

# THE ATASCOCITA FOREST COMMUNITY GAZETTE

VOL 4 ISSUE 5 | MAY 2020



THE OFFICIAL MONTHLY NEWSLETTER OF THE ATASCOCITA FOREST COMMUNITY ASSOCIATION

## ATASCOCITA FOREST BOARD

The mission of the Atascocita Forest Community Association Board is to represent the homeowners and work for the common good of our neighbors.

The members of the board are your neighbors.

They live in Atascocita Forest and serve voluntarily for three-year terms. They are elected to the Board of Directors by Atascocita Forest residents at the Annual Meeting in February. Above all, the members of the board care about the community and the people who live here.

One of the primary duties of the board is to administer the regulations contained in the Atascocita Forest covenants and guidelines. Though these decisions sometimes cause disagreement, please remember that the

regulations are designed to protect the property values in our neighborhood, which in turn protects the interests of all residents.

Current Board Members are:

Troy King - President/Treasurer

Kesha Stubblefield - Vice President

Norman Laskie - Director

Janet Cowart - Director

We are currently in need of an additional volunteer for the Board to fill a recently vacated seat. Whomever is interested in filling the role, please contact us at: [board@atascocitaforest.com](mailto:board@atascocitaforest.com) for more information.

### May Events are Tentative based on COVID-19

09.....Pool Tag Pick Up Day 8 am - 10 am  
AFCA Community Pool.....17415 Woodland Hills Dr., Humble, TX 77346

11.....AFCA HOA Board Meeting 6:30 pm - 8 pm  
AFCA Community Pool.....17415 Woodland Hills Dr., Humble, TX 77346

16.....Pool Party & Pick Up Day 12 pm - 4 pm  
AFCA Community Pool.....17415 Woodland Hills Dr., Humble, TX 77346

23.....Pool Open for Memorial Weekend Only  
AFCA Community Pool.....17415 Woodland Hills Dr., Humble, TX 77346  
Fri. 5/23 11 am 8 pm Sat. 5/24 11 am 8 pm Sun. 5/25 12 pm 7 pm

29.....Trail of the Lakes MUD Board Meeting 12 pm  
RBAP Pllc Office.....2929 Allen Parkway, Suite 3450, Houston, TX 77019

29.....AFCA Community Pool Opens  
AFCA Community Pool.....17415 Woodland Hills Dr., Humble, TX 77346

### June

08.....AFCA HOA Board Meeting 6:30 pm - 8 pm  
AFCA Community Pool.....17415 Woodland Hills Dr., Humble, TX 77346

29.....Trail of the Lakes MUD Board Meeting 12 pm  
RBAP PLLC, Office.....2929 Allen Parkway, Suite 3450 Houston, TX 77019

# ATASCOCITA FOREST

## IMPORTANT NUMBERS

### EMERGENCY NUMBERS

EMERGENCY .....911  
Harris County Animal Control ..... 281-999-3191  
Poison Control ..... 800-222-1222

### NON-EMERGENCY NUMBERS

Pct 4 Constable Non-Emergency Dispatch..... 281-376-3472  
Atascocita Volunteer Fire Dept. .... 281-852-2181  
Harris County Precinct 4 ..... 281-376-3472  
Texas No Call List Registration ..... 866-TXN-OCAL  
Emergency Roadside Assistance..... 800-525-5555

### SCHOOLS

Humble ISD ..... 281-540-1775  
Whispering Pines Elementary..... 281-641-2500  
Humble Middle School..... 281-641-2500  
Humble High School ..... 281-641-6300

### UTILITY NUMBERS

Report Power Outage - Centerpoint..... 713-207-7777  
Report Street Light Outage - Centerpoint ..... 713-207-2222  
Report Gas Leak - Centerpoint ..... 713-659-2111  
Centerpoint (Gas) ..... 713-659-2111  
Call Before You Dig ..... 811  
Water - SiEnvironmental..... 832-490-1600  
Emergency Number ..... 832-490-1601  
Electricity - Multiple Providers..... www.powertochoose.org  
Trash - RR&R of Texas..... 866-516-9805  
MUD District ..... www.TrailoftheLakesMUD.com

### PUBLIC SERVICES

Humble Post Office..... 281-540-1775  
DPS Office..... 281-446-3391  
Harris County Clerk (Will Clayton Pkwy.) ..... 281-540-1173

### NEIGHBORHOOD MANAGEMENT

Community Asset Management  
www.CommunityAssetManagement.com  
Pam Valentine..... pvalentine@cam-texas.com

### ATASCOCITA FOREST COMMUNITY ASSOC.

Email the Board ..... board@atascocitaforest.org  
Website Questions/Problems ..... website@atascocitaforest.org  
Newsletter questions..... newsletter@atascocitaforest.org

### BOARD MEMBERS

Troy King - President & Treasurer ... troy@atascocitaforest.org  
Kesha Stubblefield - Vice President....kesha@atascocitaforest.org  
Tomasina Sampa - Secretary .... tomasina@atascocitaforest.org  
Norman Laskie - Director ..... norman@atascocitaforest.org  
Janet Cowart - Member.....janet@atascocitaforest.org

## HAVE YOU LOGGED IN YET?

<https://www.atascocitaforest.org/>

Features of the Atascocita Forest Community Intranet include:  
Receive e-blasts from the Association (i.e. Association news, announcements, community events, local area happenings and more!)  
• Resident Directory • Current Events and Activities • Documents and Forms (i.e. ACC guidelines, deed restrictions, financials etc.)  
• Event Photos and MORE!

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## HOA UPDATES

**Community Pool** – Blue Water Recreational Services LLC has been contracted to maintain and clean the pool and pool equipment for the 2020 year's maintenance and lifeguard services. The board will be standardizing the hours of operation for the coming pool year. The pool will reopen at the end of May 2020, tentatively based on the COVID-19 and availability of lifeguards. Due to the COVID-19 training certification by The American Red Cross is being delayed, potentially causing a delay in the opening. More updates to follow. The Board has approved the bid based on the guarantee of a higher quality lifeguard in hopes of a more successful pool year.

**The Park** – Bids are still being received and reviewed for pressure washing of the buildings, play structures, as well as the concrete sidewalks along with sterilization for after the COVID-19 release from quarantine. Additional work has been contracted to FenceLine to remove two sections of fencing along the old Park Picnic area and along the Elementary School to assist in the next phases of construction. The section along the school is to be replaced after the buildings are installed and new fencing is to be run on the opposite side to keep the Park area secure. This run will be replaced along with some reconfiguration of the fencing into the park once the community clubhouse is on site. Additionally, the key fobs for operating the door access to the Park and Tennis courts are being replaced and all current fobs will be replaced and rendered inactive. New fobs are being procured from Gates in Motion and a date, time and location will be provided to meet for new fobs.

**Community Clubhouse** – Two buildings have been placed on site and are going to be remodeled both internally and externally to blend with the surrounding area. Bids are being requested to extend the parking into the current picnic area, landscaping needs, utility needs, to remodel the modular buildings as needed for community appeal and functionality, etc.

**Streetlights** – Upon converting the old streetlights to LED for improved electric rates it was discovered that there were several streetlights in The Forest in which Atascocita Forest has been paying for since the builder from The Forest decided not to combine into Atascocita Forest C.A. The board has been working diligently since this was discovered to determine the financial impact and advised The Forest and their management company right away so they may take over paying for the streetlights in The Forest section. The Forest has agreed to take over the billing and the transition should be completed soon.

### Street Light Out?

Street Light Out? Centerpoint Energy maintains streetlights throughout Atascocita Forest. If a light is out or blinking, please report it. We pay for all of the street lights in our subdivision... every month...regardless if they are illuminated or not!! This is also a serious safety issue. To report an outage,

follow these steps:

Call CenterPoint at (713) 207-2222 during normal business hours (7am -7 pm) or

Report it online at <http://cnp.centerpointenergy.com/outage>.

#### **You will be asked to provide the following:**

- A pole number for the non-functioning lights you want to report.
- Contact information (in case more information is needed to locate a streetlight)
- An e-mail address (if you want feedback regarding your repair request)
  - The number of streetlights you would like to report

The system will guide you through the remaining steps.  
Streets

### Traffic Issues

When a resident reports that someone has run a stop sign or is speeding, refer them to the local police department's non-emergency number. We can't control the way people drive but we can be understanding of the residents concern and listen. Referring them to local law enforcement is the only suggestion we can make.

Who to Contact Info

Harris County Sheriff

<http://www.harriscountysoc.org>

(713) 221-6000

Constables Prec. 4 <http://www.cd4.hctx.net>

(281) 376-3472

### LANDSCAPING TIPS

#### May

- Mowing should be done as frequently as necessary.
- Weed control can be done during cooler temperatures when weeds grow actively. This should be a perfect time to spray selected areas with herbicide.

- Over-seed the lawn.

- Apply the second batch of fertilizer on the last week of May.

- Prepare annual flower beds and summer annuals. Weed the beds as necessary.

- Hedging plants should be sheared.

- Begin watering the landscape more before temperatures rise.

If the greens goes dormant it will much more water to restore it rather than the ¼ that it takes to keep it green.

#### June

- Mowing should still be continued.

- If temperatures reach mid 80s stop using selective herbicides.

- Fertilize your summer annuals.

- Flower and ornamental beds should be mulch to avoid dryness.

- Perennials should be pinched back, dead headed and staked.

- Maintenance pruning should be done for the ornamental plants.

- Form and finalize your plans for a Fall Landscaping Project.

# ATASCOCITA FOREST

## HOA Board Volunteer Corner

I have been a resident of our neighbor for more than 10 years. I am also the wife of our current HOA Board president. A volunteer can be described as a person who freely offers to take part in an enterprise or undertake a task. The key to this definition is freely. ALL of the board members that serve on the Atascocita Forest Board are volunteers; their roles are a second job that takes time from their families, evenings and/or even their weekend. Generally, one of the great attributes of being a volunteer is reliability, being there for owners when called upon can show a great deal of trust and commitment to your community. A board member's job can be full of challenges, issues and opportunities, some of which can be controversial.

As a board member, the role can be both rewarding and thankless. Chances are, as you are settling in for the evening for your favorite home remodeling show or to catch your favorite sports team in action, our board members are enduring a 60 to 90 minute board meeting, reviewing the upcoming budget, looking at additional bids, or reviewing pending architectural change applications. Board Members typically spend on average 60 volunteer hours a week acting on our communities behalf.

Most board members have a great deal of integrity as there is a big responsibility with the community's resources, facilities and homeowner correspondence. Our board members devote their energy and enthusiasm into making our community the very best they can

be by serving on the HOA board and managing our neighborhood projects. Everything that our community accomplishes – from making policy changes to throwing a memorable holiday party – depends on the involvement of our Board Members and their willingness to make these sacrifices.

Our neighborhood has some really exciting projects going on and our board is ensuring that these projects stay on budget; stay within the confines of our communities rules and regulations and that the projects are beneficial to our community as a whole.

Our community is constantly looking for dedicated and talented homeowners to serve our community. Volunteering with your HOA Board helps you to protect your property values and maintain the quality of life you expect in your community. As a volunteer, you're endeavoring to protect, enhance and maintain the assets of the Association. The collective value of communities is often much more than people/owners may even contemplate. It truly is a joy to know and work with people for a common purpose.

Your neighbors invest their time in projects that benefit everyone. No Association can thrive without them, so let your HOA know how you can contribute to your community and that you appreciate their efforts.

If given the opportunity, please share a simple note of thanks to your board members and volunteers. It could be at the next board meeting, annual meeting or in a simple e-mail.



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Monthly Contract Stats

## TRAIL OF THE LAKES MUD

For February 2020

### Categories

Burglary Habitation: 1	Burglary Vehicle: 5	Theft Habitation: 1
Theft Vehicle: 0	Theft Other: 6	Robbery: 0
Assault: 0	Sexual Assault: 0	Criminal Mischief: 0
Disturbance Family: 2	Disturbance Juvenile: 0	Disturbance Other: 12
Alarms: 31	Suspicious Vehicles: 16	Suspicious Persons: 12
Runaways: 3	Phone Harrassment: 0	Other Calls: 139

*(Continued on Page 6)*

# HOUSTON, WE CAN

CARE FOR OUR COMMUNITY, CONTROL THE SPREAD,  
SAVE LIVES

Houston is strong. When confronted with adversity, we band together and overcome. And though this coronavirus pandemic is unprecedented, we face it the same way — together.

Houston Methodist would like to thank our employees, physicians, scientists and all health care workers who are committed to helping the community. Together we can make our city healthy and vibrant again.

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# ATASCOCITA FOREST

(Continued from Page 4)

The Atascocita Forest HOA has increased the number of patrol hours for the month of April and possibly May depending on the COVID-19 quarantine length. We look forward to them being able to serve and protect our community.

The Atascocita Forest Security Patrol noted the following the month of March:

17 Vehicles Stickered in the neighborhood

8 Sex Offenders in the Subdivision. Checked and verified with Harris County Sheriff's Office Sex Offender Registry and all requirements were met as of March 6, 2020. No issues or violations at this time. For a complete detailed list of these Sex Offenders go to the DPS Website

12 suspicious/possible stolen/abandoned vehicles license plates ran in the neighborhood.

Calls for service answered or On-Viewed by Extra Security.

13 Meet the Citizen interactions in the neighborhood.

o No issues reported other than people inquiring about Stay Home rules pertaining to the Coronavirus. Citizens were educated as to what to do in regards to social distancing and preventative measures during a quarantine.

\*\*Information listed below is for our review and follow-up. Offense/Criminal and Property Crime Reports in our section (HOA) generated by Constable Pct. 4 – Followed up by AF Extra Security.

(2) Family Disturbance/Assault – 3600 block of Wintergreen

Criminal Mischief – 3700 block of Cyril

Family Disturbance – 3600 block of Village Grove

DOA (Natural) – 3700 block of Wells Mark

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## News from Trail of the Lakes M.U.D.

In the past two months a couple of very important issues have come up which directly relate to our expenses. The first includes a 4.9% increase over the cost of the 2019-2020 contract with the constables and the addition of an additional officer. This will bring the contract amount up to \$565,659 and increase the security fee on the monthly water bill from \$5.00 per month to an estimated \$6.00-\$7.00 per month.

The second item includes the cost of new and replacement recycling bins price increase from \$25.00 to \$30.00.

The next is the addition of a District Geographical Information System (GIS) Map. While a GIS Map is certainly a useful tool, all counties, including Harris have already created and have publicly available GIS Map's for all areas, including our District. The T.O.T.L. M.U.D. is looking to spend approximately \$95,000.00 to create a GIS Map just for the district and it will require approximately \$6,000.00 a year to maintain, which is being proposed to be paid by previous leftover bond monies. While this is not directly going to impact our current taxes, had the monies been used to pay towards paying off the initial bond(s) it could have potentially lower the tax rate. An application will be sent to the Texas Commission on Environmental Quality (T.C.E.Q.), to approve use of these surplus bond funds regarding the GIS map preparation.

Below is documentation pulled from various meeting minutes of the M.U.D. with notations of where the information can be found.

PROPOSED AMENDED BUDGET FOR THE FISCAL YEAR ENDING ("FYE") SEPTEMBER 30, 2020 (THE "AMENDED BUDGET") (below taken from the 02/24/20 meeting minutes)

The Board reviewed the proposed Amended Budget and discussed increasing the following revenues and expenses:

maintenance tax revenue to \$1,112,282;

security expense to \$565,659;

recycling bin expense to \$20,000; and

security revenue to \$229,000.

Upon motion by Director Kirby, seconded by Director Pendleton, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the proposed Amended Budget, as

described above.

GARBAGE AND RECYCLING REPORT (below taken from the 01/27/20 meeting minutes)

Mr. von Meier then discussed with the Board purchasing lids for the current recycling bins as opposed to purchasing new recycling bins. Mr. von Meier stated that lids will cost \$5 per lid for an order of 3,000 lids. Mr. von Meier then reported that RRRT was quoted \$67 per 64-gallon recycling bin, for 150 cans, or \$45 per bin for 3,000 cans, with the District's name hot-stamped, with a set-up fee of \$450. Mr. von Meier then suggested that the District could allow District residents the option to purchase a recycling bin through the District or purchase their own. Discussion then ensued regarding such options and Director Elkins stated that she believed that \$67 per recycling bin was too expensive and that the lids will assist with containing the recycling debris that is usually unsecure in the current recycling bins. Discussion then ensued regarding the pass-through cost for the lids and the Board noted that it would need to increase the deposit for same. Ms. Rodriguez noted that the District currently charges \$25 for the recycling bin and that the Board will need to amend its Rate Order at the February 24th Board meeting.

Upon motion by Director Kirby, seconded by Director Richards, after full discussion and the question being put to the Board, the Board voted unanimously to: 1) approve the Garbage and Recycling Report; and 2) authorize the Garbage Committee to review a proposal for and approve the purchase of 3,100 recycling bin lids.

ADOPT AMENDED RATE ORDER (below taken from the 02/24/20 meeting minutes)

The Board then considered an increase in the recycling bin fee due to the additional cost for the lids. Mr. von Meier reiterated that RRRT is still awaiting the cost of the lids. Ms. Adams then recommended that the District increase the recycle bin fee to \$30 based on the price presented at the January 27th Board meeting. Director Kirby then suggested amending the Rate Order based on the cost previously presented and then again upon receipt of the actual cost, if necessary.

(Continued on Page 7)

(Continued from Page 6)

Ms. Adams then reminded the Board that was desirous of considering an increase in the security fee due to the increased cost for security and the addition of one (1) deputy. Ms. Adams noted that the current security fee charged to District residents is \$5 per month, and an increase of \$1 to \$2 would make up the difference.

Upon motion by Director Pendleton, seconded by Director Kirby, after full discussion and the question being put to the Board, the Board voted unanimously to adopt the Amended Rate Order to increase the recycling bin fee to \$30.00 effective March 1st, and increase the security fee by \$1.00, effective April 1st.

PRESENTATION REGARDING DISTRICT GEOGRAPHICAL INFORMATION SYSTEM ("GIS") MAP (taken from the 02/24/20 meeting minutes)

Ms. Schroeder then introduced Mr. Gaskins who presented a demonstration of a GIS mapping system. Mr. Gaskins explained that a GIS map would allow others to access data through a website application, and explained the difference between the use of same and traditional paper-printed plans. Mr. Gaskins added that portal access is available for use by the Board and the District's consultants. Mr. Gaskin then responded to various questions from the Board regarding the GIS mapping system. Mr. Gaskin informed the Board that it would take approximately six (6) months to create.

Ms. Schroeder then presented a proposal to the Board for the creation of a District GIS map for \$91,500 plus a \$6,000 annual subscription. Ms. Schroeder noted that, if the District adds additional sections in the future, the cost to update the GIS map would be at BGE's hourly rate. Ms. Adams asked if anything to be included in the GIS map was proprietary to BGE, and if not, the District might be required to obtain bids. Ms. Schroeder then stated that creation of the GIS map is an engineering service pursuant to the Agreement for Engineering Services between BGE and the District (the "Engineer Contract"). Ms. Schroeder then stated that she believes the Engineer Contract does not specifically reference GIS mapping, but does reference mapping services.

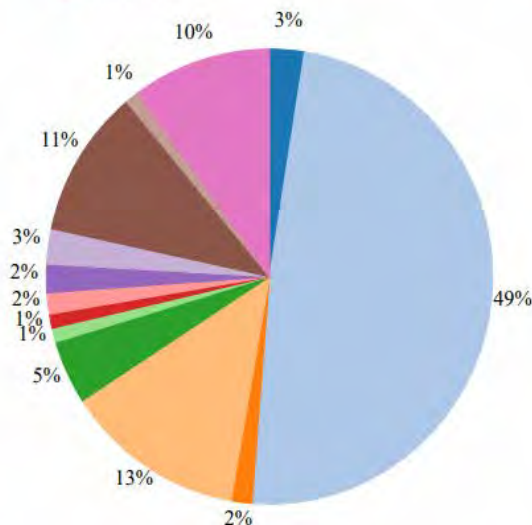
ADOPT RESOLUTION AUTHORIZING APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY FOR USE OF SURPLUS FUNDS REGARDING GIS MAP PREPARATION (THE "RESOLUTION") (taken from the 02/24/20 meeting minutes)

Ms. Adams explained that the District has surplus funds from previous bond issues remaining to be spent and there is enough to cover the cost of the GIS mapping. Ms. Adams went on to explain that she would like to ensure that the Engineer Contract sufficiently covers the GIS mapping service prior to adopting the Resolution. Ms. Adams added that Radcliffe Bobbitt will need to review the Engineer Contract to determine if an amendment is necessary. The Board then deferred adoption of the Resolution.

## Monthly Meeting Statistics

We are 78% collected on HOA dues as of March 31st  
199 Deed Restriction Violations were issued for March  
5 Residents attended the March 2020 Board meeting

- Architectural
- Landscaping
- Maintenance
- Fences
- Storage - Items
- Signs
- Vehicle Parking
- Improper Use
- Sports Equipmen...
- Decorations
- Storage - Mater...
- Nuisance
- Vehicle Storage



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