



Volume 17, Issue 12

December 2018

2018 Annual LOE Meeting

The Annual Meeting for the Lakes on Eldridge Community Association was held on Wednesday, November 7, 2018. David Westphal, LOE Board President, led the meeting. The numerous volunteers for community affairs were recognized including the rest of the LOE Board, MUD Board Members, the Family Committee members, the Social Committee members, the Safety Committee Members, the Landscaping and Trees Committee members, the Lakes and Wildlife Committee members, the Architectural Controls Committee members, the Bus Stop Committee Members, and the Tennis Committee members. Our community is blessed with the efforts of so many and they continue to deserve to be thanked for their efforts and contributions.

With a quorum confirmed, Erik Roussel was re-elected by acclamation, to a new three-year term on the Board of Directors.

Our new onsite Community Manager, Donna McDonald was introduced and her twice a week office hours were announced (Tuesdays and Fridays from 10am-2pm) for handling logistical and other community issues. A little background was provided about the change in management that is believed to provide more service to the LOE residents.

The major accomplishments for 2018 were (1) completing the repairs to the community including the clubhouse and gate house following flooding from Harvey; (2) enhancing the sound barrier between the workout room and the main room in the clubhouse; (3) adding the new A/V system to the main room in the clubhouse that is used for various events such as the Annual Meeting; (4) upgrading the pool bathrooms; (5) installing a new outdoor water fountain near the volleyball court, tennis courts and playground; (6) upgrading the Kirk Elementary School Gate for parents and children to use before and at the end of the school day; (7) installation of LED lights for all LOE street lights and many monuments around LOE; and (8) increasing the number of Social Committee Sponsored Events and the total participation in those events by residents.

LOE Families Holiday Party



Please join us for food, crafts and fun at the LOE Clubhouse on Sunday, December 16th from

4-6pm. We will have snacks, cookies, and hot cocoa ready for you to share with the big guy during your photo with Santa. Please bring a new, unwrapped toy to donate to the Mission of Yahweh women's and children's shelter.

Ongoing and future projects were outlined including more upgrades to the street access gates at Heather Run and Ginger Ponds, repairs to the archway over the waterfall at the main lake near the tennis courts and creating walking access through the iron fences at the ends of several cul de sacs in LOE.

A financial report was provided for 2018 showing that we expect to keep our expenses within the income of ~\$1,364,000 and about \$900,000 in the reserve fund. It was reported that insurance for certain flood losses that were experienced during Harvey is no longer available and that going forward, we must self-insure those potential losses. With a very careful look at expenses and repairs identified in the long range reserve study, it was determined that the reserve was adequately funded to cover this new self-insurance risk and the foreseeable maintenance costs for the next 4-5 years. The goal remains to continue to align the reserve with the projected costs of major upcoming maintenance projects as well as new capital improvements, on top of the self-insured component. With that in mind, the Board decided that the annual fee would remain the same in 2019 (\$1,460) for the fifth consecutive year.

Finally, LOE safety statistics, as it relates to reported crimes, were shown indicating that even with four cases in a year, we continue to be a very safe community. It was noted that these cases could

(Continued on Page 4)

Lakes on Eldridge

IMPORTANT NUMBERS

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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
Texas Pride Disposal.....	281-342-8178
(trash collection Mondays & Thursdays, recycling Mondays)	
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
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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.nabrnetwork.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@FSRESIDENTIAL.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.

New Trash Provider Beginning December 3rd

Beginning December 3rd, MUD 341 is changing trash providers for LOE from Waste Management to Texas Pride Disposal. This change was necessary because Waste Management wanted to increase our price by over 30% and reduce the amount of waste collection. The MUD was able to change to Texas Pride at our current rates and enhance the pick-up of heavy trash. Our days of service will remain the same as we are currently experiencing. Trash will be collected on Monday and Thursday with Recycling on Monday. Because this is a new provider, their route through the neighborhood may vary from Waste Management, so it is vital that all trash and recycling is curbside no later than 6:30 am on a pick-up date.

You will receive a new recycling bin that is the same size as the current Waste Management bin, but will be black with a gray lid. Those bins will be delivered to your home November 26-28. If you do not want to use a large bin, you can return the Texas Pride container by leaving it on your curb Saturday, December 1. After December 3rd, you can also use personal recycling containers, but they should be clearly marked "recycling". As with any trash, if you choose to use a personal container, please ensure materials cannot be displaced on a windy day.

The Waste Management recycling bins will be picked up by Waste Management on November 26 after the recycle materials have been picked up, so please leave your container by the street that day after the recycling removal.

Recently the requirements for recycling by all providers have been tightened. Never bag any recyclables. The following common items CANNOT be recycled and should be placed in regular trash:

- Styrofoam
- Soiled paper of any type including pizza boxes, facial tissue, paper towels

Also all acceptable paper, plastic, or metal items must be rinsed before recycling. Any food, shampoo or other original contents will be considered contamination at the recycling center and will render the item regular trash instead of recycling. These requirements would be in effect for any trash provider. Attached is a chart giving more details on the recyclable materials.

We are very pleased to be able to maintain our excellent schedule for trash services at a cost effective rate for our residents.



Texas Pride Disposal Service & Collection Guidelines

Service Days and Hours

Trash: Monday & Thursday

Recycle: Monday

Please have waste curbside by 6:30 am

Holiday Schedule

Texas Pride Disposal observes four holidays: New Year's Day, Independence Day, Thanksgiving Day, and Christmas Day. In the event that your service day falls on a holiday, collection will roll to the next regularly scheduled collection day.

Yard Waste

Yard waste should be bagged or placed in cans not exceeding 50 pounds. Bagged yard waste should be placed curbside next to cart. Branches should be placed curbside in bundles measuring no more than 4' x 4' x 4' and under 50 pounds. Limit 8 bundles per service day.

Heavy Trash & Bulk Waste

Texas Pride Disposal will collect two heavy trash/bulk items per service day. Items include furniture, appliances, carpeting (tied and bundled), fencing (nails removed, tied and bundled under 4' in length), and other items not disposed of regularly. Items should be curbside.

Items Excluded from Regular Collection

The following items cannot be collected: dirt, rocks, brick, concrete, liquid paints, fuels, oils, tires, pesticides, fertilizer, and batteries. Please contact us to discuss solutions for proper disposal of these items.

Recycling Collection Guidelines

- Place all recyclables in the container provided by Texas Pride Disposal, old recycle bins, or containers clearly labeled RECYCLE.
- DO NOT BAG RECYCLABLES. Place recyclables loose in your recycle container.
- Please rinse cans, jars, jugs, and bottles before placing in your recycle container.
- Have your recyclables curbside by 6:30 am
- Additional containers can be purchased by contacting Texas Pride Disposal

Accepted Recyclable Material

Paper Products (dry)

Newspaper, Junk Mail, Magazines, Envelopes, Catalogs, Wrapping Paper, File Folders, Computer Paper, Grocery Bags, Egg Cartons,

(Continued on Page 4)

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Lakes on Eldridge

(Annual Meeting continued from Cover)

have been mitigated had some basic precautions been taken by the Residents. Every Resident is invited to help in preventing crime by promptly reporting suspicious activity. On a separate note, we continue to have a problem with some drivers speeding and/or ignoring stop signs. The plans to curtail this problem were outlined as well as an expanded infractions schedule including distracted driving and disrespect to our security patrol. Our patrol officers play a large part in keeping our neighborhood safe and a desirable place to live. Please respect them and the rules put in place to keep you and your family safe.

Russell Rush, MUD 341 Board Chairman, provided a report on the Harris County MUD 341 that serves LOE. Their 2018 accomplishments include obtaining financial re-imbursement from FEMA for all the removal of Harvey related debris, keeping our taxes flat going into 2019, the flood study by AECOM, the completed elevation survey for all LOE homes, and procuring a new trash pickup service with Texas Pride.

Questions were taken in writing and answered by both the LOE Board and the MUD Board.

(Texas Pride Disposal continued from Page 3)

Shoe Boxes, Phone Books, Soda/Beer Boxes, Cardboard Boxes, Paper Towel Rolls, and Waxboard Boxes.

Plastic Products (rinsed)

Plastics #1-#7, Milk/Juice Bottles, Soda/Water Bottles, Shampoo/Soap Bottles, Bleach/Detergent Containers, Household Cleaner Containers, Plastic Flower Pots, and Microwave Dinner Trays.

Metal Products (rinsed)

Soda/Juice/Beer Cans, Canned Food Cans, Pet Food Cans, Aluminum Foil, Pie Trays, Metal Jar Lids, Pots and Pans, and Aerosol Cans.

Class Products (rinsed)

Soda Bottles, Wine Bottles, Beer Bottles, and Jars.

Commonly Mistaken Unacceptable Items - Place these in TRASH

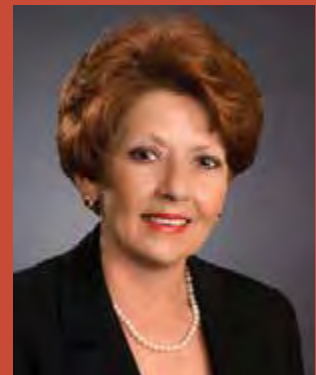
Styrofoam, Coat Hangers, Plastic Bags, Light Bulbs, Ceramics, Paper Towels, Mirrors, Soiled Paper, Soiled Pizza Boxes, and Soiled Facial Tissue.

IF YOU DO NOT WANT YOUR RECYCLE CART, PLEASE PLACE IT CURBSIDE BY 6:00 AM ON SATURDAY, DECEMBER 1st, AND TEXAS PRIDE DISPOSAL WILL REMOVE IT FROM YOUR HOME.



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The Halloween Party Was A Success!

Approximately 140 LOE residents enjoyed getting together at the LOE Playground and enjoying the beautiful fall weather. Many of the kids dressed up in costumes and all enjoyed the bounce house and treats. Thank you to Ginger Rome for helping to decorate and providing surprises for the kids.

The Yorkshire Academy logo, featuring a stylized sun and the text "Yorkshire Academy Learning for a Lifetime", is in the top left. The main image shows three children (two boys and one girl) standing on a green field with a world map in the background. The text "The Little School That's Making a Big Impact." is overlaid in large white letters. A yellow starburst in the bottom right corner contains the text "Open House Thurs. Jan. 24th 5-7:00 p.m.".

The Little School That's Making a Big Impact.

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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 from 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.

New Year's Fireworks Guidelines

Fireworks are a traditional part of New Year's Celebrations in southeast Texas, but as a courtesy to your neighbors, please abide by the following rules:

- Use of fireworks should end by 12:30am on New Year's morning. (thirty minutes after midnight)
- Any aerial fireworks must be pointed away from homes and structures, the elementary school, people and animals.
- Any resident using fireworks must clean up all debris.
- It is suggested that fireworks be brought to the LOE clubhouse to be used with other neighbors' fireworks so all can enjoy each other's' show.

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Lakes on Eldridge

Oktoberfest



On October 19th, the Beach Club could have been mistaken for Munich, Germany when the annual Oktoberfest event for LOE took place. Karbach Brewery provided three different brews to taste while we munched on pretzels, sausages, assorted cheeses, and more. Over 100 nachbarns (neighbors) attended in spite of the persistent rain we experienced. Thank goodness we have a beautiful covered patio that kept us all dry.

Special thanks to all our volunteers:

Angela Vantanka, Wayne Gann, John Jondle, Karen Parker, Marcie Lupher, Dan Masengill, Sharon Sealy, Joyce Boin, Kevin Cook, Friedel & Albert Liptay, Tom & Gaynor Richardson, Sue Jolly & Sharon, Rob & Bea Rameriz, Sue & John Strebel, and Carrie & Kirby Loid.



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Maintenance/Project Highlights



Recent Maintenance/ Project Highlights

- Installed floating rope in lake adjacent to volleyball court to facilitate recovery of volley balls that currently run into the lake and blow too far from shore for recovery.
- Launched project to replace remaining unreliable gate operator motors and modify roller tracks to allow gates to open fully without hanging-out dangerously over the curb as they do today. Will also completely replace the Ginger Pond roller track which has rusted badly. It will be necessary to temporarily shut-down both Heather Run gates and Ginger Pond entrance gate during construction. Shut-down periods will be announced in advance, will avoid weekends weather permitting, and will be minimized.
- Repaired several sections of Common Area brick walls with missing bricks and exposed ladder wires where mortar was missing.
- Replaced the grout between the tile coping and the concrete decking all around the Clubhouse swimming pool. Also, replaced missing bolts on stairwell ladder.
- Replaced defective infrared heaters for Guard House waiting area on front porch.
- Installed floating rope running about 10' offset from Lake A retaining wall adjacent to volleyball court in order to capture wild balls with a 10' pole that otherwise escape into deep water.
- Reprogrammed A/V system to restore WiFi access inside and outside the clubhouse following replacement of defective ATT router.
- Replaced VISITOR ONLY signs on Ginger Pond and Heather Run entrance gates in order to simplify the message and reduce tail gating.
- Launched several month project to repair seriously damaged curbs and holes in streets. Initial activity will be marking repair locations with orange paint. After that, the chosen contractor will be making repairs. Efforts will be made to minimize construction impact on residents.

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Dear LOE Residents:

As we enter one of the busiest months of the year, I want to share some important information with you:

You will receive your 2019 Annual Assessment coupons in the mail soon if not already. Included with the coupon, are instructions on how to use ClickPay to pay your assessment online. You can find your account number on the coupon. Of course, you can also pay by check payable to LOE. An envelope will be provided for mailing with the coupon. If you haven't received your Annual Assessment by December 15th, please contact our Customer Care Center at 877-378-2388 to be sure we have the correct mailing address on file.

Please feel free to contact me if you have any questions or concerns at 713-332-4711, Donna.mcdonald@fsresidential.com or onsite at the LOE office on Tuesday & Friday from 10am to 2pm.

I wish all the residents of LOE a joyous holiday season!

Sincerely,

Donna McDonald

Community Association Manager

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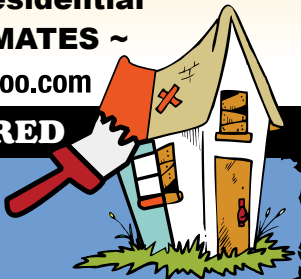
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Holiday Market

Our holiday market was a great success. We had a variety of unique vendors from food items and wines to handwoven baskets, ladies apparel, jewelry and much more.

If you missed this holiday event remember that it is always the first Saturday in November.

Thanks to Carrie and Kirby Loid, Harold Peters, Marcela Lupher, Sue and John Strebel, Gaynor and Tom Richardson who helped to make this happen





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