



December 2017 Official Publication of Park Lakes Property Owners Association Volume 5, Issue 12



Cookies & Cocoa with Santa

**SATURDAY, DECEMBER 9, 2017
1:30 PM TO 4:30 PM**

At the
Park Lakes Clubhouse

Come celebrate the season with your POA Board and Onsite staff. Bring your cameras to have a photo taken with Santa. There will be refreshments served and crafts for the kids. Hope to see you all there!

Sponsored by
PARK LAKES POA

AVOIDING CONFLICT WITH THE NEIGHBORS

We all can just get along. The key? Communication. It's often the best way to prevent and resolve conflict before it reaches the legal system. You don't have to be friends or spend time together to achieve a peaceful coexistence, but you should try to be a good neighbor and follow these tips:

Say hello. At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting.

Provide a heads up. If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand.

Do unto others. Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, etc.

Know your differences. Make an effort to understand each other. Differences in age, ethnic background and years in the neighborhood can lead to different expectations or misunderstandings.

Consider the view. Keep areas of your property that others can see presentable.

Appreciate them. If the neighbors do something you like, let them know. They'll be pleased you noticed, and it'll be easier to talk later if they do something you don't like.

Stay positive. Most people don't try to create problems. If a neighbor does something that irritates you, don't assume it was deliberate.

Talk honestly. Tolerance is important, but don't let a real irritation go because it seems unimportant or hard to discuss. Let your neighbors know if something they do annoys.

Be respectful. Talk directly to your neighbors if there's a problem. Gossiping with others can damage relationships and create trouble.

Remain calm. If a neighbor mentions a problem they have with you, thank them for the input. You don't have to agree or justify any behavior. Wait for any anger to subside before responding.

Listen carefully. When discussing a problem, try to understand your neighbor's position and why he or she feels that way.

Take your time. Take a break to think about what you and your neighbor have discussed. Arrange to finish the conversation at another time.

PARK LAKES

HELPFUL PHONE NUMBERS

Park Lakes Property Owners Association

Sterling Association Services Inc.(832) 678-4500
SplashPad Texas Onsite Office.....(281) 441-3557
Recreation Center Onsite Office.....(281) 441-9955
Gate Attendant.....(281) 441-1089

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)

Jeff Sheehan-1st Vice President-Land Tejas

(Voting Member)

Charles Williams-parklakescharles@gamil.com-Vice

(Resident Voting Member)

Shepard Cross-parklakes_scross@yahoo.com-Treasurer

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Kennetha Smith-Tolbert-parklakeskennetha@gmail.com

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Al Brende-Ex-Officio

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(Resident Non-Voting Member)

Conrell Hadley-parklakesconrell@gmail.com-Ex-Officio

(Resident Non-Voting Member)

HELP MAKE OUR COMMUNITY BETTER

Our community has lots going on, and that includes a range of upcoming social events as well several important ongoing projects. The website needs updating, there's always room for another article in the association newsletter, and several committees. You can be instrumental in helping to plan the community-wide spring barbeque, to renovate the community center, to redesign the common area landscaping, to review and update the association's architectural guidelines, to create the association's 5-year plan and to get involved in any number of other important endeavors. All it takes is a few hours of your time each month and a commitment to your neighbors.

There's a lot to be gained from volunteering your time: new friends, new skills, recognition by your neighbors and—perhaps best of all—an improved community.

Contact the association manager, onsite manager or a member of the board today. Welcome to the party!

PARK LAKES RECREATION CENTER HOURS

Mon. - Fri. 9:00 AM - 6:00 PM / Saturday & Sunday Closed

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@sterlinggasi.com

Merry Christmas AND HAPPY NEW YEAR

*Park Lakes POA Board &
Onsite Staff*

Christmas brings family and friends together; it helps us appreciate the love in our lives we can often take for granted. May the true meaning of the holiday season fill your heart and home with many blessings.

PARK LAKES STERLING INTRODUCTION

NOTICE: STERLING ASSOCIATION SERVICES, INC. IS THE NEW COMMUNITY MANAGEMENT SERVICE CONTRACTED BY PARK LAKES PROPERTY OWNERS ASSOCIATION.

We are pleased to announce that the Board of Directors for Park Lakes Property Owners Association, Inc. (Park Lakes P.O.A.) has contracted with Sterling Association Services, Inc. ("Sterling") to provide professional community association management services effective September 1, 2017. Sterling Association Services, Inc. provides association services to over one hundred and fifty communities throughout Houston and its surrounding areas. Some of these services include customer care, billing and collecting the annual assessments, paying the community's monthly expenses, and maintaining the association's books and records.

Please note that assessment payments and correspondence to Park Lakes P.O.A. after September 1, 2017, should be directed to our office address below:

Corporate Office:

6842 North Sam Houston Parkway W.
Houston, TX 77064
832-678-4500

On-site Office:

9730 Park Lakes Canyon Terrace,
Humble, TX 77396
281-441-9955

ParkLakes@sterlingasi.com

Along with the financial support mentioned above, Sterling's services will include enforcement of the deed restrictions, processing architectural improvements, contract administration, day-to-day operations and directives, as well as providing support to the members as it pertains to Park Lakes. Your community will be serviced by our dedicated and professional management team which consists of Aly Long, General Manager, aly@sterlingasi.com, Lisa Walker, Onsite Manager, lisa.walker@sterlingasi.com and Susan Marshall Accounting Associate, susan@sterlingasi.com.

Should you have any questions, please feel free to contact your management team via any of the mediums provided. To receive community emails or to review and update your account, please log in to www.sterlingasi.com.

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PARK LAKES

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.

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
2. Landscaping
3. Communications
4. Safety
5. Community Events



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CLUBHOUSE RECREATION 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

- 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**

STOP THAT BARKING!

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 yowler, 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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<http://www.houstonmethodistcareers.org/hmw>

Our 187-bed, 470,000-square-foot, full-service, acute care hospital offers many of the same services as our flagship hospital in the Texas Medical Center. Here, you'll find exceptional learning opportunities, unparalleled resources and benefits such as a free employee fitness center, educational assistance, unique 403(b) and defined contribution retirement plans, and employee wellness programs.

Houston Methodist The Woodlands Hospital is an Equal Opportunity Employer inclusive of female, minority, disability and veterans.

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THE WOODLANDS HOSPITAL

PARK LAKES

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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 at:

www.sterlingasi.com

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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.



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