



November 2015

Official HOA Newsletter for Lakeshore

Volume 1, Issue 2

## WELCOME TO THE LAKESHORE REPORT

*A Newsletter  
for the Lakeshore  
Residents*

The Lakeshore Report is a monthly newsletter mailed to all Lakeshore residents. Each newsletter will be filled with valuable information about the community, local area activities, school information, and more.

If you are involved with a school group, play group, scouts, sports team, social group, etc., and would like to submit an article for the newsletter, you can do so online at [www.PEELinc.com](http://www.PEELinc.com). Personal news (announcements, accolades/ honors/ celebrations, etc.) are also welcome as long as they are from area residents.

**GO GREEN!** Subscribe via [Peelinc.com](http://Peelinc.com) to have an email sent to you with a link to a PDF of the newsletter, or have an email sent to you instead of having a newsletter mailed to you!

# A NOTE FROM THE HOA BOARD

## Get on Board: Volunteer to Serve Your HOA

It makes perfect sense. Your home tends to be your biggest investment. And like it or not, when you buy into a shared community you have a responsibility to help manage that community. You can leave it up to others, but you may be left with being on the sideline complaining about issues you know little about. You may be right that others are not serving properly. You may be correct that they are making mistakes. But if you are on the side of righteousness, wouldn't it make sense you lend a hand to help rather than just complain?

Ten Reasons to Volunteer for the Community

- Protect your self-interests. Protect your property values and maintain the quality of life in your community.
- Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
- Be sociable. Meet your neighbors, make friends, and exchange opinions.
- Give back. Repay a little of what's been done for you.
- Advance your career. Build your personal resume by including your community volunteer service.
- Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
- Get educated. Learn how it's done—we'll train you.
- Express yourself. Help with creative projects like community beautification.
- Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
- Try some altruism. Improve society by helping others.
- We Don't Need You. Please do not volunteer to help the association or serve on any committees. Here's why:
  - It's a giant, scary responsibility.
  - Your neighbors will blame you for everything.
  - All your free time will disappear, and you'll become enslaved to the association.
  - You'll have to work with bombasts, dictators, figureheads, and puppets.
  - You'll never have any fun ever again.
  - Besides . . . there's no real reason to get involved; the community is in fine shape — we don't need you. NOT!

# THE LAKESHORE REPORT

## IMPORTANT NUMBERS

### LAKESHORE COMMUNITY ASSOCIATION BOARD OF DIRECTORS CREST MANAGEMENT CO.

#### Community Manager

..... Liz.Trapolino@crest-management.com  
..... 281-579-0761

#### Clubhouse Manager

..... lakeshore-ca@sbcglobal.net  
..... 281-458-3345

### EMERGENCY INFORMATION FIRE, MEDICAL OR LIFE THREATENING

#### Emergency

..... 9-1-1  
Constable Dispatch ..... 281-376-3472  
Humble ISD Police (Schools) ..... 281-641-7900  
Harris County Animal Control ..... 281-999-3191  
Texas Poison Control Center ..... 800-222-1222

### UTILITIES

Electric, (multiple providers) ..... www.powertochoose.org  
Power Outages ..... 713-207-7777  
Street Light Outages ..... 713-207-2222  
Gas, Centerpoint Energy ..... 713-659-2111

### SCHOOLS

..... 281-641-1000  
..... www.humble.k12.tx.us  
Lakeshore Elementary ..... 281-641-3500  
Woodcreek Middle School ..... 281-641-5200  
Summer Creek High School ..... 281-641-5400

### NEWSLETTER PUBLISHER

Peel, Inc ..... 888-687-6444  
Article Submission ..... grandlakeestates@peelinc.com  
Advertising ..... advertising@peelinc.com

### COMMITTEE INFORMATION

#### Community Watch

George Casellas ..... gcasellas@att.net

#### Garage Sales

Lakeshore Clubhouse: ..... lakeshore-ca@sbcglobal.net

#### Landscape Committee

Rex Spikes: ..... rexspikes@sbcglobal.net

#### Pool Committee

Harry Rockwood: ..... hrockwood@aol.com

#### Social Committee

Elna Ermel: ..... ronelna@comcast.net

#### Tennis & Playground Committee

To volunteer, please email lakeshore-ca@sbcglobal.net

## LAKESHORE CLUBHOUSE

281-458-3345

### ONSITE MANAGER HOURS

MONDAY & WEDNESDAY: 10:00AM - 2:00PM

TUESDAY & THURSDAY: 2:00PM - 7:00PM

### CLOSED

FRIDAY, SATURDAY & SUNDAY



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*TEAM WORK...Whoever said "Many hands make light work" really understood a team work concept. Each member of my team (including you) will have specific duties towards our common goal to ensure the strength and endurance needed to get this transaction closed.*



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**713-451-1733 x106 (Office)**  
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# Community Calendar

**November 14, 2015**  
Community Garage Sale

**December 5, 2015**  
3:00pm-5:00pm  
Christmas Party

*Please view our website ([www.lakeshoretx.org](http://www.lakeshoretx.org)) for more details about each event.*

## NOW HIRING

### Advertising Sales Representative

**Description:** The position includes marketing our community newsletters to local and area businesses. It is a flexible position that allows you to work from home and set your own hours.

**Roles:** Stimulate new advertising accounts in our community newsletters. Maintain current accounts assigned to you by Sales Manager. Service your accounts by assisting them from ad design to final proof approval.

**Skills:** Excellent communication through email and phone, with high level presentation and relationship-building skills. Strong prospecting and business development skills are a must. Previous sales experience preferred but not required.

**Benefits:** Commission Based  
Apply by sending resume to [jobs@peelinc.com](mailto:jobs@peelinc.com)



PEEL, INC.

## Sidestepping Solicitors

Annoyed by the persistence of solicitors' unwelcome knocks on the door? It seems like no matter what they do, they always manage to show up on your front porch. They come with fliers, door hangers, a rehearsed speech and the distinct ability to ignore the polite decline of the products they're peddling—cleaning supplies, appliances, cosmetics, magazine subscriptions, home-improvement products, coupons for local businesses and other unwanted items—sometimes even making you feel trapped in your own home.

Homeowners associations are particularly easy, frequent targets of commercial, religious and political solicitors; part of the appeal is that population density makes our association an easy environment for them to canvas. Because of this, finding a way to keep solicitors away can be invaluable.

The simplest way to deter solicitors is by posting a "No Solicitors" on your door or in your front window. If you get knocks on the door anyway, you also can ask solicitors for their license, permit or company identification; many don't have it and will leave. If the solicitor doesn't leave or keeps coming back, tell them the community has nuisance restrictions and there are legal ramifications for violating them.

While a visit from a solicitor is often annoying, they can sometimes be more than just a nuisance; some might have ulterior motives, such as fraud, canvassing a home to commit a crime or other unseemly behavior. If you believe a solicitor is acting suspiciously or you feel threatened, call the police immediately to help you avoid a potentially dangerous situation.

So stay safe, keep your sanity and do your part in discouraging solicitors from trolling our community. You'll soon hear just how sweet an un-rung doorbell sounds.

## Lakeshore Elementary

Friday, November 6th- Family Movie Night – Bring the whole family to snuggle up in front of the huge outdoor screen. Tickets are just \$2 each. Glow-sticks, popcorn, snacks & drinks will be available for purchase. Come early so you can dance with your friends to our DJ's jams! Remember your blankets or low lawn chairs. Volunteers Needed.

Thursday, November 12th- Spring Creek Spirit Night – Get your BBQ on and come out to Spring Creek for dinner. LSE receives a portion of all proceeds for the night and the 3 classes with the highest number of students in attendance receive fun prizes from Spring Creek. Teachers will be serving bread and parents get to skip making dinner!

# Why HOAs Need Professional Management

There's a lot more to managing a community association effectively than you may realize. It's much more than property management; it's also about governance—enforcing rules, conducting elections and more. Your home and your ownership interest in the common elements represent a huge asset—possibly your largest asset. Doesn't it make sense to have a knowledgeable, trained, professional community association manager watching out for your interests? Consider all they have to offer.

Professional managers must be aware of many laws and regulations—real estate, corporate and labor laws; federal laws and state statutes and government regulations.

Professional managers must have a working knowledge of finances, accounting, budget preparation, taxes and insurance.

Professional managers must have strong personnel management skills—hiring and supervising contractors and staff.

Professional managers must work and communicate effectively with residents, resolve disputes and facilitate communications.

Professional managers must have a keen understanding of property maintenance—landscaping, repairs and replacements, facilities upkeep and mechanical maintenance.

Professional managers coach and mentor the board members who govern the association. They help conduct meetings, supervise elections and ensure compliance with governing documents. Governance is one key area where property management and community management differ.

## Architectural Changes

Please be sure to complete the required ACC application for any modifications or repairs that change the appearance of the home before any work begins. This includes fences and storage buildings.

You can download the forms on our website. Once the forms are complete please submit them to Crest-Management for processing.

## SELLING YOUR HOME IN LAKESHORE?

Put **Josh Arkless** to work for you

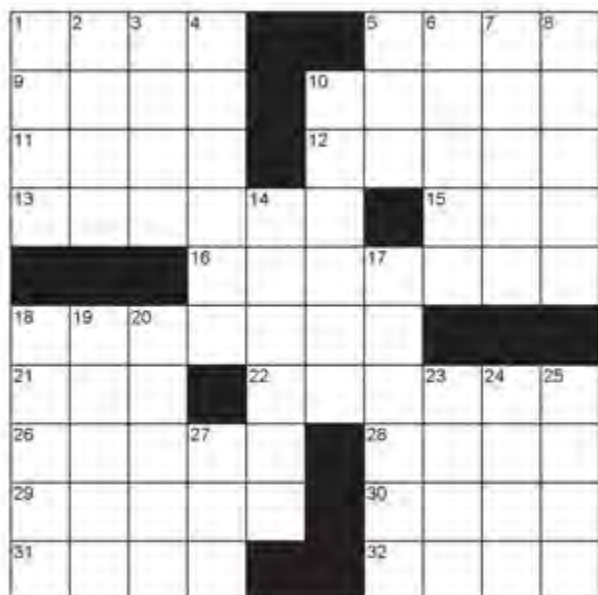


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## CROSSWORD PUZZLE



### ACROSS

1. Saclike structures filled with fluid or diseased matter
5. Citizen
9. Run easily
10. Distinguished
11. Malaria
12. Book of facts
13. One who dies for a cause
15. Stretch to make do
16. Headphones
18. Brutality
21. Desert
22. Snuck a look
26. Declare
28. S.A. Indian
29. Gave a lavish party
30. Element
31. Question closely
32. DNA component

### DOWN

1. Chowder ingredient
2. Meditation
3. Goad
4. Grow molars
5. Explosive
6. Tears
7. Waken
8. Set in
10. Self-protection
14. Barked in pain
17. Coloring
18. Small enclosed field
19. Indian currency
20. Inches, for example
23. Leg joint
24. Economics abrv.
25. Citizen of Denmark
27. Tulle

View answers online at [www.peelinc.com](http://www.peelinc.com)

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# We're opening soon!

## Come learn more about us.

### PARENT INFORMATION MEETINGS

November 11, 2015 at 6:30 p.m.  
December 10, 2015 at 6:30 p.m.

Meetings held at  
Primrose School at Summerwood  
14002 W Lake Houston Pkwy,  
Houston, TX 77044

Call to RSVP.

**Primrose School at Lakeshore**  
281.454.5000 | [PrimroseLakeshore.com](http://PrimroseLakeshore.com)

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## Pork Chops with Chantilly Cream

### Ingredients:

- 1 Tbsp butter
- 4 pork loin chops 1 1/4 inch thick
- Freshly ground salt & pepper
- 1/2 onion, sliced into rings
- 1/4 cup chopped shallots
- 3/4 cup dry white wine
- 2 Tbsp sherry
- 3/4 cup chicken stock
- 3/4 cup heavy cream
- 2 Tbsp dijon mustard
- 1 Tsp parsley



1. Sprinkle salt and pepper on chops. Add butter and as soon as the butter has melted, add the pork chops to the pan and sear them, about 2-3 minutes on each side. Reduce heat and cook chops covered for about 10-15 min until cooked through. Remove from pan and place in oven at 200 to keep warm.
2. Add onions and cook them on med/high heat until softened. Add shallots and cook for one min. Add white wine and sherry and bring to a boil. Deglaze the pan by scraping the brown bits from the bottom of the pan. Stir in the stock and bring sauce to a boil and reduce the juices by half, about 3 minutes. Add

the heavy cream and boil 3 minutes more, until sauce reduces and thickens. Remove from the heat and whisk in the mustard and parsley.

3. Plate chops and spoon sauce with onions on top. I traditionally serve these on top of a bed of white jasmine rice.

Refrigerate leftovers, will reheat in microwave without sauce separating.  
*from the kitchen of Ali Eichenberg*

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## Northwest Flyers Youth Track Club Free Registration Breakfast



The Northwest Flyers Youth Track Club will celebrate its 29th Anniversary Season by hosting its annual free Registration/ Orientation Breakfast on Saturday, February 6th, 2016. The breakfast starts promptly at 8:30 AM at the Cypress Creek Christian Community Center Forum, 6823 Cypresswood Dr., Spring, TX, 77379.

All boys and girls who wish to join the team for the 2016 spring/summer track season must attend the orientation, which will be highlighted by a special presentation from a member of the USA Track & Field Olympic organization (USATF).

The Northwest Flyers Track Club is a youth (ages 6 -18) track club, affiliated with USATF, that provides a full program of sanctioned "track" events such as sprints, hurdles, middle distance, distance and relays, and "field" events such as long jump, triple jump, high jump, pole vault, shot put, discus and javelin.

For additional information on the Northwest Flyers Track Club, please visit the team website at <http://www.northwestflyers.org>; contact Linette Roach at [linette.roach@sbcglobal.net](mailto:linette.roach@sbcglobal.net); or "Like" the club on Facebook.







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## FBI Warns of Cyber Scammers Targeting Holiday Shoppers

In advance of the holiday season, the San Diego FBI Field Office reminds shoppers to beware of cyber criminals and their aggressive and creative ways to steal money and personal information. Scammers use many techniques to fool potential victims, including fraudulent auction sales, reshipping merchandise purchased with a stolen credit card, sale of fraudulent or stolen gift cards through auction sites at discounted prices, and phishing emails advertising brand name merchandise for bargain prices or emails promoting the sale of merchandise that ends up being a counterfeit product.

### Fraudulent Classified Ads or Auction Sales

Internet criminals post classified ads or auctions for products they do not have. If you receive an auction product from a merchant or retail store rather than directly from the auction seller, the item may have been purchased with someone else's stolen credit card number. Contact the merchant to verify the account used to pay for the item actually belongs to you. Shoppers should be cautious and not provide credit card numbers, bank account numbers, or other financial information directly to the seller. Fraudulent sellers will use this information to purchase items for their scheme from the provided financial account. Always use a legitimate payment service to protect purchases. Diligently check each seller's rating and feedback along with their number of sales and the dates on which feedback was posted. Be wary of a seller with 100 percent positive feedback if they have a low total number of feedback postings and all feedback was posted around the same date and time.

### Gift Card Scam

The safest way to purchase gift cards is directly from the merchant or authorized retail merchant. If the merchant discovers the card you received from another source or auction was initially obtained fraudulently, the merchant will deactivate the gift card number and it will not be honored to make purchases.

### Phishing and Social Networking

Be leery of emails or text messages you receive indicating a problem or question regarding your financial accounts. In this scam, you are directed to follow a link or call the number provided in the message to update your account or correct the problem. The link actually directs the individual to a fraudulent website or message that appears legitimate; however, any personal information you provide, such as account number and personal identification number (PIN), will be stolen. Another scam involves victims receiving an email message directing the recipient to a spoofed website. A spoofed website is a fake site or copy of a real website that is designed to mislead the recipient into providing personal information. Consumers are encouraged to beware of bargain emails advertising one day only promotions for recognized brands or websites. Fraudsters often use the hot items of the season to lure bargain hunters into providing credit card information. The old adage "If it seems too good to be true, it probably is" is a good barometer to use to legitimize emails. Black Friday has traditionally been the "biggest shopping day of the year."

The Monday following Thanksgiving has more recently (2005) been labeled Cyber Monday, meaning the ecommerce industry endorses this special day to offer sales and promotions without interfering with the traditional way to shop. Scammers try to prey on Black Friday or Cyber Monday bargain hunters by advertising "oneday only" promotions from recognized brands. Consumers should be on the watch for too good to be true emails from unrecognized websites. Along with online shopping comes the growth of consumers using social networking sites and mobile phones to satisfy their shopping needs more easily. Again, consumers are encouraged to beware of emails, text messages, or postings that may lead to fraudulent sites offering bargains on brand name products.

### Tips

- Here are some tips you can use to avoid becoming a victim of cyber fraud:
- Do not respond to unsolicited (spam) email.
- Do not click on links contained within an unsolicited email.
- Be cautious of emails claiming to contain pictures in attached files, as the files may contain viruses. Only open attachments from known senders. Always run a virus scan on attachment before opening.
- Avoid filling out forms contained in email messages that ask for personal information.
- Always compare the link in the email to the web address link you are directed to and determine if they match.
- Log on directly to the official website for the business identified in the email, instead of "linking" to it from an unsolicited email.
- If the email appears to be from your bank, credit card issuer, or other company you deal with frequently, your statements or official correspondence from the business will provide the proper contact information.
- Contact the actual business that supposedly sent the email to verify that the email is genuine.
- If you are requested to act quickly or there is an emergency, it may be a scam. Fraudsters create a sense of urgency to get you to act impulsively.
- If you receive a request for personal information from a business or financial institution, always look up the main contact information for the requesting company on an independent source (phone book, trusted Internet directory, legitimate billing statement, etc.) and use that contact information to verify the legitimacy of the request.
- Remember if it looks too good to be true, it probably is.
- To receive the latest information about cyber scams, please go to the FBI website and sign up for email alerts by clicking the envelope in the upper right corner of the page. If you have received a scam email, please notify the IC3 by filing a complaint at [www.ic3.gov](http://www.ic3.gov).
- For more information on escams, please visit the FBI's New EScams and Warnings webpage at [www.fbi.gov/scamssafety/escams](http://www.fbi.gov/scamssafety/escams).



## Attention KIDS: Send Us Your Masterpiece!

Color the drawing below and mail the finished artwork to us at:  
Peel, Inc. - Kids Club, 308 Meadowlark St, Lakeway, TX 78734-4717  
We will select the top few and post their artwork on our Facebook Page - Facebook.com/PeelInc.  
DUE: November 30th



Be sure to include the following so we  
can let you know!

Name: \_\_\_\_\_

(first name, last initial)

Age: \_\_\_\_\_

Have A  
Happy  
Thanksgiving!

LKS





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## REAL ESTATE MINUTE

The one question I get every November is “Is now a good time to sell?” Depends is a pretty good answer though not specific enough for most. How about this November? That I can answer with more specificity:

- 1) Interest rates still remain incredibly low. As long as interest rates remain this low, families will be looking to buy.
- 2) Though housing demand is not as high as it was 3 months ago, it still remains strong. Housing is about supply and demand. If you have a home that's in demand, a good Realtor will find buyers in search.
- 3) Families prefer to move over the summer. Their 2nd best option is over the Christmas and New Year holidays.

Why? The two to three week break that kids get allows families time to quickly transition to a new home. Families that need to move and did not make a move over the summer will be looking to do so now.

If you're in the market to buy or sell give the Tracy Montgomery Team a call. If you're on the fence, give us a call as well. An experienced, licensed Realtor, will help you consider all the pro's and con's of making the move today. There's no pressure. We know how big the decision is and will ensure you have all the facts you need to make this all important decision.

*— Tracy Montgomery*



**Tracy Montgomery**  
Cell: 713.825.5905

**Sandy Brabham**  
Cell: 713.503.8110

**Lisa Hughes**  
Cell: 281.323.5894

**Melissa Nelson**  
Cell: 832.527.4989

**Robyn Choiniere**  
Cell: 832-312-6220

*If you know of someone who would appreciate the level of service my Team provides, please call me with their name and business number. I'll be happy to follow up and take great care of them.*

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