



March 2016

Official HOA Newsletter for Lakeshore

Volume 2, Issue 3

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. Personal news (announcements, accolades/ honors/ celebrations, etc.) are also welcome as long as they are from area residents.

GO GREEN! Subscribe via 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!

COMMUNITY CALENDAR

EASTER EVENT - MARCH 5TH, 2016, 3-5PM

CRIME WATCH MEETING - APRIL 12TH, 2016, 7PM

COMMUNITY GARAGE SALE - APRIL 16TH

Please view our website (www.lakeshoretexas.org) for more details about these events.



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
U.S. Water Utility Group 832-756-2143
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

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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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713-451-4320 (Direct)
713-451-1733 x106 (Office)
bharris@remax-east.com
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CRIME WATCH CORNER

By George Casellas
Crime Watch Chair



Monthly Contract Stats
HARRIS COUNTY MUNICIPAL UTILITY DIST #412
For January 2016

Categories

Burglary Habitation: 0	Burglary Vehicle: 0	Theft Habitation: 0
Theft Vehicle: 0	Theft Other: 1	Robbery: 0
Assault: 0	Sexual Assault: 0	Criminal Mischief: 0
Disturbance Family: 1	Disturbance Juvenile: 0	Disturbance Other: 4
Alarms: 2	Suspicious Vehicles: 2	Suspicious Persons: 4
Runaways: 0	Phone Harassment: 0	Other Calls: 29

The Crime Watch Chair and Committee are excited to have a new column in the monthly newsletter providing another avenue to share information to the homeowners. The crime summary for the previous month will be included monthly to keep you informed of crime occurring in our community. It is important to be the eyes and ears of our neighborhood and report all crime and suspicious persons to (281) 376-3472! Everyone is a part of the community crime watch, without the help of all homeowners we will not be able to prevent crime!

Below you will find a list of meetings for the year. They will all be held in the clubhouse at 7 p.m.

QUARTERLY MEETINGS

April 12, 2016 1st Quarter Summary
July 12, 2016 2nd Quarter Summary
October 11, 2016 3rd Quarter Summary
January 10, 2017 Year in review Meeting

CRIME WATCH COMMUNICATION

1. Webpage: <http://www.lakeshoretexas.org/info.php?pnum=13>
2. Newsletter
3. Facebook: www.facebook.com, search "Lakeshore Community Crime Watch Houston, TX"
4. Crime Watch Meetings



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Calling all Homeowners

All meetings of the association board are open meetings. Residents are encouraged to observe meetings and read approved minutes. Residents who wish to address the board are welcome to do so during the homeowner forum conducted at the beginning of each business meeting.

HERE ARE FEW TIPS FOR PARTICIPATING:

1. Put it in writing. You will get the best response if you put your question or opinions in writing prior to the meeting. This isn't mandatory, but it helps you and the board. Some issues may require a little research by the manager. Also, the board can serve you better if members have time to consider your concern.
2. Call ahead. As a courtesy, the association asks that you phone and let the manager know that you wish to address the board. This also allows us to notify you if a meeting is cancelled for any reason.
3. Plan your remarks to last no longer than five minutes. Board members enjoy visiting with residents; however, the meeting agenda is always very full, and the five-minute limit ensures that all business gets conducted. This doesn't mean big issues can't be presented. If your concern requires more time, please summarize it in five minutes, and the board will add it to the agenda for the next meeting.

4. Don't expect an immediate response. Board members don't act independently. All issues require discussion and sometimes a vote. Sometimes an immediate answer is possible, but it's just as likely that you won't get a response until after the meeting.

5. If you need information, call the manager. The purpose of the Homeowner Forum is for residents to share opinions and concerns with the board. Residents seeking general information (like a status report on a project or the board's position on an issue) can get a more immediate answer from the manager.



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Clutter No More

Do you have piles of clothes, papers and “stuff” collecting in your home? You’re not alone. It’s time to clean up that clutter and make your abode a more enjoyable and relaxing place to live.

Create a schedule. Depending on how high those piles are, you may not be able to accomplish the task in a single weekend. So, try tackling one room at a time. It may seem like a daunting project, but it will be less scary if you break it down into segments.

Practice a one item in, one item out rule. When you buy an item of clothing, for example, throw out one item of clothing. Not only will it keep down the clutter, but it will also make you rethink whether you really want to buy that new item.

Create a stress-free environment in the bedroom. That means no piles of toys and no mounds of clothes. It should be a place where you can rest without worry.

Make cleaning up fun for kids by turning it into a game. Kids are often the clutter culprits; involve them in the process to make things neater and more organized.

Know your vision for the room. What do you want from a room? Is it a place where you work, a space where you unwind, a playroom for the little ones or something else? If you can answer that question, you’ll be able to decide what items stay and what items go.

Try to make decluttering a part of your everyday life. If you do it at the same time every day—like before you go to bed—the piles won’t accumulate and you won’t have to set aside a block of time to do a major cleaning.

CURB APPEAL COUNTS

Cleaning out and sprucing up your yard are good low-cost alternatives to major home improvement. Whether you hire a professional or have the skills and tools to do it yourself, here are some tips to improve your lawn and landscape:

Weeding, edging, planting beds and mulching go a long way toward improving a yard’s look.

Planting colorful annuals in beds or pots around the house and patio, in hanging plant holders or in flower boxes makes a house look cared for and cozy.

To solve problems or add interest, plant new trees and shrubs to create focus areas, or to camouflage foundations and old fencing, or block unsightly views.

Have your trees and shrubs professionally pruned, fix brown spots in the lawn and remove and replace diseased plants.

Homeowners who want help with their yard should seek an evaluation by a professional lawn or landscape firm. A professional can assess the health of the lawn, plants, trees and shrubs and offer recommendations for improvements.

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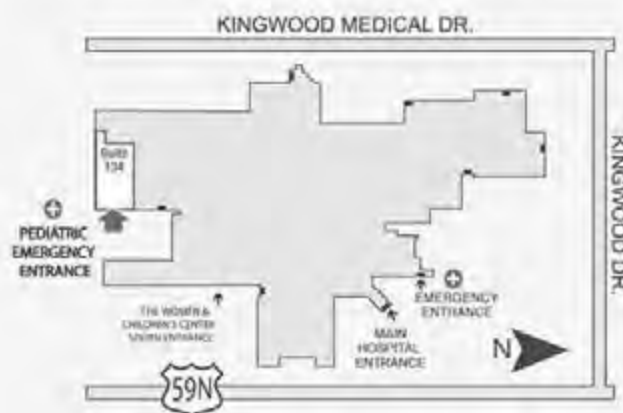
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EXCUSES, EXCUSES

Association members who pay their assessments late or not at all come up with some very interesting excuses. Here's half a dozen of the most common, and why it's smart not to use them.

Excuse #1: "I didn't get what I paid for."

"My building hasn't been painted in five years! I'm not paying another cent until some basic maintenance gets done."

"The power was out for three days during the storm. I'm withholding a pro-rated amount from my assessment check."

You have a right to require the association to perform its duties, and various legal channels exist to accomplish this. Withholding assessments is not one of them. Your obligation to pay assessments has nothing to do with the association's obligations to provide maintenance and service. If you withhold your check or pay a reduced amount, you'll become delinquent, and that leads to late fees, and actually makes your situation worse.

Excuse #2: "You didn't bill me."

"I didn't get an invoice."

"You didn't tell me I was behind in my payments."

Many association governing documents neither require the association to send invoices nor provide advance notice of payments

due or past due. However, associations are required to send the approved budget to each owner annually and we do just that. When the association approves and sends the budget each year to our members, it contains notice of the amount you must pay annually. If you're ever unsure about the amount or the due dates, just call the management office.

Excuse #3: "You can't do that!"

"These people have no right to make me pay for neighborhood upkeep."

"If they think I'm paying those outrageous late fees and interest, they're crazy."

Actually, the association not only has the authority, it has a duty to all owners to collect assessments. This authority is established in the governing documents and the state's common interest ownership statutes. When you moved into a community association, you agreed to abide by those documents—and that includes paying assessments.

Excuse #4: "I never use the recreational facilities."

"I don't play golf, and it's an expensive game. I shouldn't have to pay to maintain the course."

(Continued on Page 9)

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THE LAKESHORE REPORT

(Continued from Page 8)

"I've never been in the fitness center, and I don't plan to ever use it. Why can't you pro-rate my assessments accordingly?"

Admittedly, recreational facilities are expensive to operate and—for some associations—represent a good chunk of the budget. Nevertheless, most declarations specify that even if you don't use the association's amenities you're still obligated to pay for their upkeep.

Many of our residents moved into this community specifically for the recreational amenities; they're willing to pay for them because they take full advantage of the opportunities they provide. Even if you're not using some of the amenities, they make the community more desirable and the homes in the community more valuable. If you're not using the facilities, perhaps you should consider whether this community is the best fit for you and your needs.

Excuse #5: "I paid in full."

Sometimes the association receives a check that says "paid in full" in the memo section—but it isn't. Or the check will arrive with a letter or note, stating the check is "payment in full," or it covers all charges through a certain date. Nice try. If you still have an outstanding balance, we're not going to cash your check. We're going to return it to you. This will put you further behind in your payments and just cause more late fees.

Excuse #6: "The fees are too high."

Assessments reflect the actual cost of maintaining all common elements in the community. If you owned your home outside the association, you would have to pay individually for all the same expenses your assessments cover—trash removal, water, landscaping, and so on. In fact, you're actually spending less on assessments because the association has bulk buying power, and you're getting more because the common areas provide amenities that you likely could not afford on your own.

Legitimate Reasons, not Excuses

When association members lose their jobs or become injured or ill, the association board understands that arrangements need to be worked out for paying assessments. If you have a legitimate reason for falling behind and you need to work out a payment plan, please call the manager. The board considers each situation individually, and will try to accommodate you special circumstances.



FACT:

Moving lip and tongue muscles helps babies master pre-speech vocalizations.

PRIMROSE WAY:

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Who's Responsible for What?

Who's responsible for what? It's an important question often asked by residents, and the answer is sometimes more complicated than you'd think.

Generally, the association is responsible for repairing or replacing common, or shared, elements and owners are responsible for maintaining their own homes. But there are two problems. First, some areas are neither common nor part of your home. These are called exclusive or limited-use common areas and they're available only to one or a few residents. Who is responsible for these? Second, ownership and responsibility for repair and replacement are not necessarily the same thing. So, it gets confusing.

To make answering the question easier, the CC&Rs includes information that indicates who is responsible for each component. If a component isn't listed, check with the manager or a board member for clarification. It could have been overlooked at the time the documents were prepared, or perhaps it was recently added. The board will pass a clarifying resolution assigning responsibility for any items not included.

It might save a telephone call if you check the CC&Rs first, but if there are any questions, don't hesitate to ask.

Sounds Like a Good Idea

Noise is a concern for every resident and because you live in a community, it's important to understand that some degree of noise is to be expected. At the same time, residents need to consider the consequences of their noisy behavior. To keep everyone happy and maintain civility among neighbors, the association asks that you take a few steps to reduce or eliminate annoying noise.

Be kind and respectful. A little common courtesy makes a big difference. Keep your music and television at reasonable levels, do your vacuuming before bedtime, and before remodeling, check with the manager about acceptable hours and days of the week that work can be done. If you put in hardwood or tile flooring, use a sound-reducing underlayment. Move your noisy appliance away from walls and put sound-absorbing material underneath before your neighbors complain.

Keep a log. If you're disturbed by a noise problem, note the times and the nature of the noise. Ask the manager to listen and verify the noise as well. There may be a pattern in the noise that can be adjusted.

Visit your neighbor. If your neighbor is the source of the noise, try a friendly chat. Sometimes people just don't realize how noise is affecting others. People are usually considerate once they realize they're disturbing others. And, if your neighbor knocks on your door, listen politely and be willing to make changes to reduce your own noise.

Contact the manager. If a polite request doesn't change your neighbor's noisiness, it may be time to ask the manager for help. Have your noise log ready, including attempts to solve the problem yourself.



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SPRING MAKEOVER

Spring is such a beautiful time of year in Houston. One can't help but feel the refreshing power of this season when flowers are in full bloom. As the sun will certainly shine a little more, we will want to spend more time in the great outdoors. This will lead to "spring cleaning" and the opportunity to give our homes a little makeover.

Whether you're looking to sell your home or just want to make some home improvements, we want to help you get the most out of your hard earned dollar. Below are a few of my personal tips that will be sure to impress:

Landscaping

The Power of Flowers - Weed free flowerbeds and colorful flowers wins buyers hearts

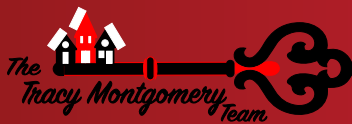
Trimmed lawns, trees, and bushes - Send a positive message to buyers and neighbors; a well-cared for yard represents a well-cared for home.

Interior

Walls - A fresh coat of paint can do wonders for a home. Conservative/neutral paints are the best option if you are planning on selling and most often give a home an open feeling.

Lighting - With so many low energy options the task of finding bright bulbs that don't give off unnatural lighting is often easier said than done. Most of the large box stores will allow you to take back lights you don't like. Buy a few varieties, find the one you like, and take the rest back. Once you find the right "bright" light you'll find your home to be more cheerful and inviting.

If you're been thinking about selling call the Tracy Montgomery Team before spending any money. Interest rates are incredibly low, homes are in high demand, and buying power for many remains strong. The Tracy Montgomery Team of experienced listing agents will help ensure you get the most out of your home investment.



Tracy Montgomery
Cell: 713.825.5905

Sandy Brabham
Cell: 713.503.8110

Lisa Hughes
Cell: 281.323.5894

Melissa Nelson
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