthly meeting on Tuesday, February 11, 2014 at 7:00 p.m. at the Houston Distributing Company, 7100 High Life Drive, conveniently located near Willowbrook Mall at the intersection of High Life Drive and Cutten Road. Our speaker will be Dr. Eleanor Green who holds the Carl B. King deanship of the Texas A&M

University College of Veterinary Medicine & Biomedical Sciences. Dr. Green is a Diplomate of the American College of Veterinary Internal Medicine, Large Animal, and Diplomate of the American Board of Veterinary Practitioners, Certified in Equine Practice. Her clinical interests have included general internal medicine, gastrointestinal disorders, neurologic disorders, diseases of the newborn, and lameness. Her research interests have been

primarily in the areas of endotoxemia, laminitis, neonatology, and gastric ulcer disease. She has delivered lectures across the nation and internationally on subjects related to her clinical and research interests, as well as equine welfare issues. She now also speaks on leadership and has delivered the commencement address to the graduating classes of veterinary students at Auburn University (1995), Mississippi State University (1995), and Louisiana State University (2010) and has delivered numerous keynote addresses. Additionally, Dr. Green has served as president of three national organizations, the American Board of Veterinary Practitioners, the American Association of Veterinary Clinicians, and the American Association of Equine Practitioners. Refreshments will be available at 6:45!

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The Northwest Harris County Aggie Mom's Club meets August thru May on the second Tuesday of every month at 7:00 pm at 7100 High Life Drive. For more information on monthly speakers or upcoming events visit our website at [www.nwhcaggiemoms.org](http://www.nwhcaggiemoms.org) or contact Shannon Eberle, Club President at [clubpres2012@gmail.com](mailto:clubpres2012@gmail.com).



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