



Volume 18, Issue 12

December 2019

LOE FAMILIES HOLIDAY PARTY

Oh What Fun...

Please join us for milk and cookies with Santa on Saturday, December 7th from 10AM to NOON at the LOE Clubhouse. We look forward to seeing all our neighborhood elves.

For more information, please join our LOE FAMILIES Facebook group!

<https://www.facebook.com/groups/1447548715475747/>



NEW YEAR'S EVE PARTY

Children's
Early
Countdown
9 pm

~BYOB~
Some Snacks
Provided
But
Appetizers
Welcomed!

Midnight
Champagne
Toast

Tuesday, December 31st
7:30 p.m. – 12:30 a.m.
LOE Clubhouse



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Lakes on Eldridge

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(non-emergency)	281-550-6663
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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 or email: Donnamcdonald@fsresidential.com

David Westphal.....	President
Gary Fehsenfeld	Vice President
Sue Strebel.....	Secretary
Erik Roussel	Treasurer
Gaynor Richardson	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.

2019 Annual LOE Meeting

The Annual Meeting for the Lakes on Eldridge Community Association was held on Monday, November 5, 2019. David Westphal, LOE Board President, led the meeting. The numerous volunteers for community affairs were recognized including LOE Board members, 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, Sue Strebel and Gaynor Richardson were-elected by acclamation, to new three-year terms on the LOE Board of Directors.

Onsite Community Manager, Donna McDonald was introduced and her twice a week office hours were announced (Tuesdays and Fridays from 10-2) for handling logistical and other community issues.

The major accomplishments for 2019 were:

- Flashing yellow traffic light at main entrance
- Flashing yellow traffic light at Ginger Ponds
- Mailbox Beautification Initiative
- Full opening gates and updated gate operators
- Increasing the number of Social Committee Sponsored Events and the total participation in those events by residents
- Safety Committee evaluation of safety issues/concerns in LOE

Future projects were outlined including AC system in Clubhouse, arch over waterfall near tennis courts and pool plaster repair and coping replacement.

A financial report was provided showing that we expect to keep our expenses within the income of ~\$1,340,000 and with close to \$1,000,000 in the reserve fund. As our community ages, we need to prepare for large capital expense items such as repairing roads, sidewalks, walls, etc. Following five years with no annual dues increase, it was determined that with continued rising expenses, association dues for 2020 will be increased \$125 from \$1,460 to \$1,585.

As an update on the lawsuit against the US Corps of Engineers for flooding after Harvey rainfall, it was reported that we are still awaiting a decision of the court for the liability determination phase. The ruling may come anytime and, if favorable, will be followed by a damages phase, which may take at least one to two years to conduct. Foreseeing appeals and other delays, any award is still years away. But while it is desired to gain compensation for damages caused by the operation of Addicks Reservoir, it is probably more important that flood mitigation projects be implemented to reduce the likelihood that a future flood event will damage homes and property in Lakes in Eldridge.

(Continued on Page 3)

(Continued from Page 2)

In that regard, a Flood Mitigation Committee has been commissioned and much effort has been undertaken toward understanding what caused Addicks Reservoir flooding and what kinds of projects will and won't help reduce flood risk. There may be years of efforts ahead, but important relationships have already been established with the staff of many of the key office holders. Pressing these relationships as official studies of the causes and solutions to Addicks flooding are released, will hopefully lead to significant projects that will lower flood risk for residents of Lakes on Eldridge.

Finally, LOE safety, as it relates to reported crimes were shown indicating that even with several reported issues, we are a very safe community, but we continue to a problem with traffic safety and some drivers speeding and ignoring stop signs. 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.

Carlton Thorpe, MUD 341 Board Assistant Secretary, provided a report on the Harris County MUD 341 that serves LOE. The MUD is planning a meeting next spring to update residents on recent flood water concerns, and upcoming projects.

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

Maintenance/Project Highlights for November 2019



Recent Maintenance/Project Highlights

- Did not complete trimming of cul-de-sac oaks as planned. Had to substitute removal of an additional seven dead pine trees, hopefully before the pine bark beetles migrated to another tree.

Will finish trimming cul-de-sac trees and rest of peripheral oaks during 1Q2020.

- Touched-up scratches on Clubhouse interior trim. Please be careful when moving furniture and setting-up/cleaning-up for events you are sponsoring.

- Replaced one large window with damaged seal in front of clubhouse which was causing heavy condensation in between the double panes.



Before



After

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Lakes on Eldridge

International Potluck Dinner

**SATURDAY, JANUARY 25TH, 6 - 8 PM
AT THE CLUBHOUSE**



Come meet your neighbors and share a favorite or popular appetizer, entrée, side dish, or dessert from your country or state.

Water and juice will be served, but feel free to bring your own beverage of choice! Cards will be available to write the name of your dish, the country or state, and your name, so others can ask you about it. We hope to see you all there!

For more information, please contact Veerle Swinnen at veerlekurt@msn.com.

Be sure to befriend us on Facebook @LOE Social Committee to stay up to date on all events!

Safety Committee Update

A town hall meeting was held on November 19th to discuss safety and security matters in LOE. To foster the discussion, a survey was sent to all homeowners in advance of the date, which results were disclosed at the beginning of the meeting. It was reassuring to see how an overwhelming majority of the residents felt very safe in LOE, while they also recognized that there were legitimate concerns, notably in the areas of access control, crime prevention and traffic safety.

The Safety Committee delivered an informative presentation highlighting key safety statistics (in and around our community), commenting on the incidents that occurred throughout the year, explaining what mitigation measures had been taken and providing a range of options to further enhance safety and security in LOE. Questions from the audience were answered and residents in attendance were able to express their opinions about the topics and the opportunities discussed during the meeting.

The Safety Committee and the Board of Directors gathered highly valuable input that will help them with their ongoing work to keep us all safe. More results will be shared with the Community as we progress with various projects.



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MEMORIAL OFFICE

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LOE COMMUNITY EVENTS

DECEMBER 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Women's Bible Study Clubhouse 9am-12pm Bolly X – Flex Room 7:30pm– 9:00pm	4	5 Bolly X – Flex Room 7:30pm-9:00pm Clubhouse Reserved 6:30pm-9:00pm	6 First Friday Social 6:00PM – 9:00PM	Milk & Cookies with Santa at Clbhse 10am-noon 
8 Bolly X – Flex Room 9:00am-10:30am	9 Flex Rm – reserved 6pm – 9pm Book Club Christmas Party 7:30pm – 9:30pm	10	11 Bunco – 6pm – 10pm	12 Private Event	13 Private Event	1
15 Private Event	16 Board Meeting 5:30pm	17	18	19 Bolly X – Flex Room 7:30pm-9:00pm	20	2
22 Bolly X – Flex Room 9:00am-10:30am	23	24	25 Christmas 	26 Bolly X – Flex Room 7:30pm-9:00pm	27	2 Flex Rm – PVT Party 9am–4pm
29 Bolly X – Flex Room 9:00am-10:30am	30	31 New Year's Eve Pty 				Calendar Subject to changes

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Lakes on Eldridge

TX MUD 341 – An Overview

Who are we and what do we do?

The Municipal Utility District (MUD) 341 provides water, sewer, storm water and trash/recycling services to the residents of Lakes on Eldridge and the commercial entities located at the corner of Tanner Road and Eldridge Parkway. Much like a gas or electric utility, the MUD operates underground facilities to each customer's meter. Unlike other utilities, MUD 341 also operates a water treatment plant where water is regularly treated and monitored to ensure quality for our customers. The MUD is also responsible for street drainage (storm sewers) and the lakes around our beautiful community.

Why do we have MUD's?

A MUD is a funding mechanism to provide utilities to new subdivisions that has worked successfully in Texas for over 50 years. There are close to 1000 MUD's in the state of Texas, many in the Houston area. MUD's save homeowners money by spreading the cost of utility infrastructure over many years through MUD taxes rather than having that cost paid up front at the time of construction raising home prices.

Who Regulates MUD's?

The Texas Commission on Environmental Quality (TCEQ) regulates MUDs and has continuing supervision over MUDs. The TCEQ has extensive rules regarding the design, construction, and financing of water, sewer, drainage, and park infrastructure. MUDs are required to follow these rules.

In the late 1980's the TCEQ rules were amended to require TCEQ review and approval of MUD bonds for financial feasibility. The feasibility rules impose strict tests to ensure that MUDs can support the bonds proposed to be issued. As a result, no MUD has defaulted on any MUD bonds since the implementation of the feasibility rules. Bond ratings agencies cite the TCEQ's process of reviewing and approving MUD bonds as an important reason for favorable MUD bond ratings.

What is Happening of Interest in MUD 341?

Your MUD is committed to providing reliable, cost effective services. As an example, when our previous trash provider, Waste Management, came to us with their plan to raise our price by over 30% and force each homeowner into using a single bin that could only be picked up remotely, we responded by hiring a new company, Texas Pride, at a lower cost and maintaining all the loose trash pick-

up we had enjoyed previously. The transition was a little challenging in the beginning because Waste Management lost customers all over the city and each local provider like Texas Pride saw their business quadruple in 90 days. However, we worked closely with them to ensure they would meet our needs and we continue to stay committed to effective trash services.

This year the MUD also implemented a notification system in the event of any outage. One such outage occurred when a contractor hit one of our main lines. We were able to notify residents of the outage and expected repair time. If you aren't getting those notifications, please go to <https://alerts.hcmud341.com/> to sign up.

In 2020 we will begin a 5 year program to run cameras down all our water and sewer lines to look for any leaks or damage from tree roots or other impediments. We routinely monitor water losses to look for leaks, but this is an added step to determine potential problems before they occur. We will continue to routinely flush our water lines to keep them clean. In 2020 we will also do an extensive rehabilitation of two of the back lakes near Turkey Creek. Engineering is now in progress to determine the most cost effective method while preserving their natural beauty.

Finally, we continue to work closely with local, county, state and federal government agencies as they develop the plan for preventing Houston flooding. As mentioned in the Annual HOA meeting, the MUD will sponsor a meeting when the Buffalo Bayou and Tributaries Resiliency Study is published by the Corps of Engineers. This report will outline the Houston flooding prevention plan. Currently, the report is due in April 2020.

Who Serves on the MUD Board of Directors?

We are very proud that as of 2018, all MUD Board directors are now residents of the subdivision. They are Russell Rush, Bob Wegner, Christine Mink, Mark Durka and Carlon Thorpe.

Can Anyone attend a MUD Board Meeting?

Absolutely. The meetings are held the 2nd Monday of each month at the law offices of our MUD attorney, Schwartz, Page & Harding, L.L.P. The address is 1300 Post Oak Boulevard, Suite 1400 in Houston. Our meetings begin at noon. The meetings are held at this location because many MUD's use the same sub-contractors and meet on the same day each month. By meeting in a central location, the contractors are able to go from meeting to meeting.



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Lakes on Eldridge



On October 18th the clubhouse was filled with over 150 neighbors participating in the annual Oktoberfest event. Karbach Brewery and No Label Brewery donated five different brews to taste while we munched on fabulous food from the two food trucks out front. It was fun to enjoy everyone's company on a beautiful fall evening. A very special thanks to all our volunteers that helped that evening.



Lakes on Eldridge Events Calendar 2020

January 25 - Saturday 6:00 pm - 8:00 pm
International Potluck dinner*

February 7 - Friday 6:30pm - 9:00pm
First Friday & Wine Tasting *#

February 29 - Saturday 6:00 pm - 8:00 pm
Chili Cook Off*

April 4 - Saturday 10:00 am
Easter Egg Hunt++

April 25 - Saturday 9:00 am - 12:00 pm
Recycle Day*

June 13 - Saturday 6:00 pm - 10:00 pm
Concert & Food Trucks*

June 27 - Saturday 8:00 pm - 10:00 pm
Dive In Movie++

June 27 - Saturday 8:00 pm - 10:00 pm
Dive In Movie++

July 4 - Saturday 6:30 pm - 9:00 pm
Parade, Hotdogs & Fireworks*

July 18 - Saturday 8:00 pm - 10:00pm
Dive In Movie++

August 7- Friday 6:00 pm - 10:00 pm
First Friday & Line Dancing*

September 26 - Saturday 5:00 pm - 7:00 pm
National Night Out Neighborhood Party*

October 2 - Friday 6:30pm - 9:00pm
First Friday & Art Fair*

October 1 - Friday 6:30pm - 9:00pm
Oktoberfest*#

October 24 - Saturday 3:00 pm - 5:00 pm
Family Halloween Party ++

November 7/8 - Saturday/Sunday TBD
Holiday Market *

December 5 - Saturday 10:00 am - 12:00 pm
Children's Christmas Party*

December 31 - Tuesday 7:30 pm - 12:30 am
New Year's Eve Party*

Recurring Events

First Friday of every month: OPEN CLUBHOUSE 6:00 pm – 9:00 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 White de Ciro (lakesoneldridgefamilies@gmail.com).

Nominal fee may be charged.

PLEASE BEFRIEND US ON FACEBOOK @LOE SOCIAL COMMITTEE & @LOE FAMILIES to stay informed about all our fun events!

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.



~REMINDER~

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A FEW HOLIDAY THOUGHTS...

It is good to be children sometimes, and never better
than at Christmas, when its mighty founder was a
child Himself.
Charles Dickens

There are two ways to live your life. One is as
though nothing is a miracle. The other is as though
everything is a miracle.
Albert Einstein

The way you spend Christmas is far more important
than how much.
Henry David Thoreau



Merry Christmas

& HAPPY NEW YEAR

From Everyone at Peel Inc.



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