



LAKES

ON ELDRIDGE

www.lakesoneldridge.net

Official Newsletter for the
Residents of Lakes on Eldridge

Volume 19, Issue 12

December 2020

LOE BOARD OF DIRECTORS BIDS A FOND FAREWELL TO DAVID WESTPHAL AND WELCOMES NEWEST DIRECTOR JIM WYNN

We wanted to recognize outgoing board president, David Westphal for all his years of service. His contributions and significant time have been a valuable guidance to the board. He has spent countless hours in support of the maintenance and improvement of our beautiful neighborhood.

David joined the board in 2011/2012 and has been president since 2016. During this time, he has been very instrumental in helping the community through many challenges including the fire at the clubhouse and Hurricane Harvey. David has now earned a well-deserved rest, but has committed to continuing to be part of the flood mitigation committee and staying involved in the community. We wish David and his wife Lori all the best and once again thank him for all his contributions.

The board is looking forward to working with Jim as he brings his experience and insights to the board and our community. As always, any homeowner is welcomed to attend the monthly board meeting, either in person or online.

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

LOE Guard House	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
Newsletter Publisher	
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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 and leave a number where you can be reached, or send an email to donna.mcdonald@fsresidential.com. Your message will then be forwarded to one of the following Board Members:

Jim Wynn	President
Gary Fehsenfeld.....	Vice President
Sue Strebel.....	Secretary
Erik Roussel.....	Treasurer
Gaynor Richardson.....	Director

Visit the Association Website:

<https://lakesoneldridge.nabrnetwork.com>

LOE CLUBHOUSE RENTALS

Clubhouse inquiries for rentals are handled by FSR. Please review the Clubhouse Rental Agreement found on the Resources tab at 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, number of guests, etc. Email inquiries are preferred over phone call inquiries due to the time needed to address your inquiry.

SAFETY REMINDER



Due to daylight savings time it is now starting to get dark around 5:00 p.m. We are fortunate to have lots of open areas with many residents outside walking, cycling and skateboarding. Please remember to take extra safety precautions:

- Walkers - please wear light colored clothing, something reflective, or carry a flashlight. When walking on the street please stay as close to the curb as possible.
- Cyclists - please wear reflective gear - clothing, helmets, wrist bands, etc. Also please ensure reflector lights and headlamps on your bicycle are working. Follow road safety rules and know that drivers may not see you until the last minute especially if another car is approaching from the other direction.
- Drivers - please drive carefully and watch for pedestrians and cyclists.

Maintenance/Project Highlights for November 2020

Maintenance/Project Highlights

- Initiated a new strategy to gradually cover large bare spots bordering our streets/sidewalks with sod. First test spot recently completed is located on Lakeshore Ridge across street from Cardinal Bay.
- Raised and leveled two long sections of sidewalk to eliminate puddling and mud buildup. Have been correcting lots of these problems by installing a swale from the sidewalk to the street to facilitate water runoff, but that would not work in these two locations.
- Completed repairs and repainting of all wrought iron fencing, including our 3 bridges and Kirk Elementary bus stop area.
- Removed 19 unhealthy pear trees and installed 2 new Live Oaks, 3 new Bradford Pears and several pallets of sod to restore these and former areas where pear trees have been removed.
- Corrected drainage problems in three areas to eliminate heavy puddling and mosquito infestation.
- Repaired a large number of our 37 benches that needed slats replaced and some spot painting, so that all benches are in good shape now.
- Power washed the Clubhouse deck areas to remove mud dabbers, spider webs and stains on the deck.



NO ONE KNOWS YOUR NEIGHBORHOOD LIKE A NEIGHBOR.

As a long-time resident of Lakes on Eldridge North, I know this area well and have a proven track record of selling homes. I am the top selling Realtor in our communities, and am currently ranked in the top 1% of all Houston area Realtors, and the top 1.5% of all Realtors in the US.

My husband Rick and I really love living in this neighborhood and are very involved in the community events and organizations here. We can't say enough about how great living in LOEN has been for us, and I love sharing that with my clients!

My team and I always strive to exceed our client's expectations and as a testament to this, most of our business comes from repeat clients and referrals. If you're looking to buy or sell, I would love the opportunity to earn your business!

Every home I list for sale in Lakes on Eldridge & Lakes on Eldridge North includes a complimentary staging session with a professional stager.



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COMPASS

2020 ANNUAL LOE MEETING

The Annual Meeting for the Lakes on Eldridge Community Association was held on Monday, November 9, 2020. David Westphal, LOE Board President, led the meeting. The LOE community welcomed 33 new neighbors from home sales and rentals. The LOE Board members and numerous volunteers for community affairs were recognized. Our community benefits from the efforts of so many and they continue to deserve to be thanked for all their contributions.

With a quorum confirmed, Gary Fehsenfeld (incumbent) and Jim Wynn (new candidate) were elected to new three-year terms on the LOE Board of Directors.

Upgrades and projects for 2020 were:

- Ongoing management of amenities with regards to the corona virus
- New look at waterfall near tennis courts
- Little Free Library
- Lanai fans
- Brick wall power washing
- Wrought iron fences refurbished
- AC system in clubhouse
- Pear tree plan
- Resolution for Landscaping, Sidewalks, and Driveways (posted to our website)

Upcoming plans and projects include:

- Repair the main resident gate which is currently inoperable and parts are unavailable due to corona virus related manufacturing delays
- Reopen fitness and flex rooms at first opportunity
- Return of social events
- Refurbish community benches
- Host an LOE blood drive in 1st quarter
- Restoration of brick walls
- Upgrade wrought iron front gates

There was a recap of the Safety Townhall held after last year's annual meeting. Appreciation was extended to all who answered the survey and attended the Townhall. Other LOE safety updates resulting from the Townhall and Safety Committee efforts were:

- Improved signage at Ginger Ponds and Heather Run gates
- Re-calibrated the gates on Tanner Road to close quicker making tailgating more difficult
- Implemented an electronic visitor registration system with low/no effect on residents
- Continued speeding and stop sign enforcement
- Ongoing evaluation and assessment of EZ Tag readers for gates

The financial report showed our projected expenses for 2020 to be \$1,355,000 with our projected reserve fund balance at \$1,090,000. A Reserve Study was completed showing significant medium- and long-term costs for infrastructure repairs such as repairing roads, sidewalks, walls, etc. as our community ages. The MUD 341 has also requested a reduction in its contribution to the shared cost of maintaining the lake areas. With the need to increase our income and reserves the annual dues were increased 2.2% or \$35 per home to \$1,620. The Reserve Study is recommending that annual dues increase a similar percentage each year in order to build the reserve fund. The board is also looking into conservatively increasing the reserve fund's rate of return to assist with growing our reserve funds.

There was an update on the lawsuit against the US Corps of Engineers for flooding after Harvey. The government was found to be liable for the 'taking' of our properties and storing water on them. That was the liability phase of the process. The next phase is to determine damages and losses. Most homeowners in LOE experienced some type of loss due to the flooding. For some it was personal property damage when water entered homes, for many it was the loss of use during evacuation, and for most it is the loss of home value. Homeowners can still contact the lead attorneys (Burns Charest and Irvine & Conner) to determine their level of loss.

The LOE Flood Mitigation Committee has been actively monitoring the efforts of the US Army Corp of Engineers and Flood Control District. A recent report was released, the Buffalo Bayou and Tributaries Resiliency Study (<https://www.swg.usace.army.mil/>). The Study lists alternatives with projected costs and whether alternatives are seen as viable. These alternatives are paraphrased on a fact sheet on the LOE website. The LOE board submitted a letter in response to the request for public feedback.

Questions were taken in writing and from the online chat line and answered by the LOE Board. The Annual Meeting presentation is available on the LOE website.

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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)
- Fireworks may only be used by adults. Any children around fireworks must be supervised by an adult and are the responsibility of the adult.
- 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.
- Anyone using fireworks in LOE do so at their own risk.
- Residents are encouraged to bring their fireworks to the LOE clubhouse to safely fire them off over the main lake. All residents are welcomed to come and enjoy the fireworks!

Reminder

2020 HOA ASSESSMENT IS DUE JANUARY 1, 2020

IF YOU HAVE NOT RECEIVED YOUR COUPON BY DECEMBER 15th, PLEASE EMAIL PROPERTY MANAGER

Donna.mcdonald@fsresidential.com

Payments can be made at www.clickpay.com. Registration is required for first time users. Instructions are included with your coupon.

Lakes on Eldridge



Due to the Corona Virus there will be no inside festivities at the clubhouse.

However, residents are invited to come to the clubhouse to light off fireworks over the lake or just sit back and relax on the patio!

There may be a midnight champagne toast!

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*Wishing all LOE
Residents
a Happy Holiday
Season!*



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