



The Official Newsletter  
of the Lakes of Rosehill  
Homeowners Association

# The Rosehill *Report*

June 2016

Volume 7, Issue 6

## BOARD REPORT

The day-to-day Operating Expenses of the Homeowners Association, such as Administration, Utilities, General Maintenance, Amenities, Landscaping, and Miscellaneous Operating Expenses, are covered by the Annual Assessment Fee. Our Operating Budget for 2016 is based on utilizing 98% of the income raised from our 2016 Annual Assessment. At the end of April, we had spent 31% of our budget and we are currently anticipating that our total Operating Expenses for 2016 will be on budget.

The Capital Reserve is used for the extraordinary maintenance, repair, enhancement and end-of-life replacement of assets and funding for this comes from the Reserve Assessment. A third party study of projected Capital Reserve needs for the next 30 years was undertaken in 2012 and, based on that study, it was recommended that the accumulated balance of our Capital Reserve Fund be built up to be equivalent to \$935 and \$1,100 per homeowner by the end of 2016 and 2017, respectively. As things currently stand the projection is that the actual accumulated balance of our Capital Reserve Fund will be equivalent to \$760 per homeowner by the end of 2016 and \$1,010 per homeowner by the end of 2017.

A Special Assessment of \$600 per homeowner was approved in October, 2014 to provide the funds needed to undertake some extraordinary asset repair work on the flood control system in 2015. At the close of the 2015 financial year we had used approximately 70% of the funds raised through the Special Assessment. The balance of the funds available from the Special Assessment has been rolled over to 2016 and, as outlined below, it will be used to cover the cost of performing a limited number of extraordinary asset repair jobs in the coming months.

The Annual Meeting of the HOA scheduled for April 18, 2016 was cancelled as a result of the extensive flooding experienced throughout the Northwest Harris County area on the day of the meeting. The Annual Meeting was re-called and held on May 16, 2016.

The purpose of the Annual Meeting was to elect two directors to the HOA Board for a period of two years and to update the homeowners

on the state of the Association.

As a result of the Annual Meeting elections, the make-up of the Board will be as follows for the next year:

President	Mike Kucharski
Vice President	Robin Border
Secretary	Mike Finke
Treasurer	Mike Bock
Director at Large	David Luck

The financial results for 2015 and for the first quarter of 2016 were presented and thoroughly reviewed. Homeowners were reminded that the approved increase in the Reserve Assessment will apply from this year and that the new rate of \$250 per homeowner will be due for payment in July.

A significant part of the meeting was spent discussing issues relating to the Tax Day Storm event and the Board made a commitment that the lessons learned from the event would be reviewed thoroughly with a view to implementing those measures that can be demonstrated to reduce the risk of flooding the subdivision to a level that it is as low as reasonably practicable.

With this in mind, the Board stated that the balance of the Special Assessment funds that had been rolled over to 2016 are, in the main, earmarked for improving the subdivision's flood control system. In particular, the following elements of the flood control system will receive specific attention in the coming months:

- The conduits (large diameter corrugated pipes) in way of the bridge at the North end of the West drainage ditch will be repaired
- The eroded areas of the levees along the West drainage ditch will be repaired
- The existing power supply and control systems will be upgraded, where possible, to improve the reliability of the retention pond level management system

The Board outlined the findings from their recent review of proposed options for improving security in the subdivision and

*(Continued on Page 2)*

# IMPORTANT NUMBERS

## EMERGENCY NUMBERS

EMERGENCY .....	911
Fire .....	911
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 Management .....	713-686-6666

## NEWSLETTER PUBLISHER

Editor .....	lakesofrosehills@peelinc.com
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# COMMUNITY CONTACTS

## BOARD OF DIRECTORS

Mike Kucharski .....	President
Robin Border.....	Vice President
Mike Finke .....	Secretary
Mike Bock .....	Treasurer
David Luck.....	Director at Large

*To contact the Board, email Board@lakesofrosehills.com*

## ACC MEMBERS

Michael McBride, Scott Brown, Teri Ellingham .....	
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## BLOCK CAPTAIN

## NEIGHBORHOOD WATCH CAPTAIN

Yvonne Bukowski, Dawn Ziemianski .....	
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## MANAGEMENT COMPANY

Gloria Lee, CMCA, AMS .....	281-537-0957 x27
Direct Line .....	281-586-1727
Email .....	glee@chaparralmanagement.com

*(Continued from Cover)*

indicated that the annual cost per homeowner for an effective security solution would be of the order of \$220. Given the projected level of cost, the Board requested that the homeowners present at the meeting decide whether there was value in the Board continuing to develop a firm proposal to put to a formal vote by the members of the Association. By a show of hands, the homeowners, in attendance, recommended that the Board proceed with the development of a formal proposal.

The current garbage collection contract is based on back-door service but a large number of homeowners appear to prefer to present their garbage for curb-side collection. Moving to a curb-side service would provide each homeowner with a saving of approximately \$10 per month. The Board requested that the homeowners at the meeting indicate whether the issue was worthy of being put to a vote by the members and, by a show of hands, those present recommended the development of a formal proposal.

It has been brought to the attention of the Board that there has been a spate of illegal dumping in and around the retention pond area in recent months and the Board requested the support of the homeowners in preventing illegal dumping by calling the Harris County Sheriff on (713) 221-6000 should they come across anyone dumping trash illegally.

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# LAKEs OF ROSEHILL

## Fall Festival Vendor Opportunity

*Sunday, October 30, 2016  
Saint Aidans Episcopal Church*

Vendor Opportunity - Saint Aidan's Episcopal Church ACE Committee announces our Fall Holiday Market to be held Sunday, October, 30th from 10am – 5pm. Saint Aidan's is located at 13131 Fry Road just South of 290. We are looking for a variety of vendors and expanding this year to include food trucks. Great highly visible outdoor space with Fall Festival activities including Blessing of Animals, Trunk N Treat, live music, silent auction and more. For additional information, and Booth Reservation form contact us at 281.373.3203 or email [fallfest@aidanschurch.org](mailto:fallfest@aidanschurch.org).

## CYPRESS AREA FOOD PANTRY

### *TIMES AND SERVICES*

Do you know of someone who has trouble putting food on the table? Maybe their employment was suddenly terminated; maybe it's a choice between medications or food; for whatever reason a family can find themselves in a situation where they need a little help.

Fountain of Life Church of God on Mueschke Road runs a food pantry on Mondays from 3:30 pm to 6:00 pm and the only requirement is that the client should live in zip code 77433 and west of Skinner 77429. For more information, contact 281-373-9337. Food donations and volunteers also greatly appreciated.

Computerized job search and resume preparation and printing are also available

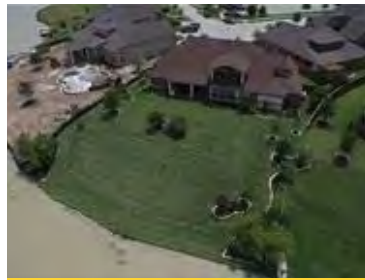


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# LAKES OF ROSEHILL



## June Meeting

The Cypress-Tomball Democrats monthly meeting for the month of June will be held on Tuesday, June 21st 2016, at Rudy's Grill & Cantina, 11760 Grant Rd., Cypress, TX 77429, from 6:30 p.m. to 8:00 p.m. Mr. Keir Murray, Founder/ Principal of KLM Consulting will be our Guest Speaker, and he would be speaking on the "Re-cap of Primary Election-Prognosis for the Future.

Everybody is welcome to attend the meeting and to join this growing club, which meets on the third Tuesday of every month. The meetings foster great fellowship and feature informative guest speakers. For further information, visit the website [www.cytomdems.com](http://www.cytomdems.com); contact Cris Hernandez at [cytomdems@yahoo.com](mailto:cytomdems@yahoo.com); Follow us on Facebook at Cypress-Tomball Democrats.



## Cy-Fair Republican Women

June 14th is the Cy-Fair Republican Women's General Meeting

10:30 AM - Noon. (Second Tuesday each month)

Meeting is \$3 -- Meeting w/Lunch at Noon is \$20.

Hearthstone Country Club, 7615 Ameswood, Houston, TX 77095. Enjoy likeminded fellowship and getting to know our candidates. All are welcome! Candidates, we want to get to know each of you.

Please RSVP to [www.cfrw.net](http://www.cfrw.net) by 6/7/16.



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## Women Empowering Women Express Network

The Women Empowering Women Express Network (WEWEN) of the American Business Women's Association (ABWA) invites you to attend a Monthly Networking Luncheon sponsored by Proline Supply Company on June 1st, 2016. The luncheon will be held in the West Dining Room of Lone Star College-University Park at 20515 State Hwy 249, Houston, Texas 77070. Open Networking begins at 11:00AM, followed by an informative program and lunch from 11:30AM-1:00PM. This month's program includes 2016-17 Board Inductions, the Official Charter of WEWEN, and a presentation from Dorothy Gibbons entitled, The Women of the Rose.

In 1986, Dorothy Gibbons and colleague Dr. Dixie Melillo founded The Rose, a place where every woman could receive quality breast health care regardless of her ability to pay. Today, thirty years later, with two Diagnostic Centers and a Fleet of Mobile Mammography Units, The Rose has served over a half a million women, insured and uninsured, and expanded services throughout

Southeast Texas. Explore the story of how The Rose was born and how it has survived--against all the odds. It is the story of incredible generosity, unexpected corruption, and the hard truth about who can afford healthcare and who can't.

Expand your network, grow your business skills, reach a new audience, or advance your career with the Women Empowering Women Express Network of ABWA. WEWEN meets the first Wednesday of each month from 11AM-1PM. Additional details and luncheon registration (\$25) are available at [wewen.org](http://wewen.org). Contact [communications@wewen.org](mailto:communications@wewen.org) with questions.

### About ABWA

Founded in 1949, ABWA provides business training and networking opportunities for women of diverse occupations and backgrounds. ABWA has dedicated 65 years to women's education, workplace skills, and career development training. For more information, visit [abwa.org](http://abwa.org).



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# LAKEs OF ROSEHILL

## Cypress Woods Key Club Awarded Seventh out of Texas and Oklahoma Clubs

By Jordan Miller

On April 21, Cypress Woods Key Club embarked through the floods on a four-hour journey to Dallas, Texas where the 67th annual Texas-Oklahoma Key Club District Convention (or DCON) was held. The convention is held in order to recognize the Key Clubs throughout Texas and Oklahoma that went above and beyond in service projects, amount of hours, or any other unique way they promoted service. The club was recognized as #7 out of all Texas and Oklahoma Key Clubs while also receiving two senior scholarships for Secretary Sharon Zhou and Historian Gina Zhang. Cypress Woods Key Club President- junior Leia George- received the position of Treasurer on the Texas-Oklahoma District Board, which will require her to connect with all Key Club treasurers throughout the Texas-Oklahoma district while also attending board meetings in Dallas a twice a year.

The recognition of the club as seventh overall at DCON did not come easy according to Cypress Woods Key Club Secretary junior Ashley Kawakubo.

"This past year Cy Woods Key Club has worked very hard

in completing hours, turning in reports on-time and has truly experienced the meaning of volunteering," Kawakubo said. "Our outstanding officer team and members have allowed our Key Club to succeed in becoming number seven in the district."

Current President Anushua Mantrala agrees with Kawakubo and believes the main reason for the club's success came from the extensive planning that went into their activities.

"Our Key Club really tried to do as many events as possible," Mantrala said. "We would plan activities with our Builders Club (which is our Middle School Branch), plan service projects to do in the meetings, plan socials with the other Key Clubs in the area, and so much more. We really tried to be as involved as we could and as active in service in the community."

Immediate past Secretary Sharon Zhou played a crucial role in getting the club to be seventh out of all of Texas and Oklahoma and received the \$1000 William & Ann Gay Bishop scholarship for her hard work.

*(Continued on Page 7)*

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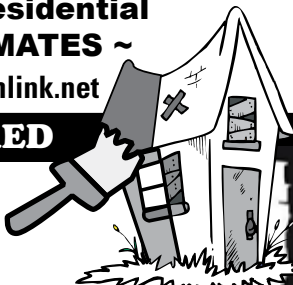
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# LAKEs OF ROSEHILL

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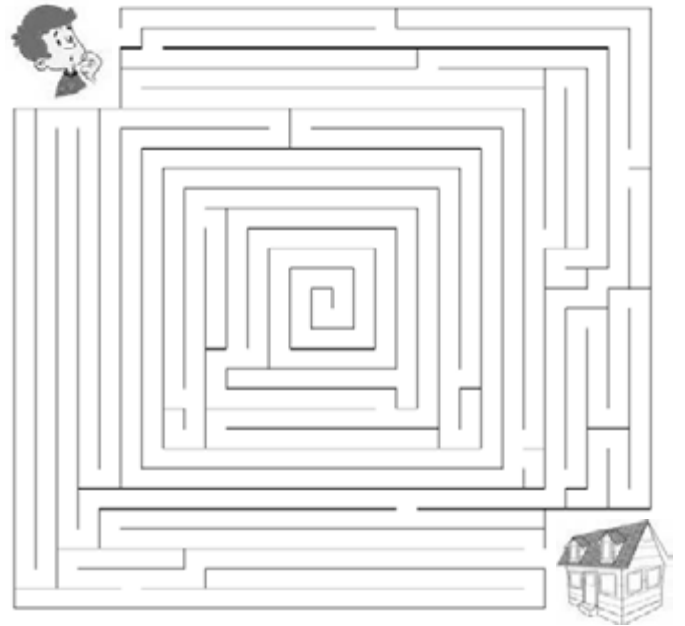
“As Secretary, one of the things I personally did was try and make sure we got the maximum amount of points per month via [our] monthly report,” Zhou said. “This year, we also had a much larger number of interclubs and socials, which is something that we improved upon from previous years. Even something as insignificant as having more officer meetings per month, or reminding members to show up to their events and get their hours forms signed helped in tiny ways to help improve the club as a whole.”

When the names of clubs were being called out starting with the rank of 25 at the final convention ceremony Mantrala felt adrenaline rush through her- she was sure of the club’s top 25 ranking, but did not know what ranking they would receive beyond that.


“Whenever the countdown was in the single digits, I was getting more and more excited because that meant we placed high,” Mantrala said. “When they announced us as seventh I was so thrilled because I knew how hard our officers worked to make the year successful. It was so touching to see some of us in tears of joy because it really showed me how if you have a deep passion in something, you’re going to try your hardest to make the biggest impact and to succeed- which is what our club did.”

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