



# FORREST LAKE TOWNHOUSE ASSOCIATION

5805 LUMBERDALE ROAD, HOUSTON, TX 77092  
713-681-3591 • OFFICE@FORRESTLAKE.COM

## COMMUNITY NEWSLETER

Winter 2021

Volume 21, Issue 3

### Special points of interest:

- Annual Board of Directors Election Results
- Security & Landscaping
- Mail Room & Dumpster
- Holiday Decorations, Leasing, & Insurance
- Contacting the Office

## Happy Holidays!!

This will be our last newsletter of 2021. It has been an exciting year for sure! As we head into a new year your Board would like to take this opportunity to wish you all a very happy holidays and a great new year. We also wanted to mention a few things that are described in the various sections of this newsletter.

## Annual Board of Directors Election Results



The annual election of the members to the Association Board of Directors was completed in October and Kay M. Edwards and Philip Salerno were elected to fill the two positions.

## Security

As the holiday season is here, always please be aware of your surroundings. Whether you're at home or out shopping. Also, please remember if you see nefarious activities in our community, please call 911 first then the security guard. Also please remember, our security guards only work 16 hours (not 24) per day. If you call and they don't answer, it may be because no one is on duty.

## Landscaping

For questions/ concerns about landscaping, and what is and is not allowed, please refer to the FLTA web site at [www.forrestlake.com](http://www.forrestlake.com).

## 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.

## Dumpster

We recently contracted with a new construction debris dumpster service.

The dumpster can now be used by homeowners to discard large unwanted items. If you have such items stored in your carport or that need to be discarded, please contact the office for instructions on how to access the dumpster and get rid of your stuff.

Remember, this dumpster is for construction/demolition type debris only. It is NOT for household trash or appliances. That trash should be placed in BAGS and put in your individual trash bins at the end of the carports storage closets.

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## Holiday Decorations

This time of the year we enjoy seeing all of the townhouses decorated for the holidays. We would like to remind everyone to please remove your Christmas decorations by January 10, 2022. We love Christmas as much as you do, but unfortunately it has to end after the first of the year!

## Leasing

In order for homeowners and potential homeowners to be eligible for a federally backed mortgage, we must remain at 80% or greater owner occupied. That equates to 50 homes being eligible for leasing. **WE ARE AT CAPACITY.** No more homes are eligible for leasing at this time. If you are planning on selling your home, it is important to let your realtor know that only owner-occupied sales are allowed at this time.

If your unit is currently leased and you sell it while leased, the lease will carry over to the new owner, but only until the lease expires. At that point, the new owner will need to apply for permission to lease the unit out again. Please review the governing documents: Owner Occupancy Amendment & the Leasing Resolution on our website on how to apply to lease your unit.

## Insurance

As you are aware, it is the responsibility of the homeowner to obtain and maintain insurance on your property. We have noticed that some owners have policies that say "Condominium Policy". We are not a condo project; we are individual owned townhomes. If there were a catastrophic event, the Forrest Lake Townhouse Association is not responsible for the exterior of your unit, including the roof. We **DO NOT HAVE A COMMON AREA OR BLANKET POLICY THAT COVERS YOUR TOWNHOME.** This is very important to note, when renewing your insurance.

A number of homeowners have stated that they have had a condo policy for years. Unfortunately, that does not meet the requirement, and thank goodness, there were not any catastrophic events that occurred, as there would be no coverage to repair the exterior of your home. Also your policy needs to include for replacement cost coverage. If not, then you are not fully covered and you will have to pay the remainder of the repairs out your personal funds and for the possible damages to the other townhouse owners. If you have any questions, please contact the office at [office@forrestlake.com](mailto:office@forrestlake.com) via an email message.

## Contacting the Office

If you need contact the general manager or the Board, please contact the office using an email message. The email address to address your email message is [office@forrestlake.com](mailto:office@forrestlake.com). Telephone calls should only be used to call about water emergencies. Other emergencies should be directed to the appropriate party; e.g., 911, 311, non-emergency HPD, CenterPoint, etc. We will respond to your email message in a timely manner.

Office hours are generally 7 AM to 3:30 PM.

### Important Phone Numbers:

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

### Board of Directors:

Brook Baker (President):  
Philip Salerno (VP & Treasurer) :  
Sam Gotsdiner:  
Bob DeCesare (Secretary):  
Kay M. Edwards:  
Forrest Lake Website:

[President@Forrestlake.com](mailto:President@Forrestlake.com)  
[Treasurer@Forrestlake.com](mailto:Treasurer@Forrestlake.com)  
[Landscaping@Forrestlake.com](mailto:Landscaping@Forrestlake.com)  
[Secretary@Forrestlake.com](mailto:Secretary@Forrestlake.com)  
[Maintenance@Forrestlake.com](mailto:Maintenance@Forrestlake.com)  
[www.Forrestlake.com](http://www.Forrestlake.com)