



# The HOME FRONT

September 2017    Official Publication of Park Lakes Property Owners Association    Volume 5, Issue 9

## The New School Year is Here!

If you're a parent like me, then you're probably gearing up for one of the best times of year...when you can send the kids back to school. While it can be a relief for us, it can be difficult for your kiddos to get back into the swing of school. Here are some helpful tips that you may want to use to get them excited about the upcoming school year.

1. Make back-to-school shopping a big deal. Getting the family excited for back-to-school shopping by using it as a stop in a family adventure day. You could make a stop to get the supplies, then do lunch, go clothes shopping, and end with a trip to the movie theatre. This will help break-up some of the "work" that goes into this task.
2. Don't sweat school supply outages. It's fairly common for local stores to run out of supplies a few weeks before the start of the school year. Remember that you can normally order those items from e-retailers like Amazon or even from HEB.com or Walmart.com. Ordering online could save you some time and money instead of driving around trying to find a store with inventory.
3. Start refreshing study habits. One of the most difficult things for students to do is get back into a habit of studying after spending the entire summer relaxing their brain. Work with your child to do some activities that will help them warm up their brains. These could be something as simple as having them talk to you about an interesting article/book they have read or as complex as some math problems jog their memory in that subject.
4. Food and rest are important! It's easy for kids to burn their energy really quickly in the first few weeks of school. Make sure that your kids have plenty to eat and are getting enough rest. This will help with their transition back to a learning environment.

## UPCOMING COMMUNITY



September 23th - 8:00 pm  
Family Movie Under the Stars by Fun Fliks

October 21st - 1:30 pm - 4:30 pm  
Park Lakes Fall Festival

November 11th - 7:00am -12:00 pm  
Community Wide Fall Garage Sale

December 9th - 1:30 PM - 4:30 PM  
Cookies with Santa

5. Tackle homework as a family. This is a tip that can be a huge boost to a child's performance at the beginning of the year, but it can also be challenging for the parent. Basically, sit down as a family to knock out homework for the first couple of weeks. For your child, having a resource immediately available can take a lot of the frustration out of getting back into the habit of homework. Parents, it may not be easy with everything we have going on, but it's something simple that can make a big difference.

# 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  
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

### ***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.

## BOARD MEMBERS 2017/2018

### ***Rachel Gwin***

President – Land Tejas – (Voting Member)

### ***Al Brende***

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

### ***Nancy Taylor***

[parklakesgerald@gmail.com](mailto:parklakesgerald@gmail.com)

### ***Shepard Cross***

[parklakes\\_scross@yahoo.com](mailto:parklakes_scross@yahoo.com)

### ***Lashonda Ramdass***

[parklakesshonda@gmail.com](mailto:parklakesshonda@gmail.com)

### ***Charles Williams***

[parklakescharles@gmail.com](mailto:parklakescharles@gmail.com)

### ***Kennetha Smith-Tolbert***

[parklakeskennetha@gmail.com](mailto:parklakeskennetha@gmail.com)

### ***Julietta Ortiz***

[parklakejulietta@gmail.com](mailto:parklakejulietta@gmail.com)

### ***Edgar Clayton***

[parklakesraj@gmail.com](mailto:parklakesraj@gmail.com)

## PLEASE WELCOME OUR NEW MANAGEMENT COMPANY

### **Sterling Association Services, Inc.**

562 Kingwood Drive, Suite 1 Kingwood, TX 77339

Phone: 832-678-4500 Fax: 832-678-4510

[kingwood@sterlingasi.com](mailto:kingwood@sterlingasi.com)

*Sterling ASI is the largest, locally-owned Management Company in Houston, and is experienced in representing the interests of our clients through the labyrinth of unique challenges that they face today.*

*Sterling ASI is committed to providing excellent management at a reasonable rate. We are equipped with state-of-the-art technology and necessary resources to provide costs savings and superior results. We are dedicated to supplying our clients with the best management service available by putting their objectives first and tailoring our services to meet those objectives.*

## PARK LAKES RECREATION CENTER HOURS

Monday-Saturday 9:00AM-6:00PM (closed for lunch 12:30PM-1:30PM)

**Fitness Center Hours** (Clubhouse & Splash Pad)

7 Days a week - 4:30AM until 11:30PM \*\*Hours are subject to change\*\*

**On Site Community Manager: Lisa Walker**

Office Phone: 281-441-9955

[lisa.walker@crest-management.com](mailto:lisa.walker@crest-management.com)

## POOL REMINDERS

It's great to see that we have had great attendance at the pool this summer, but The Management Company and the Board have received reports of multiple incidents involving poor behavior and violations of the pool rules.

In order to keep the pool a fun and safe environment, please review these key rules with your household.

- Alcohol and glass containers are PROHIBITED on pool grounds.
- Food cannot be consumed in the pool.
- Dispose of trash in the garbage cans.
- Vulgar language, profanity and physical assault against the lifeguards or fellow patrons is PROHIBITED.
- No more than 4 guests per household, unless it has been a party approved by the Board or pool company.
- Minimum age to use the pool unescorted by an adult is 12.
- No sports equipment, such as footballs, are allowed in the pool.

This is not an exhaustive list of pool rules. The rest can be found online. Also, please note that the pool has security cameras installed.

## SplashPad and Pool Rentals

### POOL SEASON ENDS LABOR DAY

The SplashPad is only available during scheduled pool hours.

SplashPad rental is \$25.00 per hour with a max of 3 hours for one cabana area of the SplashPad plus a \$25 admin fee and a \$100 Deposit (which stays in the office and will be given back after the event)

\*This does not include access to the pool area without a designated lifeguard paid for by the resident.

The swimming pools are only allowed to be rented after hours you will need to contact Aquatic Management of Houston at 281 446-5003 and they will assist you with payment and hours.

\*The pool and clubhouse cannot be rented or used in conjunction with each other.

## BUSINESS CLASSIFIEDS

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

✂ PRESENT THIS COUPON AT YOUR ESTIMATE FOR HUGE SAVINGS! ✂

### Affordable Shade Patio Covers

*Building Patio Covers for Houston Lifestyles.*

**AffordableShade.com**  
CUSTOM PATIO COVERS

*We pull City Permits, help with HOA approvals, and build to windstorm certification specifications in the entire Greater Houston area.*

## 713-574-4846

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

Visit our outdoor living galleries to find a house similar to your home, and see the design possibilities!

### AffordableShade.com



Custom Patio Covers . Shade Arbors & Pergolas . Decorative Concrete  
Patio Cover Screenrooms . Woodgrain Embossed Aluminum Covers

**BBB**  
ACCREDITED BUSINESS

## NOT READY to move or sell, YET?



In the meantime, you might want to consider making some home improvements. Let me help you see your home through the eyes of a potential buyer.

Then when you are ready to sell, together we will pick the best time to put your home on the market. Contact me today.



**JJ Waddock**  
REALTOR®

**281.839.8436**

[Jennifer.Waddock@garygreene.com](mailto:Jennifer.Waddock@garygreene.com)

[www.YourHTownAgent.com](http://www.YourHTownAgent.com)

**Better Homes and Gardens**  
REAL ESTATE

**GARY GREENE**

©2017 Better Homes and Gardens Real Estate LLC. Better Homes and Gardens® is a registered trademark of Meredith Corporation licensed to Better Homes and Gardens Real Estate LLC. Equal Opportunity Company. Equal Housing Opportunity. Each Franchise is Independently Owned and Operated. If your property is currently listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers.

## SOCIAL MEDIA SAFETY

Social media has many benefits—it allows you to maintain connections with friends, make new contacts, build support networks, express yourself and share your interests. However, information should be shared with caution to protect yourself and your family. Here are seven top tips for social media safety:

1. Your personal information should be just that—personal. As hackers become more and more sophisticated, identity theft becomes a greater risk. And while it may be tempting to post pictures of your fabulous vacation, bear in mind that you're also letting others know you're away from home—making you vulnerable to a break in.
2. Use privacy and security settings to limit who can see what you share online. You wouldn't give details of your private life to complete strangers in person, so don't do it online either.
3. Remember that what you post online will stay online, so consider the long-term consequences. Could your social media presence prevent you from securing a job in the future? Would you want your coworkers to see this side of you?
4. Let your social network know your boundaries. For example, if you don't want images of yourself or your children posted online, let your friends and family members know.

5. Know what to do if someone is making you feel unsafe online. Some steps you can take include blocking the offender, reporting the person to the site administrator and removing him or her from your friends list.
6. Social media doesn't just spread information, it can also spread viruses and other risks to your computer. Defend your system by using the latest security software and web browser and installing updates regularly.
7. Protect your social media accounts by using password best practices. Long combinations of letters, numbers and symbols are the most secure, and separate passwords should be used for each account.

## SUBMISSIONS

If you have any articles or classifieds that you would like to include in the next month's newsletter please contact Ashley Howard 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\*\**

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



RAIN PROOF DESIGN

CUSTOM PATIO STRUCTURES

Committed to Quality, Value & Service



832.570.3990 www.custompatiostructures.com



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



PEEL, INC.  
community newsletters

ADVERTISE  
YOUR BUSINESS  
TO YOUR  
NEIGHBORS

support your community newsletter

Joy Oliver

Joliver@peelinc.com • 713.494.7034

## Clubhouse Recreational Center Party Room

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 as 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
- \$40.00 per hour after business hours and weekends

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

- You are permitted to book an event 3 months in advance but no less than 2 weeks prior to your event.
- All deposit/rental 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:

Register to 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 on the email list to receive community updates and meeting notices on Crest Management's website: <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



**Quality**  
PRINTING COMPANY

Call today for more info  
**512.263.9181**

From design to print to mail,  
**Quality Printing** can help you  
with all of your printing needs!

**QualityPrintingOfAustin.com**

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.

## 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 281.897.0001**

**www.WiredES.com**



TECL 22809 Master 100394



## WE NEED YOU TO VOLUNTEER!!

Volunteers are always welcome and needed. If you are interested in volunteering for any of our upcoming events or committees please contact your Onsite Community Manager, Lisa Walker at 281-441-9955 or [lisa.walker@crest-management.com](mailto:lisa.walker@crest-management.com).

### 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](http://www.Crest-Management.com).

### We currently have five committees:

1. **Adopt A School**
2. **Landscaping**
3. **Communications**
4. **Safety**
5. **Community Events**



## FAQ's

### **Q. Why do I have to pay Association Fees and what do they cover?**

A. All owners are required to pay Association Fees by the governing documents of their Association. The fees may be due annually or monthly. They fund the operation and maintenance of the common property and are used to provide services for the benefit of all owners. Association Fees pay for common area landscape maintenance, repair and maintenance of pools, playgrounds and equipment, and they provide for improvements desired by the Association, and for services to the owners.

### **Q. What does the Association do?**

A. The Association is a nonprofit corporation managed by a Board of Directors elected by the owners. The Board is responsible for the management of the Association's funds, the enforcement of the deed restrictions, and the maintenance of common area property.

### **Q. What is a "managing agent" and what is their authority?**

A. The managing agent is a company that is engaged by the Board of Directors to provide guidance to the Board, and to implement the Board's decisions or instructions. Sterling ASI's sole business is serving Associations as Managing Agent. A managing agent has no authority except as conferred by the Board of Directors. A managing agent does not make decisions; it implements the decisions of the Board.

### **Q. What are the Governing Documents?**

A. The "Governing Documents" for your association are the Articles of Incorporation, Bylaws, Declaration of Covenants, Conditions and Restrictions (or Declaration of Condominium) plus any Rules and Regulations, Resolutions or guidelines that have been established by your association.

### **Q. Where can I get a copy of the Governing Documents?**

A. You should have received a full copy at, or prior to, closing on your home. If you need another set, it is available through your association and/or its managing agent. Your Governing Documents are recorded instruments so they are also available through the County in which your Association is located.

### **Q. What is a deed restriction and why do I have to comply?**

A. It is part of the Declaration of Covenants, Conditions and Restrictions (or Declaration of Condominium) that you agreed to when you bought your home. Through this document, you agreed to certain standards of maintenance, upkeep and behavior in order to make the community as attractive as possible for yourself and your neighbors, and to maintain or enhance your property values. When you purchase a home in a deed-restricted community you automatically agree to comply with the restrictions then in place or that are properly established.

### **Q. Why do I have to get the Association's permission for home improvement?**

A. This better ensures that your intended improvement meets your community's standards as set forth in the Governing Documents and

avoids the problems that arise from the construction of improvements and the use of colors or styles that conflict with others in your neighborhood.

### **Q. What do the Association fees cover?**

A. Your Association's fees or "assessments" pay for the maintenance, repair and administration of the common areas and facilities of the Association. These can include pools, tennis courts, recreational facilities, street lights, greenbelts and, in the case of condominium associations, the actual physical structure of the building or buildings.

### **Q. What is the "common area"?**

A. It is the land for the use and enjoyment of the members of the Association. This includes facilities like pools and playgrounds in single-family communities and hallways, exercise facilities and building structures in condominium.

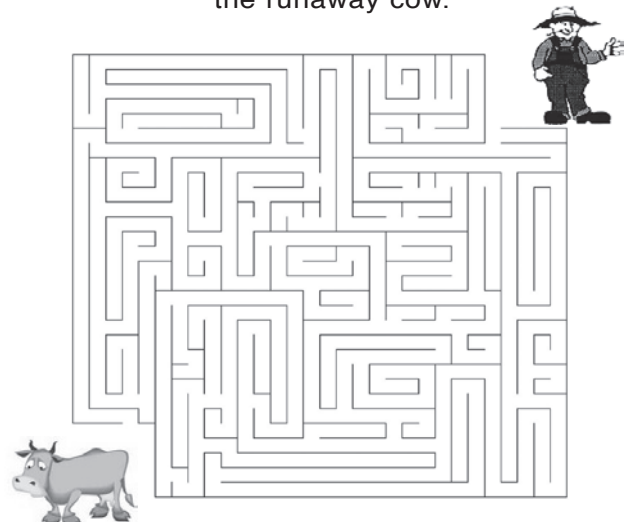
## GO GREEN GO PAPERLESS



**Sign up to  
get this  
newsletter  
in your  
inbox! Visit  
[peelinc.com](http://peelinc.com)  
for details.**

## Kidz Maze Mania

The farmer's cow got away. Help the farmer get through the maze and find the runaway cow.



© 2007. Feature Exchange



**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 28 Million in Closed Sales for 2015*



*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 2015 BILLIE JEAN HARRIS  
in the STATE OF TEXAS*

*#2 Team 2015 BILLIE JEAN HARRIS  
in the UNITED STATES*

*#6 Team 2015 BILLIE JEAN HARRIS  
INTERNATIONALLY*



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® franchises. 091385