



January 2016

Official Publication of Park Lakes Property Owners Association

Volume 4, Issue 1

2016

*New is the year;
New are the hopes;
New is the resolution;
New are the spirits;
And new are my warm
wishes just for you.
Have a promising
and fulfilling New Year!
Happy New Year*

WANT TO BE MORE INVOLVED?

Be on the lookout for committee meetings! Meeting times and locations will be sent out via email through Crest Management. Sign up to receive emails at www.Crest-Management.com. We currently have five committees.

1. Adopt A School

LaShonda Ramdass - parklakesshonda@gmail.com

2. Landscaping

Kennetha Smith-Tolbert, Charles Williams and Shepard Cross –
parklakeskennetha@gmail.com, parklakescharles@gmail.com and
parklakessrcross@gmail.com

3. Communications

Curtis Goss – parklakescurtis@gmail.com

4. Safety

Charles Williams - parklakescharles@gmail.com

5. Community Events

Kennetha Smith-Tolbert – parklakeskennetha@gmail.com

Volunteers are always welcome and needed. If you are interested in volunteering for any of our upcoming events please contact onsite personnel at 281-441-9955 or email one of the above Board Members.

UPCOMING EVENTS



Canyon Gate Communities Night at the Houston Rockets

The Houston Rockets would like to invite all Canyon Gate at Park Lakes members, family and friends to join us on Sunday, January 24, 2016 to watch James Harden, Dwight Howard, and the Rockets take on Dirk Nowitzki and the Dallas Mavericks!

Sunday, January 24, 2016

**Doors Open at 1:30 PM, Top- Off at
2:30 PM @ the Toyota Center**

Order your Discount Tickets:

By Calling Andrew Cornutt @ 713-758-7563

Email: andrewc@rocketball.com

PARK LAKES

HELPFUL PHONE NUMBERS

Park Lakes Property Owners Association

Crest Management(281) 579-0761
SplashPad Texas Onsite Office.....(281) 441-3557
Recreation Center Onsite Office.....(281) 441-9955
Gate Attendant.....(281) 441-1089
Houston National Golf Club(281) 304-1400

Utilities

Comcast (Customer Service)(713) 341-1000
Electricity (TXU)(800) 368-1398
Gas (Centerpoint)(713) 659-2111
Trash (Republic Waste).....(281) 446-2030
Water & Sewer (EDP Water District)(832) 467-1599
Phone Service (Embarq)(877) 213-1053
Electricity (Centerpoint-Report street light outage)(713) 207-2222
Texas One Call System (Call Before you Dig)..... 811

Property Tax Authorities

Harris County Tax.....(713) 368-2000
Harris MUD #400(281) 353-9809

Public Services

US Post Office.....(281) 540-1775
Toll Road EZ Tag.....(281) 875-3279
Voters/Auto Registration(713) 368-2000
Drivers License Information.....(281) 446-3391
Humble Area Chamber(281) 446-2128

Police & Fire

Emergency 911
Constable/Precinct 4 (24-hr dispatch)(281) 376-3472
Harris Co. Sheriff's Dept./Prec 4, Dist 2 (24-hr) (713) 221-6000
Eastex Fire Department.....(281) 441-2244
Emergency Medical Service (281) 446-7889
Poison Control(800) 222-1222
Humble Animal Control(281) 446-2337
Texas DPS.....(281) 446-3391

Area Hospitals

Renaissance Northeast Surgery(281) 446-4053
Kingwood Medical Center(281) 348-8000
Northeast Medical Center Hospital(281) 540-7700
Memorial Hermann Hospital (The Woodlands)(281) 364-2300

Public Schools

Humble ISD(281) 641-1000
Park Lakes Elementary (K-6)(281) 641-3200
Humble Middle School (7-8)(281) 641-4000
Summer Creek High School (9-12)(281) 641-5400

Private Schools

Holy Trinity(281) 459-4323
St. Mary Magdalene Catholic.....(281) 446-8535
The Christian School of Kingwood(281) 359-4929
Humble Christian School.....(281) 441-1313

BOARD MEMBERS

Al Brende Voting – Land Tejas – (Voting Member)
Rachel Gwin – Land Tejas – (Voting Member)
Kennetha Smith-Tolbert – Homeowner – (Voting Member)
parklakeskennetha@gmail.com
Charles Williams – Homeowner – (Voting Member)
parklakescharles@gmail.com
Shepard Cross – Homeowner – (Voting Member) parklakes_
scross@yahoo.com
Lashonda Ramdass – Homeowner – (Non-Voting Member)
parklakesshonda@gmail.com

TO CONTACT THE BOARD:

Please address the Board of Directors via your representative,
Crest Management

Karen Janczak

(281) 945-4632

Karen.janczak@crest-management.com

*You may also contact the board members
directly with the listed emails.*

CREST MANAGEMENT PERSONNEL

Karen JanczakProperty Manager
.....(maintenance items, contractors, board requests)
.....281-945-4632, karen.janczak@crest-management.com

Tim Trevino.....Assistant Property Manager
.....(Deed restrictions violations and ACC)
.....281-945-4627, tim.trevino@crest-management.com

Lisa Walker.....On Site Manager
.....(Rentals, access cards & general community inquiries)
.....281-441-9955, lisa.walker@crest-management.com

Staci TuckerCommunity Accountant
.....(payment and accounting matters)
.....281-945-4621, staci.tucker@crest-management.com

Crest Management Company, AAMC

P.O. Box 219320 Houston, TX 77218-9320

Phone: 281-579-0761 Fax: 281-579-7062

www.crest-management.com

DISCLAIMER:

The Association doesn't verify, endorse, or approve any products, information, or opinions mentioned at Association sponsored functions or contain in this community newsletter.

RESIDENT PORTAL

<http://www.canyongate.com/communities/park/>

Features of the Park Lakes Community Intranet:

- Receive email blasts from the association (association news and announcements, community events, local area happenings and more).
- Resident Directory
- Classifieds
- Current Events and Activities
- Documents and Forms (ACC guidelines, restrictions financials, etc.)

You can also sign up for the email list with Crest Management

<http://www.crest-management.com/>

You can find Park Lakes under the community tab to access management information such as copies of the articles and by laws of the community payment plans and collection procedures for HOA dues as well as policies for parking



READY TO BUY, SELL OR RENT?
Call me to get the job done.

Free market analysis provided with no obligation.



Nina Davis-Smith, Broker, CNE
Your Park Lakes Expert!

'12, '13, '14 & '15 Five Star Award Winner for Texas
Certified Negotiation Expert
Specialist in Short Sale Properties

Direct: 281.658.1979 • www.har.com/ninasmith



Building Champions Since 1976



**Register Now for
Spring Recreational
Soccer!**

Youth Ages 4-18

Don't Miss Out!

Registration Ends January 22

www.TxHeatWave.com

admin@TxHeatWave.com

2325 Atascocita Rd., Suite F200

281-359-7280



Dream...Believe...Achieve!

PARK LAKES

ACC

If you want to build an additional structure to your home please visit crest-management.com or stop by the Community Office and pick up an Architectural request Form. This form should be filled out and submitted to Tim Trevino via email or fax.

Fax: 281-579-7062

Email: tim.trevino@crest-management.com

He will respond in a timely manner so we can process your request as soon as possible.

CLASSIFIEDS

If you have any articles or classifieds that you would like to include in the next month's newsletter please contact Lisa Walker via email in the 1st week of the month to be included in the upcoming month's newsletter.

****All classifieds will pending board approval before listed in the newsletter****

The Park Lakes Newsletter is a private publication published by Peel, Inc. It is not sanctioned by any homeowners association or organization, nor is it subject to the approval of any homeowners association or organization, nor is it intended, nor implied to replace any publication that may be published by or on behalf of any homeowners association or organization. At no time will any source be allowed to use The Park Lakes Newsletter 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 newsletter is exclusively for the private use of 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.



Affordable Shade Patio Covers

Windstorm
Certification
Provided for
Inland I, II, III



We pull City
Permits and
help with
HOA Approvals

We specialize in affordable custom built patio covers that enhance your lifestyle and increase the value of your home.

Call to schedule a free estimate
with one of our qualified supervisors.

713-574-4648

Visit our website to view hundreds of pictures of our work and see homes similar to your design.

AffordableShade.com

Custom Designed
Patio Covers

Patio Cover
Screen Rooms

Shade Arbors
Cedar & Aluminum

Aluminum Insulated
Patio Covers

Structural &
Decorative Concrete

Town & Country
INDUSTRIES
Wholesale Aluminum and Building Products



PRESENT THIS COUPON TO YOUR SUPERVISOR FOR HUGE SAVINGS!



STREET LIGHT OUTAGE

CenterPoint Energy maintains street lights throughout our electric service area in and around Houston. Please use the link below to report a street light outage. If you need to report a power outage please call 713-207-2222 or 800-332-7143.

- See more at: <http://www.centerpointenergy.com/en-us/residential/customer-service/electric-outage-center/report-streetlight-outages?sa=ho#sthash.rglzuyiD.dpuf>

When reporting, you will be asked to provide:

- A pole number for the non-functioning lights you want to report
- Contact information (in case more information is needed to locate a street light)
- An e-mail address (if you want feedback regarding your repair request)
- The number of street lights you would like to report



PETS

Please respect your neighbor's yard and personal space. Remember pets must be confined to a fenced backyard or within the house and must not be allowed to bark all night long or cause a nuisance to neighbors. They must be on a leash at all times when away from the contained environment. It is also the pet owner's responsibility, when walking their pet within the subdivision, to keep ALL areas free of pet debris. Please remember that cats must also be confined

To report loose dogs or cats, please call Humble Animal control at (281) 446-2327



JUST DO IT!

SELL US YOUR CAR!™



TEXASDIRECTAUTO.COM

PARK LAKES

Q: What are our HOA Fees used to pay for and when are they due?

A: HOA Fees are used for the overall operation and maintenance of the community. Your community currently has master planned landscaping, a Splash Pad and 2 swimming pools, two fitness facilities, a guardhouse with gate attendants/security in the gated section, insurance coverage, professional management service, community website hosting, event coordination/Christmas decor, legal representation, a tennis court, a volley ball court, a basketball court, 3 pocket parks, community utilities, i.e. streetlights, water and electricity for common, two recreation centers/ clubhouse and cleaning service for the rec centers and guardhouse.

Each year assessments are due on January 1 but did you know you can make payments in advance? Any payment made in advance will be credited to your account and reduce the total amount that is owed on January 1st.

If you would like to take advantage of this option please go online to crest-management.com to sign up for e-pay or simply make a check for the payment amount to Park Lakes POA and you can mail it or drop it off at the Community Office.

If you have an issue with making your payment on time and need to enter into a payment plan please contact our Account Representative

Staci Tucker for assistance.

Phone: 281-945-4621 email: staci.tucker@crest-management.com

Q: What are the rules in regards to trash can storage and trash pickup days?

A: These trash can storage options were approved by the board and do not require an ACC application

Option 1 – a 6 foot fence panel using six inch notched cedar pickets with a minimum of two rails of two inch by four inch treated wood and four inch by four inch treated post. All pickets must face the street.

Option 2 – a 6 foot lattice panel using lattice that is treated and less than or equal to 2 inch square with a minimum of two rails of two inch by four inch treated wood and four inch by four inch treated post. Lattice must face the street and landscaping must be planted in front of lattice which screens the view of the cans from the street.

If you have any questions regarding this decision please contact Karen Janczak at karen.janczak@crest-management.com or at 281-945-4632

Please remember that unless it is trash pickup day, your trash cans (and bags of trash) must be placed out of public view. Do not Store

(Continued on Page 7)



PEEL, INC.
community specialists

ADVERTISE
YOUR BUSINESS
TO YOUR
NEIGHBORS

support your community newsletter

Joy Oliver
Joliver@peelinc.com • 713.494.7034



WIRED

ELECTRICAL SERVICES

SERVICING ALL YOUR ELECTRICAL NEEDS

- Panel Upgrades
- Home Inspections
- TV Install/Mounting
- Troubleshooting
- Remodeling
- Landscaping Lighting
- Home Generators

RESIDENTIAL & COMMERCIAL 24-7 SERVICE
LICENSED & INSURED

**Take \$25.00 Off Your
Next Service Call**

FAMILY OWNED AND OPERATED
713.467.1125 or 281.897.001
www.WiredES.com

TECL 22809 Master 100394

(Continued from Page 6)

your trashcans in front of your garage or on the side of your home
Heavy trash days are the 2nd Monday of the month
Heavy trash that qualifies are:

- Bulk trash cannot be placed on the curb for collection earlier than three (3) work days prior to collection day.
- Some of the unaccepted items include: tree trunks, stumps, hazardous waste, and construction and demolition debris, manufacturing process debris, loose or dangerous refuse.

Q: What action is taken against homeowners that do not maintain their lawn?

A: In the case of visible neglect of lawn maintenance and unresponsiveness from the residents after receiving deed violation letters, the HOA reserves the right to mow and or edge the resident's lawn and charge them for the services rendered. A flat \$ 80 fee will be charged to the homeowner, regardless of whether the entire lawn will need maintenance, or if only edging sidewalks, driveways, etc. is required. The POA has discretion as to which services are needed at the time of service.

- For more information on Deed Restrictions please visit <http://www.canyongate.com/communities/park>

EZ TAG ACCESS

To make access to your community easier, please stop by the Recreation center with your Harris County EZ Tag # so you may access the gates using the EZ Tag lanes. Use of your EZ tag for community gate access will not result any charges to your EZ Tag. Please note that TxTag does not currently work with the association's EZ Tag system.

ACCESS CONTROL

The guard facilities are put in place for your protection. If you do not have a vehicle sticker please stop by the recreation center office as soon as possible to obtain one. If for any reason you have trouble getting to the recreation center to retrieve your sticker please call or email the on-site assistant manager, Lisa Walker, at 281-441-9955 or lisa.walker@crest-management.com.

As a reminder, please advise your guest to provide your address to the guards when visiting. This will assist in moving the line as quickly as possible making the process easier for all guests entering the property.

The call list is designed as another form of protection from unwanted guests. If you would like to be added or removed from the call list please email or call the onsite assistant manager, Lisa Walker, at lisa.walker@crest-management.com or 281-441-9955.

PATIO COVERS | PERGOLAS | CARPORTS | PORTE COCHÈRES | OUTDOOR KITCHENS | DECORATIVE OUTDOOR FLOORING



5% BEST VALUE PRICED STRUCTURE GUARANTEE

RAIN PROOF DESIGN

CUSTOM PATIO STRUCTURES
Committed to Quality, Value & Service

CPS 832.570.3990 www.custompatiostructures.com

FAMILY OWNED & OPERATED WITH OVER 20 YEARS EXPERIENCE
FREE ESTIMATES & DESIGN CONSULTATION • 100% FINANCING AVAILABLE

BBB ACCREDITED BUSINESS



PEEL, INC.

308 Meadowlark St.
Lakeway, TX 78734-4717

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

PR

BILLIE JEAN HARRIS
Billie Jean's Team
713-825-2647 Cell
713-451-4320 Direct Office
Over 20 Million in Closed Sales this year

Really Big News!

EXPERIENCE, EXPERIENCE, EXPERIENCE...I can help you realize your dreams. With 34 years in the real estate industry, I have the experience you need to guide you during your home buying or selling process. My team and I are ready to service your needs from start to finish.

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.



BILLIE JEAN HARRIS

713-825-2647 (Cellular)
713-451-4320 (Direct)
713-451-1733 x106 (Office)
bharris@remax-east.com
www.billiejeanharris.com



*#1 Team BILLIE JEAN HARRIS TEAM
January – March 2015 in the UNITED
STATES for RE/MAX Agents*

*#1 Team BILLIE JEAN HARRIS TEAM
January – March 2015 INTERNATIONALLY
for RE/MAX Agents*



RE/MAX International is an Equal Opportunity Employer and supports the Fair Housing Act. ©2009 RE/MAX International, Inc. All rights reserved. RE/MAX® Sales Associates are independent contractors affiliated with independently owned and operated RE/MAX® franchisees. 091385