



FORREST LAKE TOWNHOUSE ASSOCIATION

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COMMUNITY NEWSLETER

Autumn 2020

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Special points of interest:

- 2020 Board of Directors Election & Annual Meeting
- Carports & Parking and Location of Notifications
- 2020 A Busy Year for the Association, Irrigation vs. Hose Watering, Dog Waste Disposal, and General Election

Annual Board of Directors Election



This year there are three positions on the board up for election. The positions are currently held by Brook Baker, Bob DeCesare, and Sam Gotsdiner. Each candidate wishes to continue serving the community and is running for re-election. Envelopes containing the election instructions and ballot will be mailed out on September 18th 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 9, 2020**. 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.

The annual meeting of the Association is October 15, 2020 at 7:30 PM in our clubhouse.

Candidate Bio's *In Alphabetical order*

Brook Baker (Incumbent)

I have been a resident of Forrest Lake for 17 years and a sitting board member for 8 years. For the last 20 years I have worked for Hewlett-Packard Enterprise. I'm a graduate of Texas A&M University. I am also a volunteer Courier for Be The Match, the National Bone Marrow Donor Program.

I believe in making Forrest Lake a welcoming community for all of our owners and residents. I would like to continue to serve the residents and owners and work to further all of the improvements the current board has worked to make in the community.

Bob DeCesare (Incumbent)

My husband Sam and I have lived here at Forest Lake for the last 6 years. I am a graduate from UT Austin and received my MBA in 1983. I am currently working at Phillips 66 in Houston as a financial consultant; but, not for much longer as I plan to retire in December of this year!

I have been serving on the board for the last 4 years in the capacity of Secretary. Recently I also took on the responsibility of Security. I have enjoyed my time on the board and would be honored to serve another 2 years.

Sam Gotsdiner (Incumbent)

As a resident of Forrest Lake for 40+ years, I love our community. Am retired from management with the State of Texas, the last 22 years regulating long-term care facilities.

I volunteered to fill a vacancy on the Board in February, and have enjoyed it, so am now running for office, requesting your vote. I've been working with the landscaping efforts, and have the time, energy and interest in continuing to improve all areas of our community. Our current Board is quite active, dedicated, with a good work ethic; I would like to continue working with this team.

Thank you!

Carports & Parking



Each townhouse has been assigned a minimum of two carports adjacent to the townhouse that is reserved for their sole use. The carports and storage sheds are located within the common area of the Association and are allocated to homeowners for their use. Homeowners have the right to have towed any vehicle illegally parked in their reserved carport. On request, the security guard can assist you with this issue. Homeowners should utilize their assigned carports for parking. Vehicles parked on our private roads should ensure that they are not parked in red zones, fire lanes, behind carports, or blocking the entries/exits of our private roads. Vehicles so parked may be towed. These areas are clearly marked and/or signs posted. **No vehicle shall remain unmoved on Association private roads for longer than 24 hours. Such vehicles may be towed at owner expense.**

Currently the Association uses the following towing service when violations occur:

All Nite Wrecker & Storage, 8111 Eastex Freeway, Houston, TX 77093, and can be reached at (713) 697-1111



Official Location of Notifications

Just a reminder that under the Texas Property Code, the Association must post notices in a conspicuous manner in a place located on the Association's common property or on an Internet website maintained by the Association. We post notices on the bulletin boards in the mail room and on our web site www.forrestlake.com.

In this issue:

Annual Board Election and Meeting	1
Carports & Parking	1
Location of Association Notifications	1
2020 A Busy Year for the Association	2
Trash & Recycle Collection	2
General Election & Early Voting	2

2020 A Busy Year for the Association

2020 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) 2020 including:

- Added two water falls at opposite ends of the lake to allow for more water flow from those corners to assist in moving algae away and additional oxygen to the water in that area.
- Added shelving for the recycle bins in the trash can areas of the carports.
- Added wireless security cameras to the northeastern and eastern perimeters of our community and upgraded the infrastructure for the existing wireless cameras.
- Replaced the wooden fence at the southwestern corner of the community with a brick wall that was there prior to Hurricane Ike.
- Replaced plants, shrubs, and trees as needed in areas of the community.
- Performed the annual tree trimming throughout the community.
- Replacing concrete roads and sidewalks throughout the community.

Irrigation vs. Hose Watering

A reminder to all residents that an irrigation system has been installed throughout our community, that provides water to both the grassy areas and to the flower beds. The irrigation system has controllers that regulate when the irrigation zones become active and the duration of how long the water is provided. The standard for watering established grassy lawns in our area is between 20 to 30 minutes depending upon the season of the year. The irrigation controllers adjust to the season. So 20 minutes, three times per week will get an inch of water on your lawn, and 30 minutes three times per week will get 1 ½" down. We run the irrigation system for 30 minutes three times a week from the late Spring until the late Autumn. Then we switch to 20 minutes three times a week for the rest of the year. During 2020, we have run the zones that provided irrigation to the flower beds every day for 30 minutes due to the delay in planting the replacement plants and shrubbery. That also allows the water to the beds to be absorbed by the surrounding grassy areas. Yes, our grass can get too much water. When the grass gets too much water, it doesn't get oxygen and can actually suffocate. Too much water also makes our grass more susceptible to disease.

Last month our water bill for City provided water was \$17,000.00 which is \$3000.00 above the usual cost. The irrigation system on the 5801 Lumberdale (west) side of the community uses water that we draw from a well. The well water is not what comes out of the spigot outside of your townhouse. The cost of water from the City has two components. The first is the cost of the actual water used and the second cost is the sewer fee. The sewer fee is 150% of the cost of the water. So if the cost of the water is \$100 the Association pays an addition \$150 for the sewer fee for a total cost of \$250. So by using the water from the outside spigot to over water the grassy area or flowers beds costs us all a lot of money and it is wasted. The cost of the water from the well last year cost us less than \$100.00. If you believe that there is an issue with the irrigation system in your area, please contact the office and let the general manager know of the issue so that the maintenance crew can investigate and make appropriate adjustments. You should only be using the water from the outside spigot to water potted plants that are not in the flower beds or grassy areas.

FYI, we will be drilling a well on the 5800 Lumberdale (east) side of our community this coming fiscal year so that all of the irrigation system will be using well water.

Dog Waste Disposal

Our community continues to struggle with some residents not picking up and disposing of their dog's waste properly. We have installed waste stations throughout the property where residents can obtain a waste bag, if they forgot to bring their own bag, and deposit the waste filled bag in the trash receptacle. We have identified a few more areas that did not have pet waste stations, additional waste stations are on order, and will be installed once they arrive.

Do not place your waste filled bags in the trash can/barrels at other residents townhouses.

Just a note that if we find residents not performing their dog waste clean-up duties, you can be fined by the Association and you may not be allowed the use of the common areas to walk your dog. This is a violation of the City of Houston health and safety codes.

General Election

Early voting begins Oct 13, 2020 - Oct. 30, 2020 for the general election. Election day is November 3, 2020. The closest early voting location is The Grand Tuscan Hotel, 12801 Northwest Freeway, Houston, TX 77040. That's the refurbished hotel at Pinemont & US 290.

Important Phone Numbers:

General Manager (Jamie) 713.681.3591
Security Cell Phone 713.201.5656

Maintenance Crew: (For after hours appointments)

Willie 713.828.2428
Francisco 713.409.4820
Nahun 713.202.7148

How to Reach a Board Member:

Brook Baker (President): President@Forrestlake.com
Philip Salerno (VP & Treasurer) : Treasurer@Forrestlake.com
Sam Gotsdiner: Landscaping@Forrestlake.com
Bob DeCesare (Secretary): Secretary@Forrestlake.com
Cyntia Villanueva: Office@Forrestlake.com
Forrest Lake Website: www.Forrestlake.com
General Manager email: Office@Forrestlake.com