



The HOME FRONT

June 2016

Official Publication of Park Lakes Property Owners Association

Volume 4, Issue 6

New to the Community?

We're glad that you have chosen Park Lakes to be your new home. Please register at the onsite community office to get access to the gates, fitness center and pools, pick up your vehicle hang tags/parking permits, and to program or purchase EZ-tags.

Phone: 281-441-9955 Email:
lisa.walker@crest-management.com

Want to be notified if you have a visitor?

Please request to be added to the Call List. The Call list is designed to act as an additional sense of security for you and your family. You will be contacted at a phone number of your choosing when you have guests at the guardhouse in order for the Guards to grant access to your home. When a Resident has a visitor, the Guards will request identification, the address they are visiting and will place a call to the Homeowner. The Homeowner must grant the Guard permission to allow the visitor entry into the community otherwise the visitor is asked to leave the property. If you want to be added to the call list please visit, email or call your Onsite Manager.

Are you a renter?

If you rent a home in our community, you're part of our community association, and we welcome you. We'd like to meet you at our community events, meetings, and social gatherings. Sometimes we can't reach you to announce a party or meeting, especially if you're leasing from an out-of-state owner or a corporation. If this is you, please let our manager or a board member know your name, address, and phone—and we'll include you on all our mailing lists. In case your landlord hasn't passed along this information, here are a few tips to make living in our community enjoyable and stress free:

- All residents—owners and renters—must comply with association rules and regulations. They're reasonable rules protect property values,

preserve the nature of our community, and make more life enjoyable for everyone. If you need a copy of our rules, please contact the onsite manager. The association has the legal authority to enforce all rules, which we do—equitably and consistently. We don't like to take action against those who may not have received this important information, but it's our obligation to do so.

- Renters are entitled to all the privileges of association membership except voting. We can't extend those privileges to you if we don't know who you are. Contact onsite management and let us know how to reach you. That gives you the advantage of knowing what's going on in the community.

- You don't have to own your home to be interested in your community. If you'd like to volunteer for a committee or other type of service to the association, we can't wait to meet you. Responsible, service-minded residents are the backbone of our association regardless of their ownership status.

- If your lease is about up, and you're moving away, we're sorry to see you go; but, please notify the onsite manager.

So, welcome to our community. We want you to enjoy your experience here—perhaps enough to become an owner someday.

Your Commitment As A Park Lakes Homeowner

The association is glad you've found a home in our community. We presume it has all the amenities you were seeking and you're settling in nicely. This is the time the association likes to remind new homeowners that common-interest communities like ours create some unique obligations to the community and to other residents within it:

Read and comply with the community's governing documents. You should have received a package of documents well before you closed on your home. If you didn't, check the association's website or ask the manager or a member of the board for copies. Make sure you understand what's included in them, particularly the rules about pets, parking, your home's exterior maintenance, architectural guidelines

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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) 446-2327
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

Rachel Gwin

President – Land Tejas – (Voting Member)

Al Brende

1st Vice President - Land Tejas – (Voting Member)

Kennetha Smith-Tolbert – Homeowner

parklakeskennetha@gmail.com

Charles Williams – Homeowner

parklakescharles@gmail.com

Shepard Cross – Homeowner

parklakes_scross@yahoo.com

Lashonda Ramdass – Homeowner

parklakesshonda@gmail.com

Gerald Jones – Homeowner

parklakesgerald@gmail.com

Cheryl Smith – Homeowner

parklakescheryl@gmail.com

Raj Alladah – Homeowner

parklakesraj@gmail.com

CREST MANAGEMENT PERSONNEL

Bill Higgins – Property Manager – maintenance items,
contractors, board requests

281-945- 4625 bill.higgins@crest-management.com

Christopher Sharp – Assistant Property Manager - Deed
restrictions violations and ACC applications

281-945-4627 christopher.sharp@crest-management.com

Lisa Walker – On Site Community Manager – Rentals, access
cards and general community inquiries

281-441-9955 lisa.walker@crest-management.com

Staci Tucker – Community 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

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

(Continued from Cover)

and when you must pay association assessments.

Provide current contact information to association board members or the manager. Make sure they know how to reach you in case of an emergency, and ask them to notify you of association meetings and other important events. If you rent out your home, provide contact information for your tenants also for use in an emergency.

Maintain your property according to established standards. The community's appearance can add value to all the homes within it—including yours—so it's important to keep landscaping neatly groomed and your home's exterior well-maintained.

Treat association leaders honestly and respectfully. Board members are homeowners—just like you—who have volunteered to give their time and energy freely to govern the community. While you should share your concerns about the community with them, do so in a way that's constructive, informative and helpful.

Attend board meetings and vote in community elections. Board meetings are open to all who wish to sit in and keep up with issues under discussion. The association is a democracy, and your voice and vote can affect important issues.

Pay association assessments and other obligations on time. Your regular assessments pay for common-area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying

your portion of the association's bills, like water, electricity and trash removal, falls on your neighbors. Contact a board member or the manager, if you're having problems, to discuss alternative payment arrangements.

Ensure that tenants, visiting relatives and friends adhere to all rules and regulations. If you are leasing your home, you're liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly, and familiarize them with the community's rules.

Homeowner Rights and Responsibilities

As a homeowner in our association, you have certain rights—and responsibilities.

You have the right to...

- A responsive and competent community association.
- Honest, fair, and respectful treatment by community leaders and managers.
- Attend meetings, serve on committees, and run for election.
- Access appropriate association records.
- Prudent financial management of fees and other assessments.
- Live in a community where the property is maintained according

(Continued on Page 4)



2016-2017

- March 19th 2016
Easter "Egg" Stravaganza
1:30pm - 4:30 pm
- April 9th 2016
Fun Fliks Movie Night 8:00 pm
- April 16th 2016
Community Wide Garage Sale
7:00am - 12:00 pm
- June 4th 2016
Meet and Greet Breakfast
TBA
- June 25th 2016
Independence Day Celebration
1:30 pm - 4:30 pm
- August 13th 2016
Back To School Celebration
1:30 pm- 4:30 pm
- September 17th 2016
Fun Fliks Movie Night
8:00 pm
- October 4th 2016
National Night Out
7:00 pm- 9:00 pm
- October 29th 2016
Fall Festival
1:30 pm- 4:30 pm
- November 19th 2016
Community Wide Garage Sale
7:00 am -12:00 pm
- December 17th 2016
Cookies with Santa
1:30 pm - 4:30 pm
- April 8th 2017
Easter "Egg" Stravaganza
1:30 pm - 4:30 pm



For more information please
contact the Park Lakes
Clubhouse at 281-441-9955.
Thank you.
We hope to see you at our
next event!

(Continued from Page 3)

to established standards.

- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options before the association takes any legal action, and the right to appeal decisions.

- Receive all rules and regulations governing the community association—if not prior to purchase and settlement, then upon joining the community.

You also have the responsibility to...

- Maintain your property according to established standards.
- Treat association leaders with honesty and respect.
- Read and comply with rules and regulations of the community and ensure that your tenants and guest do too.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternative payment arrangements.
- Request reconsideration of material decisions that personally affect you.
- Provide your current contact information to the association so you receive all information from the community.

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Want To Be More Involved?

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

WHY JOIN A COMMITTEE?

Committees serve a number of important roles to our association process and the Board of Directors:

- Committees serve as a training ground for future association leaders.
- Committees serve as a conduit through which the Board receives "grass root" input - opinions and attitudes of owners.
- Committees are a vehicle through which Board actions are explained.
- Committees enhance the effectiveness of the Board of Directors by providing research analysis and advice needed for policy decisions.
- Committees can be an instrument for initial implementation of Board policies such as with the Architectural Review Committee.

Committees are an important linkage between the Board of Directors and owners but in order to be effective committees

need members! Owner input, involvement and participation is a must. Please consider participating in the association process and volunteering to serve on an association committee. Our community needs you!

Be on the lookout for committee meetings. Meeting times and locations will be sent out via email through Constant Contact. 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 – parklakeskennetha@gmail.com and parklakesshonda@gmail.com
4. Safety – Charles Williams – parklakescharles@gmail.com
5. Community Events – Kennetha Smith-Tolbert – parklakeskennetha@gmail.com



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PARK LAKES

Park Lakes Splash Pad Texas & Park Lakes Recreation Center Hour

Monday, Tuesday, Thursday and Friday 8:30 am - 5:30 pm
(closed for lunch 12:30 pm - 1:30 pm)
Wednesday- 10:30 am - 6:30 pm
(closed for lunch 2:30 pm - 3:30 pm)

Fitness Center Hours (Clubhouse & SplashPad)

7 Days a week - 4:30 AM until 11:30 PM

** Hours are subject to change**

On Site Community Manager:

Lisa Walker

Office Phone: 281-441-9955

lisa.walker@crest-management.com

*Please visit or contact the recreation center for
access to the amenities*

Architectural Controls

Approval Ensures Conformity and Promotes Property Values

Our governing documents require that the Association approve all proposed architectural changes before any work is started. The importance of this requirement cannot be overstated when you consider the reason for such a restriction.

Membership in a community association requires compliance to pre-existing conditions and regulations. One of the biggest advantages of these conditions is the protection of our property values. The value of your home is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our Association is better able to maintain our property values.

Getting our Association to approve all proposed architectural changes is not just a good idea to protect your investment, it is a requirement! If you have any questions, please do not hesitate to contact our Association Manager.

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PARK LAKES POOL HOURS 2016

PARK LAKES CLUBHOUSE POOL HOURS

MAY 28 - 30TH

Saturday and Memorial Day - 2:00 p.m.-7:00 p.m.
Sunday - 2:00 p.m.-6:00 p.m.

JUNE 3 - JULY 31ST

Monday - 10:00 a.m.-7:00 p.m.
Tuesday - CLOSED
Wednesday and Thursday - 10:00 a.m.-7:00 p.m.
Friday and Saturday - 12:00 p.m.-9:00 p.m.
Sunday - 12:00 p.m.-7:00 p.m.
HOLIDAY - July 4TH - 12:00 p.m.-9:00 p.m.

AUGUST 1ST-21ST; 27TH AND 28TH

Monday - 10:00 a.m.-7:00 p.m.
Tuesday - CLOSED
Wednesday and Thursday - 10:00 a.m.-7:00 p.m.
Friday and Saturday - 12:00 p.m.-9:00 p.m.
Sunday - 12:00 p.m.-7:00 p.m.
Saturday August 27th - 10:00 a.m.-7:00 p.m.

SEPTEMBER 3RD, 4TH, AND 5TH

Saturday - 12:00 p.m.-9:00 p.m.
Sunday - 12:00 p.m.-7:00 p.m.
Labor Day - 10:00 a.m.-7:00 p.m.

Two (2) lifeguards on duty at all times when pool is open

PARK LAKES SPLASHPAD POOL HOURS

MAY 28TH, 29TH, AND 30TH

Saturday and Memorial Day - 12:00 p.m.-7:00 p.m.
Sunday - 12:00 p.m.-6:00 p.m.

JUNE 3 - JULY 31ST

Monday - CLOSED
Tuesday-Saturday - 10:00 a.m.-7:00 p.m.
Sunday - 12:00 p.m.-7:00 p.m.
Holiday - July 4th - 12:00 p.m.-7:00 p.m.
CLOSED July 6th

AUGUST 1ST-21ST; 27TH AND 28TH

Monday - CLOSED
Tuesday-Saturday - 10:00 a.m.-7:00 p.m.
Sunday - 12:00 p.m.-7:00 p.m.
Sunday 28th - 12:00 p.m.-7:00 p.m.

SEPTEMBER 3RD, 4TH, AND 5TH

Saturday and Labor Day - 10:00 a.m.-7:00 p.m.
Sunday - 12:00 p.m.-7:00 p.m.

Four (4) lifeguards on duty in May, each Saturday and Sunday in June, July 4th and in September. Three (3) lifeguards on duty in June Tuesday-Friday and in August

Splashpad will be open throughout the pool season during posted pool hours





FOR YOUTH DEVELOPMENT
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

WATER SAFETY TIPS



TEACH THEM EARLY

Teach children to get comfortable in the water and swim at an early age and educate them early about water safety.

ACTIVE SUPERVISION, BARRIERS, AND SIGHTLINES

Always actively supervise children when they're both in and around the water; ensure that pools are secured with appropriate barriers; and require children to swim within designated areas that are within sight of guardians and certified lifeguards.

WHO'S YOUR BUDDY?

Never let children swim alone; always designate swimming buddies before visiting the beach or pool.



DON'T BE PUSHY

Instruct children to never run, push or jump on others in and around the pool.

WEAR SUNSCREEN

Protect your skin from sun burn and sunstroke by wearing hats and sunglasses and applying sunscreen of SPF 15 or higher and limiting direct exposure to sunlight for prolonged periods of time.



SUIT UP!

Make sure children always wear life jackets and use proper water safety and flotation devices.

GET CERTIFIED

Become certified in infant and child First Aid and CPR.



I'M ON A BOAT!

Children should always wear a PFD (personal flotation device) while on a boat. If it doesn't fit, get one that does.



STAY HYDRATED

Ensure that kids drink plenty of fluids to stay properly hydrated, especially on hot days.

Bike and Scooter Safety Tips

Our association wants your kids to be safe while riding their bikes and scooters in our community, and we recognize that you can't be there to watch them all the time. Here are four steps that could increase their safety when you're not around.

- Teach kids how to fall. Learning how to ride correctly is only part of what keeps a kid safe. Falls are inevitable, and teaching your children to fall correctly will prevent many serious injuries. Teach them to roll on impact, relax their body, and try to land on their padded and fleshiest parts.

- Check equipment. Check bikes and scooters for cracks or dents, sharp metal parts, jutting edges and slippery surfaces. Replace defective equipment, consult a professional for repairs and apply self-adhesive, non-slip material to slippery surfaces.

- Make a rule for your kids—one person to each piece of equipment. They might be less likely to hop on a friend's scooter if they know it's unsafe and that they'll have to pay for replacing it when it breaks.

- Require protective equipment. Scooters, roller blades, bikes and similar equipment cause thousands of injuries—and even some deaths—every year. Make sure your children are wearing helmets, knee pads and elbow pads, especially if they are just learning. Buy a helmet your kid thinks is cool and you know is safe—it's worth the extra money if your child is more likely to wear it.

Barking Dogs

Dogs left alone all day get bored and restless, and many find relief in barking. Some respond noisily to any and all activity. But, nothing is as annoying as incessant barking—even for dog lovers. If your dog is a yapper or a howler, please consider some of these bark-abatement ideas to keep the noise down in your area. Your neighbors will thank you!

- Training. Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages. Training not only helps your dog, you'll be surprised how much it helps you, too. You may get some insight into why your dog barks so much, or what it is trying to communicate.

- Citronella collars. A humane alternative to the electric-shock, anti-barking collar and costs about the same. Available on the web and in pet stores.

- Confinement. Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.

- Reduce stimulus. Close drapes to help muffle street noise, or leave a radio on to mask it. Disconnect telephones and doorbells before leaving your home if they upset your dog or make it bark.

- Companionship. Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place or a day-care facility once or twice a week.





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Do It Yourself Pest Control

Pests inside your home can be annoying, harmful and downright scary. Fortunately, there are many steps you can take to combat pest problems. Of course, your first stop can be your last by calling an exterminator—and don't hesitate to call the manager if you need a recommendation. But you can often save time and money by doing it yourself. Here are some methods for treating bugs locally.

Boric acid powder, like Borid, works as localized pest-control for spot-specific problems. Just sprinkle it behind the refrigerator or around the stove, washing machine or wherever you suspect pests are. It kills roaches, water bugs, ants, fleas and silverfish. Many pest control powders continue working for more than three months. Be sure to read the precautions—these powders can be harmful to infants and pets.

Many insecticide sprays that professionals use, like the water-soluble Demon-WP, and the proper sprayers to apply them are readily available in stores or online. Generic brands are usually available at lower cost. Be sure to follow all instructions carefully. Be wary of taking on large projects, like treating for termites, which can involve drilling, digging and more.

Staple products, like Combat, can also be effective, if you know what pests they should be used against. Combat is used specifically to target ants and roaches. The pests take the bait back to their nests, where presumably it destroys the entire infestation. This can be a good, cheap method—but again be aware of safety precautions.

Remember, all these methods are effective, but you can also eliminate bug problems by identifying why they're coming into your home. For example, ants are almost always a sign of excess moisture in your house or yard. Other pests are attracted to trash and food remnants. Eliminate whatever is attracting the pests, and you will eliminate the need for insecticides.

Why Scoop the Poop?

Besides being a nuisance, uncollected dog waste is a serious problem for our association. Next time you're tempted to leave your dog's droppings on the lawn, please remember these facts:

1. The Environmental Protection Agency is becoming aggressive about enforcing the Clean Water Act. Our association could be fined if dog waste goes uncollected.
2. Uncollected dog waste may lead to a special assessment. If fined by the EPA, the association could face a potential special assessment that would be levied against all members—not just dog owners.
3. The appearance and quality of the common areas are known to affect home sales—not just whether and for how much they sell, but how quickly.
4. The more residents complain about dog waste, the more time the manager must spend on enforcement rather than serving the association.
5. Uncollected dog waste spreads disease and attracts rodents who feed on pet waste.

RENTALS

SPLASH PAD

The Cabanas for the Splash pad will be available for rental throughout the pool season

Rental includes reservation of one cabana area which gives you access to the bathrooms and the kitchen area for up to 15 people (including adults)

The deposit for the rental is \$100.00

\$25.00 Admin fee

\$25.00 per hour usage fee (Max of 3 hours)

Only pre-package foods allowed, i.e. pizza or sandwiches

If you wish to use the pool at the time of your rental, you must secure an additional lifeguard through ABeautiful Pools at an additional cost of \$35.00 per hour. Resident must contact ABeautiful Pools to make arrangements at 281-376-6510 and contract must be presented before Splashpad Cabana rental is approved.

*** Note the actual splash Pad cannot be reserved for an event, the SplashPad is community property and must be open to all residents during posted hours**

For Private Pool Parties please contact the onsite staff.

CLUBHOUSE/ RECREATION CENTER

The Clubhouse is available for rental on a first come first serve basis. Renters will have access to the patio and the clubhouse living space as well and the kitchen and bathrooms. Pool access is not permitted with the rental of the clubhouse.

The deposit for rental is \$300.00 (refundable pending inspection of facility/no damages)

\$25.00 Admin Fee (non-refundable)

\$20.00 per hour during business hours:

Monday, Tuesday, Thursday and Friday 8:30 AM – 5:30 PM

(Lunch from 12:30 pm – 1:30 pm)

Wednesday 10:30 am – 6:30 pm.

(Lunch from 2:30 pm – 3:30 pm)

\$40.00 per hour after business hours and weekends (Saturdays & Sundays)

Please contact your onsite manager Lisa Walker for more information at 281-441-9955 or via email at lisa.walker@crest-management.com

** You are permitted to book an event 3 months in advance**

all deposit checks will be held by the office personnel until the time of the event

** All events would be pending approval by the board prior to event date **

** In order to book one of the areas for an event all HOA dues must be in good standings and all fees must be paid in advance**

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

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