



The Official Newsletter
of the Lakes of Rosehill
Homeowners Association

The Rosehill

Report

October 2014

Volume 5, Issue 10

NEWS FROM YOUR LAKES OF ROSEHILL BOARD

The Lakes of Rosehill HOA will conduct its second Special Meeting on Monday, October 20th at 7:00 p.m. at Robison Elementary School (located off of Skinner between 290 and Spring-Cypress) for the purpose of voting on the much needed increase for the annual assessment, the reserve fund assessment, and a single assessment (Special Assessment) that is for the purpose of allowing needed funds to pay for major repairs in our storm water system due to failures that we do not current have available in the Reserve Fund. Residents will be receiving proxy statements in the mail and the Board strongly encourages you to fill the proxy out and return it via the pre-paid envelope that will be provided to you. If you are coming to the meeting in person, please bring your proxy statement with you. Your vote and attendance in this very important matter will determine the future of Lakes of Rosehill, and the Board sincerely hopes that we all will come together as unified team and vote to ensure Lakes of Rosehill's viability as a preferred subdivision. We simply cannot continue to support our subdivision with all of its requirements with the assessments left as they are.

In the first Special Meeting, the Board listened to concerns expressed by residents that because of the way the annual dues increase was written, it would allow current and future Boards to raise the annual HOA fee rate at will without real justification for a need. To address the concerns of the residents, the Board listened to your concerns and have re-structured the proposed rate increase so that there will be increases for the next three years. Under the new proposed annual assessment fee increase there will be a 3 year step increase plan that will cap at the end of the 3 years. The 3 year step increase is needed in order for the HOA to operate without being in arrears and borrowing from the Reserve Fund. The Board has been operating in arrears for almost 3 years now and has been forced to use money from the Reserve Fund. The reason that this has happened is due to the fact that there has not been an increase in the annual assessment (\$544.00), yet the cost of services by all of our providers has steadily increased over

the years. Current and previous Boards have worked very hard to balance expenses against available funds within the operating budget, but we can no longer continue without the increase.

In the updated proposed annual assessment there would be a 10% increase effective January 2015, another 10% increase effective January 2016, and finally a 5% increase effective 2016. This 3 year step approach allows the HOA to have sufficient operating funds without taking from the Reserve Fund. The operating fund is designed to pay for all of the regular contracts for mowing/landscaping, water usage in the common areas, minor pump repairs, legal costs, insurance, management fee costs, electrical usage for street lights, storm control pump station quarterly maintenance; lakes 1-3 fountain/pump maintenance, mosquito spraying contract, playground maintenance and repairs, fence repairs, and other general costs related to the upkeep of the common areas of the Association. The Reserve Fund should never be used to fund the general operating needs and to continue to do so will jeopardize the HOA's ability to carry insurance.

The purpose of the Reserve Fund is to finance capital projects/ major repairs (i.e. street repairs not maintained by the county, curb storm drain failures, pump station failures, etc...) that are both forecasted in the engineered reserve study that the HOA is required to both have conducted. The HOA must show proof that they are funding the Reserve Fund based on the recommendations outlined in the reserve study related to future repairs. Again, showing that money is being taken from the Reserve Fund to be used for operating purposes puts the HOA in jeopardy with the insurance company, and we have already had a number of claims to show that we absolutely cannot afford to be without insurance.

The Special Assessment is needed for immediate repairs due to major failures in (1) our storm drainage system which includes drain pipes that have rusted through and are now eroding the earth beneath them, (2) general berm/slope failures due to past drought then rain seasons along with having dispersive soil

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IMPORTANT NUMBERS

EMERGENCY NUMBERS

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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 Management713-686-6666

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Editorlakesofrosehill@peelinc.com

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COMMUNITY CONTACTS

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To contact the Board, email Board@lakesofrosehill.com

ACC MEMBERS

Mark Riordan, Donny Morris

BLOCK CAPTAIN

NEIGHBORHOOD WATCH CAPTAIN

Yvonne Bukowski & Dawn Ziemianski

MANAGEMENT COMPANY

Gloria Lee, CMCA, AMS281-537-0957 x27

Direct Line281-586-1727

Emailglee@chaparralmanagement.com



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LAKES OF ROSEHILL

(Continued from Cover Page)

conditions, (3) and the failure of some two curb side storm drains that have eroded large areas under one of our cul-de-sac streets as well as one of the main streets not maintained by the county. Those three issues alone have a total repair cost of over \$200K, and we simply do not have those funds available in our current Reserve Fund account. Again, it is the Boards sincere hope that all of our residents will come together to protect the integrity of our ability to maintain our infrastructure. Accomplishing these much needed assessment adjustments will ultimately allow us all to protect our home values. The Board looks forward to seeing the residents at the meeting where we will be available to answer any questions.

Lastly, the Board has issued this request previously and there was no response by any of our residents. Lakes of Rosehill has an immediate need for 3 volunteers to become members of the ACC. Currently there is one remaining member who has submitted his resignation. The role requires that members review ACC request sent in by other residents and ensure that each request is in adherence to the Deed Restrictions and Covenants of Lakes of Rosehill. If new ACC volunteers are not established, the responsibility will then roll to the Board and it will definitely increase the response time of each resident's request. The time

involved as an ACC member is very limited and members have the benefit of having the guidelines set out for them to follow in the Deed Restrictions, so there are not interpretive decisions that have to be made. Please contact Gloria Lee with Chaparral Management Company to submit your name as a new ACC member. Gloria's telephone number is 281-586-1727 or email her at: glee@chaparralmanagement.com. Your community needs your help please.

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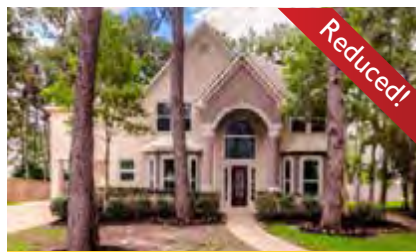
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LAKES OF ROSEHILL



Cy-Fair Emergency & Imaging Center Triathlon

**Cy-Fair Emergency & Imaging Center Triathlon
at Fairfield**

Sunday, October 26, 2014 @ 7:30 AM

**Fairfield Athletic Club • 16055 Mason Road
Cypress, TX 77433**

For more information regarding the adult and kids' triathlons as well as our new duathlon, please visit:

www.fairfieldtriathlon.org

Cy-Fair High School Seniors Project Prom Kick-Off Meeting

Calling all Seniors at Cy-Fair High School! Mark your calendars now for the student Kick-Off meeting for YOUR Project Prom! The meeting is set for Monday, October 20 at 6:00 pm, in the cafeteria. This will be a regular monthly meeting, but there will be food and door prize drawings just for Seniors!

Come find out what we have in store for your EPIC after-prom party. Tell your friends! Find out how YOU can help make this event a success! This meeting will count as the October general meeting, so tell your parents, too. All attendees will earn points toward tickets for prize drawings the night of Project Prom.

For more information, check out our website: cyfairprojectprom.com; Facebook: Cy-Fair High School Project Prom 2015; Twitter: @cfprojprom15; email: cyfairprojectprom@gmail.com.

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