



December 2016

Official HOA Newsletter for Lakeshore

Volume 2, Issue 12



Rules for the Holidays



The holidays are just around the corner, and for many people, that means lots of festivities with friends and loved ones. With all of the merriment that's sure to ensue, it's important that residents who are hosting celebrations are not only considerate of their neighbors, but also take note of the association's rules. A complete listing of our association rules and regulations can be found in our Covenants, Conditions and Restrictions (CC&Rs), but here are a few key items to look up that are particularly pertinent during the holiday season:

Outdoor Decorations: Decking the halls with seasonal ornaments is a great way to bring the holiday spirit home. Many love to spread the joy by decorating the outside of their homes and front yards as well, but before you scurry up that ladder to hang the decorative lights along the side of your roof, take a quick peek at the CC&Rs to find out the guidelines for outdoor decorations, as well as the guidelines for flags and signs if you plan on decorating with those. This will help make sure your outdoor winter wonderland isn't an association violation.

Parties: We hope you all have plenty of chances to eat, drink and be merry this holiday season. If you plan on hosting a large get-together or party, there are a few things you'll want to keep in mind. First,

keep the revelry and noise to a minimum, and wind the party down at a reasonable time—you don't want your celebrating to interfere with your neighbors' attempts to get visions of sugar plums dancing in their heads. Check your CC&Rs to find out what the association deems acceptable noise levels and what the quiet hours are, as well as guidelines for hosting parties.

Parking: The holidays bring many people together, and that means extra cars will need to be parked. To make sure your guests are covered, look at the CC&Rs to find out the rules on visitor parking in the association, including where they can park and what kind of parking passes they may need.

Overnight Guests: It wouldn't be the holidays without Uncle Marv and Aunt Ethel bunking in little Jimmy's room. Of course, depending on how long your overnight guests are staying, you may need to let the association know. The CC&Rs will give you a breakdown on the rules for both short-term and long-term guests, so take a look at them before you break out the extra cot.

Following the association's rules and regulations helps ensure that all of our residents can enjoy this special time of year, so please help us by doing your part.



Stay safe and have a wonderful
holiday season!



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

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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

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Advertising advertising@peelinc.com

COMMITTEE INFORMATION

Community Watch

James Furr jfurr40@yahoo.com

Garage Sales

Lakeshore Clubhouse: lakeshore-ca@sbcglobal.net

Landscape Committee

Rex Spikes: rexspikes@sbcglobal.net

Pool Committee

Rex Spikes: rexspikes@sbcglobal.net

Social Committee

Elna Ermel: ronelna@comcast.net

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

LAKESHORE COMMUNITY CRIME WATCH

Meeting Minutes

October 11, 2016, 7 p.m.

Next meeting: January 10, 2017, 7 p.m. in the Clubhouse.

(4th Quarter Review)

I. Goals

A. Chairman reviewed the goals, how to succeed and participate in our Community Crime Watch program.

Our Goal: Protecting our neighborhood is our primary goal. The key is participation, Communication and information sharing. You are NOT expected to solve crimes or conduct investigations.

How to Succeed: SOCIALIZE YOUR NEIGHBORHOOD!! Getting neighbors to know each other and develop friendships is key to success. Talk with your neighbors, remind them of the importance to observe and report suspicious activity. We need you to be the eyes and ears of our neighborhood. Gather and provide information to the Constable's Office through the Neighborhood Crime Watch email chain.

Our primary purpose is to recruit our neighbors to get on board. Talk to your neighbors and ask them to join our Facebook page by searching Lakeshore Community Crime Watch Houston.

Visit our webpage <http://www.lakeshoretex.org>. Here you can find the crime statistics, meeting minutes, and alarm permit details.

Constable website: <http://www.cd4.hctx.net>

In conjunction with the first step we have developed a communication matrix that we will follow to move information up and down the chain with ease. 1. All incidents must first be reported to the Constable's Office at, 281-376-3472 (24 hr Dispatch) or 911, mention we have a contract with the Constable's office precinct 4. 2. Send the same information to me jfurr40@yahoo.com and we will distribute it on our emails and Facebook so that everyone is informed. If it is an emergency we will send it out immediately.

II. Crime Report Analysis

A. Constable Darrell Johnson was introduced by the Chairman, Mr. James Furr, he then reviewed the crime statistics for the 3rd quarter. They will be posted online and on the public webpage.

III. New Business

A. The meeting started at 7:00 p.m. Out-going Chairman George Casellas introduced the new Crime Watch Committee Chairman, James Furr. Attending homeowners introduced themselves going around the room. After discussing the crime statistics for the 3rd quarter a discussion was held concerning the importance of expeditiously reporting suspicious activity. Mr. Furr

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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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gave handouts to attendees that provided information on how to give an accurate description of criminal incidents that they may observe. The handout also contained a checklist for describing a suspect and vehicle in order to provide Constables with an accurate description. He emphasized the importance of quickly reporting incidents, "In an emergency, do not take time to fill in the form. Call Precinct 4 Constables Dispatch at 281-376-3472 IMMEDIATELY. The quicker you call, the sooner the Constables can respond." Thanks to all who actively watch and call the constable!!!

B. Please review the newsletter that will be mailed monthly to your home. We will have important dates and reminders on future editions.

C. The next Crime Watch meeting is scheduled for January 10th, 2017.

Be sure to mark your calendars!

2017 meeting schedule is as follows:

January 10, 2017

April 11, 2017

July 11, 2017

October 10, 2017

IV. Precinct 4 Constables Website Home Page

A. The main page (<http://www.cd4.hctx.net/>) has a link to "Report It" in which you can record and securely store serial numbers, item descriptions, pictures, and scans of receipts so that your items may be easily identified in the event of theft or loss. Under the "Online Services" tab (<http://www.cd4.hctx.net/services.php>) residents can submit "Home Inspection Requests" as well as "Vacation Watch" requests.





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IF YOU SUSPECT YOU ARE BEING FOLLOWED WHILE DRIVING

A few tricks to both detect if you're being followed and what you can do about it.

- Make four right or left turns. It's unlikely anyone will also be traveling in a complete circle, so if the car is still behind you after 360 degrees you can be fairly certain you are being followed.
- If you're on the highway, get off and then back on. Again, this is something most people will not do when driving so you're likely being followed if a car is still behind you when you get back on the highway.

If any of these techniques lead you to believe you're being followed, call the police.

- **Call the police. *Do this first.*** If you think you're in any kind of real danger, this is the best, first, and probably only course of action you should follow. If you're on a highway, stay on it. If you do get off a main road, drive to the nearest police station. **The nearest Precinct 4 Constables Office is at 7900 Will Clayton Parkway. Humble Police Department is located at 310 Bender, Humble.**
- **Go somewhere public.** Public, and with tons of people. Head into the nearest shopping mall or large, crowded store. This gives you two benefits: first, you have the cover of a lot of people (stick close to the crowds.) Second, you can observe your observer, get their description, and hand it over to the police.
- **Don't panic.** Don't start speeding, or try to make quick turns or duck into alleys. Stay on main roads, and if you have to stop, leave plenty of space between you and the car in front of you, just in case you need room to maneuver or drive around it if someone approaches your car.
- **Change your behavior to confuse your follower.** If you're in a car, take the next exit, then get back on the main road. This isn't something most people would normally do, and if someone follows you off the road and then back onto the highway, you know something's up. Better yet, they should know you're on to them, and disengage. Make four right (or left) turns. Few people need to drive or walk in a circle
- **Change your patterns regularly.** Don't go straight home, especially if you're worried the person following you intends to harm you. If you are thinking about opening the garage door from inside your car, driving in and closing the door, forget it. The follower can be out of his car and inside your garage before you can get out of your car. And, too, he now knows EXACTLY where you live.



ALL PROGRAMS SEEK NEW MEMBERS

Retired, semi-retired or working senior citizens who are interested in making friends, learning a new hobby or having fun are invited to join the Academy for Lifelong Learning (ALL) program at Lone Star College-Kingwood/Easat Montgomery County Improvement District and LSC-Atascocita Center.

The ALL Program is a membership community that offers free and lo-cost classes, events and activities for adults age 50 and older. More than 150 classes will be offered this fall covering a wide variety of interests.

"All active adults who are interested in attending lectures, seminars, or discussions are encouraged to join the program," said Pat Chandler, interim continuing education director at LSC-Kingwood. "We cover a wide range of topics and have many locations to make it easy for people to participate."

Available courses might include arts and crafts, gardening skills, photography techniques, health and wellness, technology, genealogy,

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Mariela Miller

713-677-1476

Mariela.MillerKW@gmail.com

20665 W. Lake Houston Pkwy
Kingwood, TX 77346



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yoga, literary discussion groups and many more. Classes are short-term, non-credit, and can last a few hours to several weeks. All programs provide members with a learning environment of continued personal and intellectual growth.

In addition to the many courses and programs offered, members also take monthly field-trips to a variety of attractions in Houston. The ALL program began in February 2004 and has grown to almost 1,000 members. Courses are taught by members, college employees, and area residents. Some classes may require supplies as well as a small event or entrance fees. There are no education prerequisites.

For more information about the ALL program, call 281-312-1750 or go to lonestar.com.

WHAT THE ARCHITECTURAL COMMITTEE DOES FOR YOU

Are you getting ready to make an addition to your house or build a new shed or fence in your back yard? Before you break out the miter saw, make sure to get your plans approved by our association's architectural committee.

While it may seem arbitrary from an individual homeowner's

standpoint, the architectural committee looks out for the entire community. Aside from stopping residents from painting pink polka dots on their houses, the committee's job is to make sure that the size and style of the project, the type of building materials being used and the overall look of the new structure adhere to the association's design requirements. Not only does this keep the community looking cohesive, it also helps to keep property values up by preventing individual structures from standing out. Of course, it's also important to note that unapproved structures might legally have to be removed at the owner's expense, so save yourself money and headaches by getting approval before building.

So when you're ready to start your new project, or if the design of your project changes midway through building it, send your plans to the architectural committee first so that we can make sure they're in compliance with the association's design standards. If we do find any issues, we'll let you know what they are and try to help you come up with other options. We appreciate all the hard work residents have done to make their homes and this community beautiful—help us keep this association looking great by keeping us in the loop of all your building projects.

For a list of Lakeshore architectural guidelines go to lakeshoretexas.org and go to the document library.



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Turn It On

As one of six essential nutrients, water is necessary for survival. But drinking it from disposable plastic bottles may not be the best idea. A better choice for your personal health, and the health of the environment, is to drink tap water.

Tap water might be healthier than bottled water—which often is tap water—because it is more highly regulated and monitored for quality. For more information about our community's water source, visit the U.S. Environmental Protection Agency's website: <http://water.epa.gov/drink/local>.

Better for the Environment

Manufacturing, transporting and disposing of plastic water bottles adds to our carbon footprint in a big way. More than 17,000,000 barrels of oil are used annually to manufacture plastic water bottles. That's enough oil to fuel one million cars for a year. It also takes three times the amount of water a plastic bottle actually holds to manufacture the bottle itself. Nearly 80 percent of empty plastic water bottles—as many as 140 million per day—end up in U.S. landfills. It will take centuries for those plastic water bottles to decompose, and during that time, the oil and other chemicals used to manufacture the bottles will leach into and contaminate the groundwater.

Better for Your Health

Reusing disposable plastic bottles isn't a good idea either, because

many formulas for those plastics include phthalates or Bisphenol A, substances that are potentially harmful. Repeatedly washing bottles made from #1 plastics (polyethylene terephthalate, or PET) in hot water, for instance, breaks down the plastic compounds and releases toxic substances into the contents.

A stainless steel water bottle is safer and more durable choice for portable water when you're away from a faucet. And programs like Tap It and Back 2 Tap can help you find merchants in our area who offer tap water refills when they're needed. For more information, visit www.back2tap.com and <http://tapitwater.com>.



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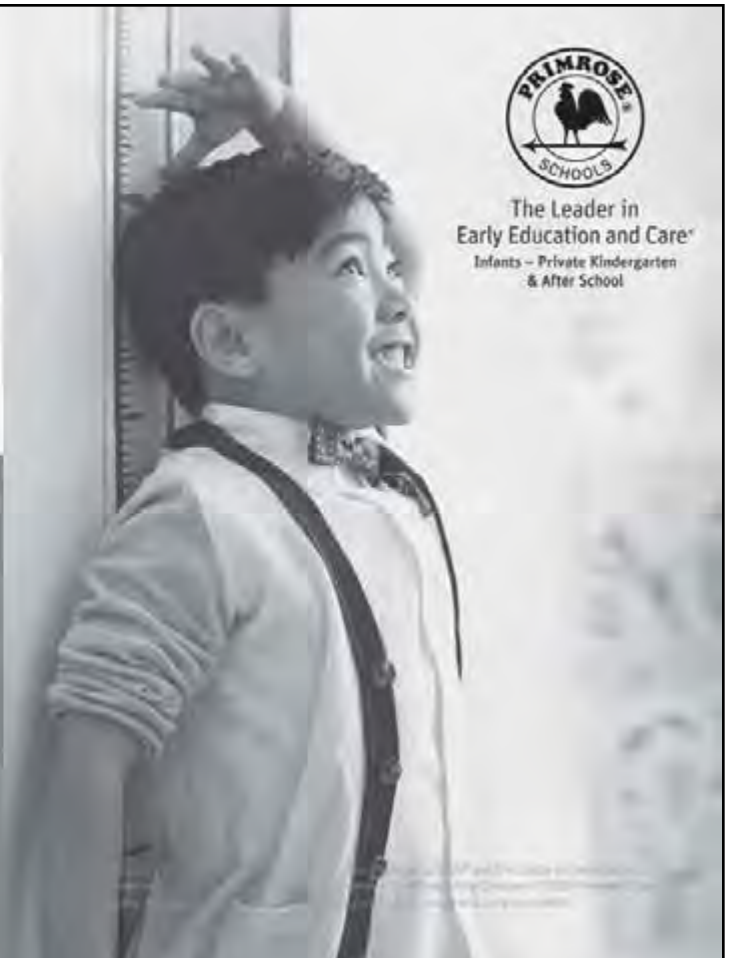
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Understanding Special Assessments



There's no way to sugar-coat it: everyone hates special assessments. Getting a notice that you owe more money to the association can not


only put a damper on your day but also a dent in your wallet, both of which the board is sympathetic to. In a perfect world, there would never be a need for special assessments—or any other type of assessments for that matter—but sadly, they're sometimes a necessary evil.

Often times, special assessments are levied when the association needs to make essential repairs, improvements or additions to the common elements, but lacks extra reserve funds to cover the costs. While the board puts in its best effort to keep a healthy reserve fund and to budget in advance for these types of projects, occasionally unforeseen expenses occur. When this happens, we have to call upon our residents to pitch in financially so that our association can remain solvent. Unfortunately special assessments aren't optional fees, and residents are responsible for paying special assessments in

the same way they're responsible for general association assessments. Just remember, though, that these fees are funding projects that will benefit all residents, and your special assessment fees are your contribution toward that.

Of course, the board doesn't take levying special assessments lightly. Not only do we understand that special assessments can be a hardship for you, but—since we would also be responsible for paying our share of any new special assessment—they're an extra financial burden on resident board members as well. Because of this, we try and make levying special assessments a last resort, and, if passed, offer payment plans when possible. There are also regulations set forth in our bylaws that we must follow before levying a special assessment, and in some instances we require residents to vote on the proposed project before we can adopt the special assessment for it. Make sure your opinions on these matters are heard by attending open board meetings and voting on these critical projects.

While none of this changes the fact that having to pay special assessments fees is about as fun as a root canal, just remember that it's all part of the greater good for the association. They're investments to your home and your community, and can help keep our association a wonderful place to live for years to come.



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Send us an email to have a chance to win. Put \$100 GIFT CARD in the subject line and give us your name, address and phone number where you can be reached if we draw your name.

TracyMontgomeryTeamRSVP@gmail.com

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There are several buyers looking to purchase a home in your neighborhood. We can help you get your home ready to sell. Give us a call today to set up an appointment.



Tracy Montgomery
Cell: 713.825.5905

Sandy Brabham
Cell: 713.503.8110

Lisa Hughes
Cell: 281.323.5894

Melissa Nelson
Cell: 832.527.4989

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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