



July 2018

Official HOA Newsletter for Lakeshore

Volume 4, Issue 7

*Congratulations Jerahn and Donyea!!!!*



# THE LAKESHORE REPORT

## IMPORTANT NUMBERS

### LAKESHORE COMMUNITY ASSOCIATION BOARD OF DIRECTORS CREST MANAGEMENT CO.

#### Community Manager

..... dana.mohler@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

Electric, (multiple providers) ..... www.powertochoose.org  
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

Peel, Inc ..... 888-687-6444  
Article Submission ..... lakeshore-ca@sbcglobal.net  
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: ..... roneln@comcast.net  
To volunteer, please email lakeshore-ca@sbcglobal.net

## Save the Date:

### Crime Watch Meeting

Tuesday, July 10 at 7:00 pm  
Lakeshore Clubhouse

### HOA Meeting

Wednesday, July 19th at 6:30 pm  
Lakeshore Clubhouse

### Community Event

Saturday, July 28  
Details to come

### Lakeshore Night Out Against Crime

Saturday, October 13  
Details to come.

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## TODD'S TIPS - COST SAVERS - DIY

Hi Lakeshore Neighbors! Todd Womack here, your Lakeshore Neighborhood Real Estate Broker and Realtor®, with tips that can save you money on your home sweet home.

Seems we only have two seasons in Houston, Summer and August...

That points to potential savings of electric bills due to air conditioning. Make sure to be shopping your electric power at [Powertochoose.org](http://Powertochoose.org), to get the best deals on electricity. If you are paying more than 10 cents per KWh total including energy charge and TDU charges, you are paying too much. If your rate is way higher now, renew on a short-term contract, then take advantage of much lower rates in the fall or winter, then lock in a 24 to 36 term fixed price. Make sure to know how many average Kilowatts you use, as pricing changes per tier of usage, and watch out for monthly minimum charges or excessive termination fees. Most are waived if you relocated during the term. Use ceiling or floor fans to raise temperature settings, even a couple of degrees higher, such as up to 74 or 75 degrees, instead of 72 settings makes a huge difference in power usage.

Make sure to have clean air filters, replacing every 3 to 6 months during the AC season, even if they claim to last up to 1 year, the air flow and air quality will be better and use less power to cool the home. If you replace filters more often, you can use lower MERV ratings for the filters, and save plenty. I shop online for equivalent filters to major brands, with great performance, and much lower cost.

Check your outside AC condenser coil fan unit after turning off breaker, and make sure it breathes with at least 2 to 3 feet of clearance surrounding it, free of leaves and grass clippings, and rinse with a gentle pressure water hose (while not running). Coil cleaner can also be useful if really covered in debris. Make sure copper lines are wrapped in neoprene insulation and taped tightly. If you can shade the unit from the baking sun and not block air flow, it makes a big difference too. If your inside unit is blowing warm air, less than 14 degrees cooler than intake air temp, you may have a freon leak or need a pro to check the system. Feel free to contact me about real estate questions at 832-647-9871, or get my feedback at [todd.womack@yahoo.com](mailto:todd.womack@yahoo.com).



### IVY KIDS SUMMER LAKE RANCH

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Email: [info@ivykidsummerlakeranch.com](mailto:info@ivykidsummerlakeranch.com)  
Visit: Ivy Kids Early Learning Center,  
14681 West Lake Houston Parkway, Houston, TX 77044  
[www.ivykids.com/summerlakeranch](http://www.ivykids.com/summerlakeranch)

Check out our Open House Tours on 4th and 18th August. Receive FREE registration and one week of tuition worth up to \$400 when you enroll by 4th August. Call, email or stop by for more info!

# THE LAKESHORE REPORT

## HARRIS COUNTY COMMISSIONERS COURT APPROVES \$2.5 BILLION FLOOD BOND PROPOSAL FOR PLACEMENT ON AUG. 25 BALLOT

If Approved By Voters, Flood Protection Bond Issue Would Finance Major Flood Protection Projects To Protect Life and Property

Harris County Commissioners Court voted today to place a \$2.5 billion bond proposal on the Aug. 25 ballot, asking voters to finance a 10- to 15-year program of flood mitigation projects that include drainage improvements, upgraded warning systems, infrastructure repairs, home buyouts, and construction of more detention basins. County Judge Ed Emmett said today that the goal of the bond issue is to speed up a host of projects that ultimately will provide greater protection for county residents and their property.

"After a series of catastrophic floods in recent years, Harris County residents rightly expect major improvements in the way we protect our homes and residents from disaster," Emmett said. "We must take steps now to make our county more resilient. We all saw the way that Texans helped Texans during the Memorial Day floods of 2015, the Tax Day floods of 2016 and Hurricane Harvey last year. Now is our chance to work together to protect

each other proactively."

The county's Budget Management Department has estimated that, if passed, the bond issue would result in an overall tax rate increase of 2-3 cents per \$100 assessed valuation - meaning that most homeowners would see an increase of no more than 1.4 percent in their property tax after all bonds were sold. (Homeowners with an over-65 or disabled exemption and a home assessed at \$200,000 or less would pay no additional taxes.)

The Harris County Flood Control District has begun planning and scheduling a series of 23 "community engagement" meetings - one in each county watershed - to present proposed projects and to solicit public input on other potential flooding solutions in each area. The proposed project list, information about community engagement meetings and an online comment form are all available



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## GUESTS IN YOUR ATTIC

By Cheryl Conley, TWRC Wildlife Center

Who doesn't enjoy seeing squirrels scamper from tree to tree? Everyone loves seeing birds at their feeders. Who doesn't love seeing the does with their fawns? We live side by side with wildlife. Is it any wonder that conflicts arise between humans and the animals?

This is baby season for raccoons. You may find that a mama raccoon has taken up residence in your attic or garage. The best advice we can offer you is to leave her alone. Within a couple of weeks, she will lead her babies out of your attic or garage to live in the wild. If you just can't wait, here are a couple of things you can try. Put a bright light in the area at night and play some LOUD music. Some say talk radio is best. You can throw some moth balls in the area or ammonia-soaked cotton balls. She will probably choose to move the babies to a darker, quieter place outside. When she moves out, it's your responsibility to find out how she got in and block the entrance or your attic will always look like an apartment for rent to wildlife.

We often receive calls from homeowners asking for advice on how to stop raccoons that are getting into trash cans. Solution: try using some bungee cords to secure the top. Another issue we hear about is that raccoons are eating food that is being put out for feral cats.



(Continued on Page 6)

### **FACT:**

Social and emotional intelligence may be the most important determinant of a child's future success.

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# THE LAKESHORE REPORT

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Since raccoons are nocturnal, simply removing the cat food at night will fix the problem except in the spring when mama raccoons can be seen looking for food during the day. No, they are not rabid! They are just hungry. Some homeowners ask about trapping and relocating. While removal may seem like a solution, it usually only creates an enticing vacancy for another animal in search of a meal. Remove raccoons from an area and it's only a matter of time before others move in to take their place. Additionally, the survival rate of relocated raccoons is very low. Raccoons are territorial and putting a lone raccoon into an area already populated with other raccoons can often result in death as the other raccoons will consider him/her as an intruder.

There are products available that may help not only with raccoons but other animals as well. One such product is the motion-activated sprinkler. When an animal gets close to the food source, the sprinkler goes off and scares them away. Just do an internet search and I'm certain you'll find other products that may work as well.

With urban sprawl and loss of habitats, we need to learn to live in harmony with wildlife. TWRC Wildlife Center can often help you find solutions to your issues. Check our website at [www.twrcwildlifecenter.org](http://www.twrcwildlifecenter.org) or call us at 713-468-8972.

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## Exciting new places, close to home!

The HKA area is booming! With lots of new dining, shopping, and entertainment places to try, makes for an exciting summer!

**Main Event** located @20945 Spring Creek Crossing, Humble, TX 77338.

Eating, Bowling, Video Games, Laser Tag, Gravity Ropes, Karaoke, Mini Golf, Rock Climbing, Virtual Reality, Birthday Parties, Group Events, Adult Bar etc.

**Olive Garden** located near Summerwood @14231 East Sam Houston Pkwy N, Houston, TX 77044.

Lively, family-friendly chain featuring Italian standards such as pastas & salads, with a full bar.

**World Market & BuyBuy Baby** new retail shops located @20412 US-59, Humble, TX 77338. Cost Plus World Market is well known for its eclectic assortment of unique and authentic home décor & furniture from around the world. buybuy BABY is committed to delivering an exceptional selection of products to make sure you and your baby are ready for all the adventures ahead.

**Smallcakes Cupcakery and Creamery** located @ 9739 N Sam Houston Pkwy, Suite 190. Smallcakes is a Gourmet Cupcake and Creamery Franchise with over 200 locations worldwide. Will offer fresh gourmet Cupcakes made daily and homemade Cupcake Infused Ice Cream prepared in store.

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Cell: 713.825.5905

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