



FORREST LAKE TOWNHOUSE ASSOCIATION
 5805 LUMBERDALE ROAD, HOUSTON, TX 77092
 713-681-3591 • OFFICE@FORRESTLAKE.COM
COMMUNITY NEWSLETER

Autumn 2021

Volume 21, Issue 2

Special points of interest:

- 2021 Board of Directors Election & Annual Meeting
- Mail Room & Insurance Coverages
- 2021 A Busy Year for the Association & Security

Annual Board of Directors Election



This year there are two positions on the board up for election. The positions are currently held by Philip Salerno and Cyntia Villanueva. There are three candidates that have been nominated for the two board positions: Kay M. Edwards, Philip Salerno, and Cyntia Villanueva. Envelopes containing the election instructions and ballot will be mailed out by September 16th to each townhomes' owner on file. If you did not receive the envelope, please contact the office to obtain a replacement ASAP. All ballots must be received no later than **5 PM on October 15, 2021**. Any ballots received after the deadline, or that do not include your name and townhouse number, will not be counted. PLEASE be sure to follow the instructions included in the envelope exactly.

There will be a Meet the Candidates forum on September 30, 2021 at 7:00 PM in our clubhouse where members of the Association may ask a candidate a question.

The annual meeting of the Association is October 21, 2021 at 7:30 PM in our clubhouse.

Candidate Bio's *In Alphabetical order*

Kay M. Edwards

Hello Neighbors!

My name is Kay M. Edwards, and I am running for a position on the Forrest Lake Board. I have lived here at Forest Lake for sixteen years, and I am always interested in helping keep our community safe and a beautiful place to live. I currently work in the healthcare industry and I am fortunate enough to work from home. Therefore, I would be able to devote the necessary time to be a board member. I am an active volunteer and have served on various community and non-profit boards. Your vote is appreciated.

Philip Salerno (Incumbent)

My name is Philip Salerno and I live in unit 56, and I am seeking to continue to serve on your board of directors of the Forrest Lake Townhouse Association. I have served on your board for the past ten years as the Treasurer and Vice President. During those years, we have significantly improved our community while managing our resources and finances. If I am re-elected, my primary goals are to continue to ensure that the board functions in accordance with our by-laws and applicable laws, exercise fiscal control, and continue to improve customer service.

Cyntia Villanueva (Incumbent)

I have lived in our community for the past for seven years. I came on the board last year to fill a vacancy. I have very much enjoyed my time on the board and have also enjoyed being able to help keep our community in excellent condition! I would be honored to continue helping on the board and very much appreciate your support.

Mail Room

The US Postal Service requests that you retrieve your mail from your mailbox in the mail room periodically throughout the week as the boxes become full in a few days and then the letter carrier cannot insert any further mail. If your mail box is full and the letter carrier cannot place any further mail in your box, then all of your mail will be returned to our local station and you will have to retrieve your mail there. Also please pick-up your packages quickly as we have a limited number of parcel lockers.

Insurance Coverages

We remind all members of the Association that they **MUST** carry homeowner's insurance that covers both the interior and exterior of their townhouse. The Association does not provide any blanket coverage for your townhouse. This is a mistake that many homeowners and there insurance agents have been making lately. This means that you should have HO3 coverages that cover the full replacement cost of your townhouse. HO8 coverage does not provide full replacement coverages.

For those few homeowners that are leasing their townhouse then they need at a minimum to carry DP3, not DP8, coverages again covering both the interior and exterior of your townhouse.

You must provide a copy of your proof of insurance coverages within 30 days of its renewal to the office to avoid a fine of \$200/month non-prorated.

Meet the Candidates Forum

Do not forget to attend the Meet the Candidates Forum on September 30th at 7 PM in the Clubhouse.

Remember to cast your ballot before October 15th.

See you at the Annual Meeting of the Association on October 21st at 7:30 PM in the Clubhouse.

In this issue:

Annual Board Election and Meeting	1
Mail Room	1
Insurance Coverages	1
2021 A Busy Year for the Association	2
Security	2

2021 A Busy Year for the Association

2021 has been a busy year for the Association. Add to that the COVID-19 pandemic and that just added to the activity, and in some cases prevented the Association from completing some projects as originally scheduled. This year we completed or are in the process of completing some annual projects and others that were funded for fiscal year (FY) 2021 including:

- Planted replacement plants, shrubs, bushes, dirt, and sod which was acerbated by the winter storm..
- Added an additional water well on the 5800 Lumberdale side of the community. Now all of the irrigation systems are tied into the water wells thus reducing our water costs. We also upgraded the pump on the existing water well on the 5801 Lumberdale side of the community.
- Upgraded to digital security cameras around the clubhouse and the entrance to our community and upgraded the recording capabilities.
- Provided new body cameras for the security guards to use while on duty.
- Continued the repair/replacement of the bulkhead around the lake. Added the ability to move more water in the lake to avoid stagnant water.
- Performed the annual tree trimming throughout the community.
- Replaced concrete roads and sidewalks throughout the community.

And fiscal year 2022, that begins November 1, 2021, will be a busy year as well.

SECURITY

Happy Fall everyone! As part of our Autumn newsletter, I would like to briefly describe the security measures that your FLTA board of directors has recently voted to put in place to enhance the security measures that each of us are performing individually:

- Security Guard: The Security Guard makes hourly rounds of the entire property to spot any suspicious activities. In addition, when not patrolling the property, the Security Guard can monitor the security cameras in and around the clubhouse area and the intersection of Lumberdale Road. We have also recently added additional touch points to ensure the security guard is patrolling all areas of the property.
- Each Security Guard is outfitted with body camera to record while patrolling the property.
- Continue with our established relationships (courtesy of Philip Salerno) with city council member Abbie Kamin, and our Houston Police, Harris County Sheriff, and Harris County Constable Precinct 1.
- I would also like to remind everyone that last year, the board voted to issue car tags to residents so that security can easily tell if a car belong on property. Please make sure that your car has a FLTA sticker attached to the rear drivers' side of your vehicle. Please remember that cars not properly tagged may be towed in accordance with our governing documents. It is the responsibility of each resident to obtain car tag(s) from the office. You must have one tag per car, which will be re-issued periodically as needed.

And as always, as the holidays come upon us, please remember that **your** security is **your** individual responsibility.

You should always practice "safe" activities:

- Keep and your doors, windows and back gate locked at all times
- Watch out for "strangers" in your area and notify the police and then security if you see something out of the ordinary. If you see something say something.
- Always be very aware of your surroundings and any activities in your immediate area
- Purchase and install security cameras or an alarm system in your home for added protection.

Remember, the security guard on the property is not there to protect you individually but to protect the property as a whole. They are there to enforce the rules and regulations of the governing documents of FLTA. In all cases, if you see a crime being committed, your first call should be to 911, NOT the security guard.

Respectfully submitted

Bob DeCesare
Security

Important Phone Numbers:

General Manager (Mattie Arnold-Anderson):
713.681.3591
Office@Forrestlake.com
Security Cell Phone 713.201.5656

Board of Directors:

Brook Baker (President):
Philip Salerno (VP & Treasurer) :
Sam Gotsdiner:
Bob DeCesare (Secretary):
Cynthia Villanueva:
Forrest Lake Website:

President@Forrestlake.com
Treasurer@Forrestlake.com
Landscaping@Forrestlake.com
Secretary@Forrestlake.com
Maintenance@Forrestlake.com
www.Forrestlake.com