



FORREST LAKE TOWNHOUSE ASSOCIATION
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COMMUNITY NEWSLETER

Spring 2024

Volume 24, Issue 1

Special points of interest:

- Storm Update, & Dog Waste Disposal
- Security Hours, Office Visits, & Maintenance

Requests, & Irrigation

- Safety Reminders & Homeowners Insurance Survey

Painting & Landscaping Projects Updates

- Urine Spray In the Flower Beds

Storm Update

We made it through another storm! After days without electricity and the heat we are nearing the completion of the remaining tasks to complete the clean-up and repair. All of the tree trimming and removing trees, tree branches, limbs, etc. has been completed. And just as we were nearing completion then another wind storm came through and contributed more tree debris to clean-up. At least the newly planted trees, shrubbery, and bushes survived and with all of the regular rains they are all getting a chance to put down roots and weather the upcoming Summer heat.

The next tasks are completing the interrupted annual concrete repair work that will take approximately 3-4 weeks. We had a roofing company perform an aerial inspection of the all of the building roofs and fortunately we had only three buildings that needed minor to moderate repairs. That roof repairs have already begun and is expected to be completed before this edition of the newsletter goes to print. The exception to all of this is massive damage that one of our homeowners, Mr. Jeff Burgess, sustained to his home when an old growth tree from the back of the common area beside his townhouse ended up buried on top and in the front of his townhouse. We are all thankful that neither he nor his pet were injured.

The last task is the replacement of the fence on the east side of our community. It has been delayed as the insurance company required that we provide at least three quotations for the repair. As you can imagine with the amount damage wrought by the storm, getting tradesmen out to perform quotes when there is a long list of customers takes a little time. In addition, the lumber needed is in short supply. We have placed the initial order for the fence lumber and it will arrive in approximately 3-4 weeks. This coincides with the completion of the concrete repairs.

And yes, then the maintenance crew will begin the process of thinning out the cattails in the lake. That task has been delayed as you can imagine due to the needed repairs because of the storm.

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.

Security Hours

As a result of increased incidents within our community, the hours that the security guards are on duty has been modified in attempt to discourage the surveillance and subsequent illegal activities by outsiders.

Office Visits & Maintenance Requests

Due to the volume of work, it is necessary to require residents wishing to meet with the General Manager to make an appointment. This is best done by email, but if computer access is not available, a phone call will suffice.

To assure your requests for maintenance action are processed timely and accurately, please submit these in writing to the General Manager, either by email or by putting your request into the drop box outside of the main door.

Residents should not contact the maintenance staff directly to request services be performed.

Irrigation

As we approach the hotter months of the year, remember that we have irrigation throughout the community. If you believe that the irrigation is not working properly in your area, please send an email message to the office.

In this issue:

Storm Update, Dog Waste Disposal 1

Security Hours, Office Visits, Maintenance Requests, & Irrigation 1

Security Reminders & Homeowners Insurance Survey 2

Painting & Landscaping Projects Updates 2

Urine Spray In the Flower Beds 2

Safety Reminders

No Parking in Red Zones: Parking in red zones will be strictly enforced to ensure emergency vehicle access and the safety of all residents. Please be mindful of designated parking areas and fire lanes and will be towed at your own expense.

Vehicle Parking: No vehicle shall remain unmoved on Forrest Lake private streets for longer than 24 hours at this time vehicles will be chalked and ticketed. Vehicles parked longer than 24/48 hours may will be towed at the owner's expense.

Vehicle Security: As suggested by HPD Sergeant Hicks during the security meeting to prevent theft, please do not leave weapons or any personal items in your car, especially during the holiday season when theft rates may increase

Package Deliveries: With the increase in holiday deliveries, please remember to check your front and back areas for any packages from Amazon, UPS, or other carriers. The Association is not responsible for lost or stolen items, so we encourage you to retrieve your packages promptly.

Barbecues: For safety of our community, barbecues are allowed 10 feet away from anything that is combustible.

Fireworks: Fireworks are not permitted on Forrest Lake property and is illegal within the Houston City limits. The Houston Police Department (HPD) will be contacted if fireworks are reported and verified by security. We kindly ask for your cooperation in adhering to these guidelines to ensure the safety and well-being of our community.

Increased Spring and Summer Activities: With Spring and Summer activities and events in the clubhouse, we anticipate an increase in parking. Please be mindful of designated parking areas and avoid blocking access to other vehicles or fire lanes.

Noise Control: To ensure a peaceful environment for all residents, noise control will be strictly enforced in accordance with city ordinance. Please refrain from playing loud music, especially after 10 pm.

Look Out for Your Neighbors: Finally, we encourage everyone to look out for their neighbors and report any suspicious activity to the appropriate authorities.

Homeowners Insurance Survey

In response to inquiries made by multiple members of the Association, we conducted a survey with multiple insurance representatives and as a result, we have published a document with the appropriate types of policies and the values that each homeowner should have for their dwelling coverage. You may read the document entitled 2024 Insurance Update on the Association web site under the General & Newsletters column. The Association web site URL is www.forrestlake.com.

In summary, the appropriate policies for resident owners are HO3, HO5, & HOA. HO6 policies are not acceptable. For non-resident owners the DP3 is the only policy type that we are aware. The current replacement cost estimate (RCE) for units without exterior end walls is between \$240,000 and \$250,000. For units at the end of the buildings, the RCE is between \$265,000 and \$275,000. These values should be used by homeowners when discussing their Coverage A – Dwelling with their insurance agent/company.

Painting Project Update

We have completed the second year of a multi-year project to paint the fronts of all of the townhouses with the new color palette. We may have one more building that can be painted this year dependent upon the number of units in the next building and the amount of paint in our inventory. The next group of buildings to be painted will be announced in November and homeowners will be sent the color palette and their selection form for them to indicate their choice of both primary and secondary colors and return their form to the General Manager of the Association.

Landscaping Project Update

The Landscaping Committee was busy this Spring conducting an inventory of the flower beds and identified where replacement plants were needed. There were a lot of plants that needed to be replaced that did not survive last year's scorching weather and drought. We are modifying the plant selections to include more cold weather tolerant and drought tolerant plants. We learned which plants do well in the varying conditions of sunlight, etc. within our community. In addition, we began the first year of a multi-year project to replace the nearly 50 year old shrubbery around the ends of buildings, etc. A few replacement trees were planted and those trees planted last year continue to grow and their colorful foliage has become visible.

Urine Spray in the Flower Beds

If the weather with its freezes and droughts isn't causing issues with the plants in the flower beds, we also have an issue with people allowing their dogs to urinate on the plants in the flower beds. The uric acid and other chemical constituents in the urine kills the plants, especially the areas directly sprayed.

Just as with dog waste mentioned earlier in this newsletter, if you see residents not keeping their dogs out of the flower beds, please take a photo or video and send it to the Association office and include the date/time.

As mentioned earlier, you can be fined by the Association and you may not be allowed the use of the common areas to walk your dog.

Important Phone Numbers:

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