

Volume 17, Issue 11

November 2018

Harris County MUD No. 341 Adopts 2018 Tax Rate

At its monthly meeting on October 8, 2018, the Board of Directors of Harris County MUD No. 341 (MUD 341) voted unanimously to adopt a tax rate of \$0.34 per \$100 of value. Consequently, the overall tax rate remains unchanged from the 2017 tax year. The Board felt that it was incumbent not to raise the tax rate this year, even though average property values have declined 4.7% from 2017 to 2018.

In 2017, the average homestead was valued at \$471,553. In 2018, the average homestead is valued at \$449,221, resulting a decrease in value of 4.7%.

The average tax bill in 2017 was \$1,603, while the average tax bill in 2018 will be \$1,527. As in previous years, homeowners should begin to receive their MUD tax bills in late October or early November and tax payments are due no later than January 31, 2019.

As MUD 341 reduces its bond indebtedness, it is able to lower the Debt Service portion of the tax rate and slightly increase the Maintenance & Operations portion of the tax rate, as noted below. The purpose of increasing the Maintenance & Operation portion of the tax rate is to generate the funds necessary to maintain, repair and replace water, wastewater and drainage infrastructure throughout the Lakes on Eldridge community. This infrastructure is now over 20 years old and will require increased attention in the coming years as it continues to age.

2017	2018
\$0.27 Debt Service	\$0.24 Debt Service
\$0.07 M & O	\$0.10 M & O
\$0.34 Total Tax Rate	\$0.34 Total Tax Rate

The Board of Directors for MUD 341 consists of the following individuals, all of whom are residents of Lakes on Eldridge:

Russell Rush, President
 Robert Wegner, Vice President
 Christine Mink, Secretary
 Mark Durka, Assistant Secretary
 Carlon Thorpe, Assistant Secretary

Office Hours for New On Site Manager



Donna McDonald is our new Community Manager for Lakes on Eldridge and has established office hours at our clubhouse office. She is available from 10:30 until 1:30 on Tuesdays and Fridays if you need to replace a gate remote or fob or get a sticker or just need to discuss a community issue. Please come by.

TREES are an extremely important asset for LOE which need to be properly maintained. The Oaks and Pears were a primary focus pre-Harvey, but since then we have fallen behind primarily due to restoration priorities and budget concerns. We now have the wherewithal to reactivate this important maintenance activity and the Board has decided to budget \$25,000/year. This amount of funding will allow us to attractively and regularly maintain our 600+ Oak trees, expand the scope of our Pine tree trimming to include all 1000+ of these trees, and maintain/remove several of our remaining roughly 100 Pear trees. After we've completed trimming the Pine trees in the next 2-3 years, we will increase emphasis on removing the rest of our dying Pear trees and filling resulting attractiveness gaps with new trees. Of course, we will continue to address all safety issues ASAP and do required maintenance on our River Birch, Crape Myrtle, Bald Cypress and Palms.

LAKES ON ELDRIDGE ANNUAL MEETING

NOVEMBER 7, 2018 - 7:00PM
 Being Held at the Clubhouse

Lakes on Eldridge

IMPORTANT NUMBERS

FIRST SERVICE RESIDENTIAL

1330 Enclave Parkway, Suite 425, Houston, TX 77077
713-932-1122 (24/7) or contactus.tx@fsresidential.com
Office hours are 8:30am to 5:30pm Monday through Friday

Gate Attendant.....	713-937-8825
Waterfowl, Betty Burkett.....	713-302-9929
Sheriff - (non-emergency).....	713-221-6000
Cy-Fair Fire Department - (emergency).....	281-466-6161
(non-emergency)	281-550-6663
Poison Control	1-800-764-7661
Texas DPS.....	713-681-1761
Waste Management.....	713-695-4055
(trash collection Mondays & Thursdays)	
TNG Utility (Water).....	281-350-0895
Harris County Tax Office.....	713-224-1919
Reliant Energy.....	713-207-7777
CenterPoint (gas)	713-659-2111
Center Point (street light).....	713-207-2222
(give pole # of street which is out)	
Comcast.....	713-341-1000
Houston Chronicle	713-220-7211
Metro Transit Info.....	713-635-4000
Kirk Elementary.....	713-849-8250
Truitt Middle School.....	281-856-1100
Cy-Falls High School.....	281-856-1000
Cy-Ridge High School	281-807-8000
Newsletter Publisher	
Peel, Inc.	advertising@PEELinc.com , 888-687-6444

LOE BOARD OF DIRECTORS

To contact a member of the Board of Directors, call Donna McDonald, at FirstService Residential (FSR), 713-332-4711. Leave the number where you can be reached. Your message will then be forwarded onto one of the following board members:

David Westphal.....	President
Gary Fehsenfeld	Vice President
Sue Strebel.....	Secretary
Erik Roussel	Treasurer
Michael Hayek.....	Director

Visit the Association Website:

www.lakesoneldridge.nabrnwork.com

LOE CLUBHOUSE RENTALS

CLUBHOUSE INQUIRIES FOR RENTALS ARE HANDLED BY FSR. PLEASE REVIEW THE CLUBHOUSE RENTAL AGREEMENT FOUND IN THE RESOURCES TAB ON WWW. LAKESONELDRIDGE.NET TO INQUIRE ABOUT AVAILABILITY OR OTHER INFORMATION, PLEASE EMAIL CONTACTUS.TX@FRESIDENTIAL.COM WITH LOE CLUBHOUSE IN THE SUBJECT LINE AND INCLUDE INFORMATION ABOUT YOUR PROPOSED DATES, TYPE OF EVENT, # OF GUESTS, ETC. EMAIL INQUIRIES ARE PREFERRED OVER PHONE CALL INQUIRIES DUE TO THE TIME NEEDED TO ADDRESS YOUR INQUIRY.

LOE National Night Out OCTOBER 7, 2018



Bristol Banks



Bristol Waters



Crescent Bay

(Continued on Page 6)



Dear LOE Residents:

Happy Fall!

I have had the pleasure of serving your community for two months now. One of the responsibilities I have as a Property Manager is conducting weekly inspections of the community. Driving around the community, I get to see the pride that is being taken in your homes and the community.

The most common violation that occurs is trash cans not being stored out of view. Trash cans can be placed curbside the night before trash pick-up and then stored out of view by the end of the day on trash pick-up day. I have sighted 44 trash violations since September. This is the violation that most frequently occurs but can be so easily remedied. Please do your part to help by storing your trash cans out of view the evening of pick-up.

I also want to mention to all residents that the Lakes on Eldridge Community has a great website! I encourage you to register if you haven't. We post lots of community updates and event notifications on the community feed. You can also find forms for Fobs, Remotes, Decals, ARC Applications and Clubhouse Reservation Forms. The Governing Documents of the community are also located on the site under the Resources Tab. All you have to do to register is go to:

<https://lakesoneldridge.nabrnetwork.com>.

As the Holiday Season is fast approaching, I wish you and your families a very Happy Thanksgiving.

Please feel free to contact me with questions or concerns at 713-332-4711 or email Donna.mcdonald@fsresidential.com.

Sincerely,
Donna McDonald
Lakes on Eldridge
Community Manager



NOBODY SELLS YOUR NEIGHBORHOOD BETTER THAN A NEIGHBOR!

- RANKED IN THE TOP 1% IN HOUSTON FOR 2017 (PER HAR) & KELLER WILLIAMS WORLDWIDE
- TOP SELLING REALTOR IN LOE & LOEN
- MASTER CERTIFIED NEGOTIATION EXPERT (MCNE)
- CERTIFIED LUXURY HOME MARKETING SPECIALIST (CLMHS)

- LAKES ON ELDRIDGE NORTH RESIDENT
- CERTIFIED RESIDENTIAL SPECIALIST (CRS)
- MEMBER OF THE GREATER HOUSTON LUXURY HOME CONNECTION
- MEMBER OF THE HOUSTON RELOCATION NETWORK



MICHELLE HINTON

Realtor®, Keller Williams Memorial

832.795.2246

Michelle@HintonHomeTeam.com



I include a complimentary staging consultation with a professional stager for all homes that I list for sale in LOE and LOEN.

KELLER WILLIAMS
Luxury
INTERNATIONAL

HINTON
HOME TEAM

GIVE BACK HOMES
HOMES CHANGE LIVES

For every home we sell, we help build a home for a family in need.

Lakes on Eldridge



Maintenance/ Project Highlights Completed in October

Recent Maintenance/Project Highlights

- Update Clubhouse audio/visual/WiFi for ATT router replacement & FSR connectivity.
- Replace leg pads on all Clubhouse wood furniture.
- Landscaping audit identified many dead plants and flower bed attractiveness issues which Silversand will resolve this month.
- Installed one new permanent, waterproof sign posting box on the exit gates at Ginger Pond and Heather Run, and on the main gate entrance gate.
- Re-finished the round coffee table at the Clubhouse which was recently damaged.
- Unplugged French Drain pipe at volleyball court which was covered over with Augustine grass.



*Ring in the New Year celebrating with friends
and family right here in your neighborhood!*

LOE's best New Year's Eve celebration kicks off at the
Lakes on Eldridge Clubhouse on Monday, December 31st.
7:30pm-12:30am

Come early and bring the family for the Jr. Countdown at 9p.m.
Homeowners who wish to bring their own fireworks, can be shot
off at the lake behind the clubhouse at their own risk.

Non-alcoholic beverages and party favors will be provided but
please feel free to bring your own beverage and munchies.

Grand finale will be at midnight.



KAY HORSCH

YOUR NEIGHBOR
SELLING YOUR NEIGHBORHOOD

If you've been thinking about selling
your home and buying that new home
or even relocating?

Give me a call,
I would be delighted to assist you!



KAY HORSCH

REALTOR®
LAKES ON ELDRIDGE RESIDENT
713.703.8313
kay@kayhorsch.com
heritagetexas.com

MEMORIAL OFFICE | 14340 MEMORIAL DRIVE | HOUSTON TX, 77079



HERITAGE
TEXAS PROPERTIES

Leading
REAL ESTATE
COMPANIES
OF THE WORLD

LUXURY
PORTFOLIO
INTERNATIONAL



LOE



We meet the 4th Monday of each month at 7:30 P.M. (unless we decide to skip a month or change the meeting day). We take turns hosting the meeting and sometimes change the date or book, so please contact celeste.fritz@gmail.com to get the details for each meeting. Our group has lively discussion (not totally about the books) and we challenge ourselves to read out of our comfort zones.

NO MEETING IN NOVEMBER!

December 10 – Christmas party at the clubhouse. Book – One Man's Christmas by Leon Hale, retired columnist for the Houston Chronicle. Originally published in 1984, One Man's Christmas highlights the warmth and humor for which this legendary writer is so beloved. Whether Hale is scrambling to put together a new toy for his children on Christmas Eve, racing around to buy last minute, often misguided gifts, or reliving his family's fraught holiday on a hardscrabble sheep farm during the Great Depression, the unique sensibility that has endeared him to generations of readers shines through every word.

As usual, we will have our gift exchange – any item. Also, there will be a pot luck hors d'oeuvres and dessert table.

So many books, so little time!.....

CLASSIFIED ADS

Business Classifieds: Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office at 1-888-687-6444 or advertising@PEELinc.com.

Personal Classifieds: Personal classifieds (one time sell item such as a bike) are free to Lakes on Eldridge residents, limit 30 words, please contact Peel, Inc. Sales Office at 1-888-687-6444 or advertising@PEELinc.com.

BASHANS PAINTING & HOME REPAIR

- Interior & Exterior Painting
- HardiPlank Replacement
- Sheetrock Repair
- Cabinet Painting
- Pressure Washing
- Fence Replacement
- Custom Staining
- Wood Replacement
- Interior Carpentry
- Sheet Rock Insulation
- Interior & Exterior Door Replacements
- Stucco Repair
- Wallpaper & Texture Removal
- Crown Molding

NO MONEY UP FRONT

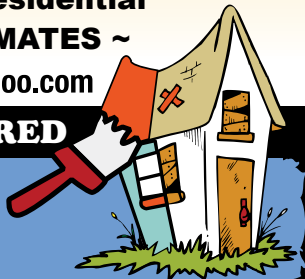
20 Years Experience • References Available
Commercial/Residential

~ FREE ESTIMATES ~

BashansPainting@yahoo.com

FULLY INSURED

281-347-6702
281-347-1867



HARDIPLANK®



Yorkshire
Academy
Learning for a Lifetime

The Little School That's Making a Big Impact.

Open House
Thurs. Jan. 24th
5-7:00 p.m.

300 STUDENTS – 18 MONTHS TO 5TH GRADE

Kids from across Houston and around the world come to Yorkshire Academy to excel, explore, collaborate, question and solve. Ours is a campus that's alive with wonder, joy, kindness, confidence and the kind of progressive learning that ignites the potential in our students to accomplish anything. Even change the world. To find out more and arrange a tour, visit yorkshireacademy.com.



14120 Memorial Drive | Houston, Texas 77079 | 281.531.6088

Lakes on Eldridge

(Continued from Page 2)



Crescent Cove



Eden Springs



Eagle Bend



Indigo Falls




Eagle Cove

REMINDER TO OBEY SPEED LIMITS AND STOP SIGNS

LOE is a Park-like neighborhood with many walkers and bike riders. It is everyone's expectation that all drivers adopt a safe, cautious and conservative driving manner in the Community. There have been far too many reports of vehicles traveling our streets at speeds well in excess of the posted general speed limit of 25 mph. There have also been far too many reports of drivers not observing stop signs (some even barely slowing down when approaching an intersection). Heightened compliance initiatives will undoubtedly be coming as such observations continue. Please help us keep LOE safe by reminding yourself, your family, your visitors and your contractors to properly observe the traffic signs.

Top Ten Reasons to Sell Your Home During the Fall Season...

- 
1. Prospective buyers are more serious.
 2. Less competition.
 3. Fewer houses to choose from means more \$\$\$\$ for you.
 4. Buyers have more time to look during this season.
 5. Homes decorated for the holiday season show better.
 6. Relocation buyers increase and can't wait for the spring market.
 7. Many buyers must close by the end of the year for tax reasons.
 8. Buyers are more emotional during the holidays, so they are more likely to pay your price!
 9. You can be on the market and adjust showings during gatherings.
 10. Sell now and extend occupancy until after the holidays.



Karen Parker
REALTOR®

*Luxury Home Marketing Specialist
Certified Home Marketing Specialist
Lakes on Eldridge Resident*

Direct: 281.610.4866

Office: 713.461.6800

Email: karen.parker@garygreene.com



M E M B E R

Lakes on Eldridge

Lake on Eldridge Events Calendar 2018-2019

Date	Day	Time	Event
November 3	Saturday	9:00am - 2:00 pm	Holiday Market*
December	TBD		Santa at the Clubhouse++
December 31	Monday	8:00 pm -12:30 am	New Year's Eve Party*
January 19	Saturday	6:00 pm - 8:00 pm	Chili Cook Off*
February 16	Saturday	TBD	Whisky Tasting*#
May 18	Saturday	TBD	Wine Tasting*#

RECURRING EVENTS

First Friday of every month: OPEN CLUBHOUSE 6:00 pm – 10:00 pm. Meet up with your neighbors for a chat and a drink. BYOB and bring an appetizer to share.

* For more information about these events, please contact Carrie Loid (cgloid@hotmail.com) or Veerle Swinnen (veerlekurt@msn.com).

++ For more information about the family events, please contact Christine Ciro (lakesoneldridgefamilies@gmail.com).

Nominal fee may be charged.

Get Treated, Not Seated



MEMORIAL VILLAGE ER

Excellence in Emergency Care

Pediatric and Adult Care
CT • X-Ray • Ultrasound • Lab

www.MemorialVillageER.com



24-HOUR EMERGENCY ROOM 281.496.6837

On the Corner of Dairy Ashford and Memorial Drive

International Potluck Dinner (Sept. 22, 2018)



The International Potluck dinner was a great success, thank you to everyone that participated! We celebrated dishes from around the world including countries and participants from England, Nigeria, Belgium, Tunisia, Italy, Colombia, South

Korea, India, Egypt, France, Philippines and Peru, plus Polish-American and Jewish-American and we even experienced domestic dishes from Arkansas, Louisiana, Texas and Missouri. How lucky are we to live in such a great international and diverse community!

A special thank you to Karen Parker, Kerry Linkin, Christine White de Ciro and Gaynor Richardson for helping prepare for this event!

Don't forget to join us for additional fun events coming up - First Friday Open Clubhouse (Nov. 2), and Holiday Market (Nov. 3).

We are always looking for volunteers, so if you want to be part of this fun group - the LOE Social Committee - we'd like to invite you to our next meeting! Don't hesitate to contact me at veerlekurt@msn.com!

Veerle Swinnen



Lakes on Eldridge

**NOT AVAILABLE
ONLINE**

At no time will any source be allowed to use the Lakes on Eldridge 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 Lakes on Eldridge residents only.

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.

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

WIRED

ELECTRICAL SERVICES

SERVICING ALL YOUR ELECTRICAL NEEDS

- Panel Upgrades
- Home Inspections
- TV Install/Mounting
- Troubleshooting
- Remodeling
- Landscaping Lighting
- Home Generators

RESIDENTIAL & COMMERCIAL • 24-HR 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 22699 Master 100394





Northwest Harris County Aggie Mom's Club

www.nwhcaggiemoms.org

Calling all Aggie moms!!! Whether you are a mom of a past, current, or new Aggie, come check out the Northwest Harris County Aggie Mom's Club!! We meet the second Tuesday of every month (Aug-May), at the Houston Distributing Company, 7100 High Life Drive, Houston, Texas. Socializing and dinner starts at 6:30 pm, and the meeting starts at 7:00 pm. Each month, we have interesting speakers, and a chance to win a door prize, and a chance to enter the book award drawing! We have a lot of fun in our quest to support our Aggie students, and in awarding a number of student scholarships each year. The scholarship applications are due by early Feb. and are awarded in April.

We hope you will join us!! Please refer to the website for details on upcoming events. Gig 'Em and God Bless!

Does Newsletter Advertising Work?

IT JUST DID!

To Reach Your
Community Today Call

512.263.9181

www.peelinc.com



DID YOU SAY FREE?

**YES! YOUR NEWSLETTER IS
PROVIDED 100% FREE OF CHARGE**

and is made possible by the
advertisers within. Please frequent
their businesses and let them
know where you saw their
advertisement. While there,
be sure to say "Thanks!"

www.PEELinc.com

PEEL, INC.
community newsletters





PEEL, INC.

308 Meadowlark St.
Lakeway, TX 78734-4717

PRSRT STD
U.S. POSTAGE
PAID
PEEL, INC.

LE

YOUR LAKES ON ELDRIDGE NEIGHBOR

Extensive Advertising and Marketing Guaranteed, Plus a Free Home Warranty.



STEVE HARDCASTLE

#1 IN 77041 SALES

Over the last 15 year period.
Per the Houston Association of Realtors



RE/MAX Westside Realtors

713-678-0509

- **Top 1% of all Realtors in North America**
- **RE/MAX Hall of Fame, Lifetime Achievement Award & Circle Of Legends**
- **Brokers License, BBA, Relocation Expert, Over 30 Years of Full Time Real Estate Experience**
- **Long Time Lakes on Eldridge Resident**

www.stevehardcastle.com

[email: HardcastleTeam@gmail.com](mailto:HardcastleTeam@gmail.com)