



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

Autumn 2014

Volume 14, Issue 2

Special points of interest:

- 2014 Board of Directors Election
- Burglaries on the rise

- Reminder.. Board meetings are held every third Thursday @ 7:00pm !
- Treasurers report
- Phase four Irrigation System Expansion

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, Sharen Clements, and Jim Elswick. Each candidate wishes to continue serving the community, and is running for re election. There were no requests received by the September 24th 12pm deadline from anyone wishing to be included as a candidate for this election. Therefore, the current candidates are running unopposed. Envelopes containing the election instructions and ballot were mailed out on September 29th 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 5pm on October 13th 2014. Any ballots received after the deadline, or that do not include a signature and townhouse number, will not be counted. PLEASE be sure to follow the instructions included in the envelope exactly.

Candidate Bio's

Brook Baker

I have been a resident of Forrest Lake for 11 years and have proudly served on the Board of Directors for the past two years. Over the past several years the Board has worked hard to update the neighborhood, control costs and keep the monthly maintenance fee from increasing even with the rising costs of basic services. I'm very proud of the work we have done and I am very confident that we can continue to make Forrest Lake a fantastic place to live for all of our homeowners and residents.

Sharen Clements

I served on the HOA board of directors Bonnie Bay Condos in Florida. I have also served on other boards in different capacities including the Memorial Assistance Ministries, treasurer and secretary for the local chapter of Wycliff Bible Translators. I was appointed to fill the vacancy on the FLTH board when Barbara Scott resigned this year. The Landscaping Committee has met and plans to continue the plant replacement where needed and we have lots of ideas for the community and the lake. I would appreciate the opportunity to serve this community for the next term.

Jim Elswick

I have lived in Forrest Lake since 1996 and have served on the Board of Directors from 2003/2009 and again from 2011 to date.

I have worked for 50 years in the contact lens industry in management, production, and sales both internationally and domestically. In 1996 I purchased Universal Contact Lens a company that I worked for and enjoyed a very successful business through those years.

I have the business experience, willingness to work with others on the board and the knowledge on how to make Forrest Lake a better place to live for all.

Slight Increase in Burglaries



Over the past couple months, we have seen an increase in afternoon break-ins prior to the security staff starting their shift. We are working with our security company to stagger the start times so that the thieves don't strike when they know we are unguarded. However, we strongly suggest that you take precautions to reduce your losses in the event of a break in. A security system is highly recommended.

Homeowners Insurance Required

The office has received several phone calls from a few homeowners recently, regarding the type of insurance they are required to have. Apparently some are under the impression that all that they need to carry is "Condominium Insurance". This is incorrect, as Forrest Lake DOES NOT insure the buildings in any way for any loss whatsoever. With the exception of the carports, and the storage rooms, you are responsible for the full replacement cost of your unit. Forrest Lake will maintain the exterior skin and the roof of your home as it deteriorates from age and weathering. We will not make any repairs that are caused by a storm, accident, or other damage. As the homeowner you are required to submit a copy of your homeowners policy to the office each year upon its renewal. Failure to do so is a violation of the Forrest Lake Bylaws.

In this issue:

Annual Board Election	1
Increase in Burglaries	1
Insurance Requirements	1
Treasurers Report	2
Irrigation Expansion	2
Contact Information	2

Treasurers & Administration Report

The Total Income (accrued) for August was \$81,104.31; Total Expenses were \$75,236.33; and \$0 in Accounts Payable. The Net Accrual Income was \$5837.98. The budget performance for the fiscal year was Total Income at 100.64 %; Total Expenses at 100.40%; and, Net Accrual Income at 108.65% of the approved budget.

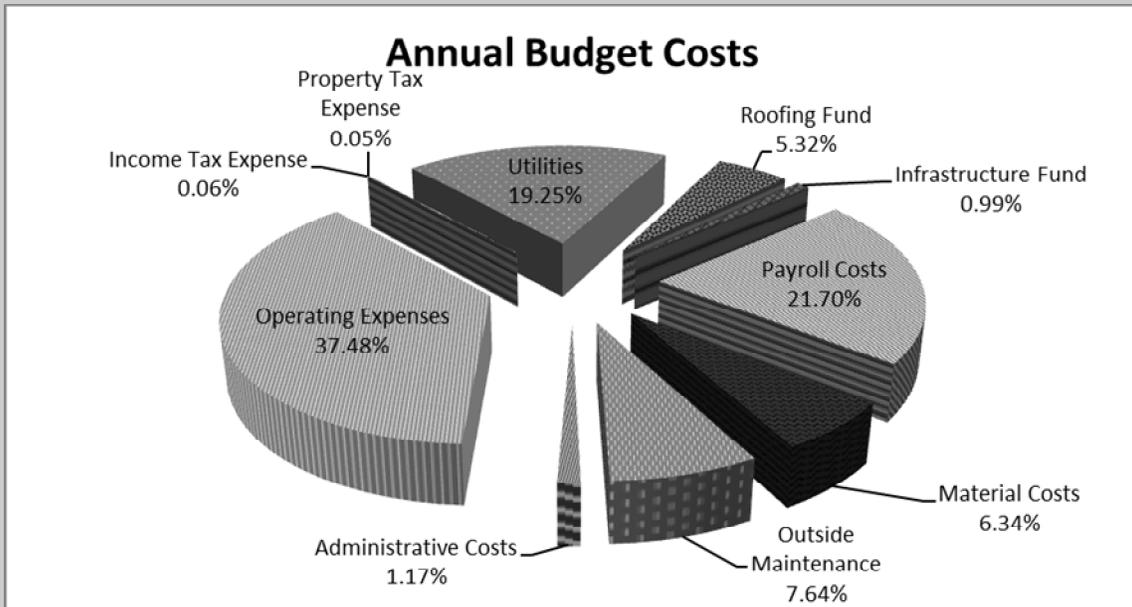
As of August 31, 2014, the balances of the checking account is \$6366.13; savings account is \$106,760.20; Infrastructure Fund is \$10,007.45; Roofing Fund Investment account is \$295,747.95; Roofing Fund Savings account is \$63,013.11; the Share account at the credit union is \$5.00; and, Roofing Fund CD is \$250,158.22.

The major projects completed this year included the latest phase of the irrigation system, trimming of trees that posed a danger to structures and due to disease as well as those trees that required trimming to maintain them, replacement of shrubbery and installation of sod, replacements of concrete sidewalks and roads, and continuing the repair and painting of the back of the buildings.

For the upcoming fiscal year budget, we will continue with the next phase of the irrigation system, trimming trees that require maintenance, continuing planting replacement shrubbery, and upgrading the security cameras and system, replacing more concrete sidewalks and roads, and repairing and painting the backs of the few remaining buildings.. All of this has been accomplished without raising the maintenance fee.

With the upcoming election, we will send out the emergency notification forms to all homeowners to allow them to update their information. We have a number of telephone numbers that are no longer valid and when the association attempts to contact a homeowner during an emergency it is vital to have accurate information in the database. So please be so kind to complete the form and return it back to the association.

From time to time, the board is queried about the costs to provide the various services and how the maintenance fee that you pay each month is used to pay for those services. Below is a pie chart of costs for each category budgeted for the current fiscal year that runs from November to October.



Payroll Costs (25%) covers: salaries, clubhouse cleaning costs, payroll service fees and taxes, health insurance premiums, and workman's compensation premiums

Material Costs (9%) covers: materials for the grounds and irrigation; painting, plumbing, and security supplies, and miscellaneous materials

Outside Maintenance (3%) covers: concrete repairs, tree removal, grounds & irrigation, electrical, air conditioning, and miscellaneous outside maintenance

Administrative Costs (1%) covers: office supplies & equipment, bank charges, telephone, postage, social activities, clubhouse supplies, and miscellaneous administrative

Operating Expenses (35%) covers: trash, pool supplies, landscaping, security, termite, accounting, cable TV, legal, and property & other insurance

Income and Property Taxes are less than 1% each.

Utilities (20%) covers: water, sewer, and electricity

Roofing Fund (6%) covers the replacement of the roofs of all townhouses every 15-20 years

Infrastructure Fund (1%) covers the repair or replacement of infrastructure such as sewer or water lines, roads, etc.

Irrigation System Expansion Continues

Phase four of the irrigation system expansion will continue during this coming winter. Buildings 23 through 26 will be completed during this phase, leaving a much smaller phase remaining to complete the property during the next Fiscal Year.

Once the irrigation systems are complete, we hope to begin directing funds towards landscaping and other beautification projects throughout the property. Hang in there folks, your about to see some major changes in the next couple of years!

Important Phone Numbers:

General Manager (Tyler)	713.681.3591
Security Cell Phone	713.201.5656
Emergency (Life Threatening)	911
Houston Police Dept. (Non Emergency)	713.884.3131
City of Houston (Loose dog pick up)	713.222.3501

How to Reach a Board Member:

Jim Elswick (President)	President@Forrestlake.com	281.468.3501
Philip Salerno (1st VP & Treasurer)	Treasurer@Forrestlake.com	713.681.0568
Sharen Clements (Landscaping)	Landscaping@Forrestlake.com	832.516.7263
Canion Boyd (Secretary)	Secretary@Forrestlake.com	713.800.7702
Brook Baker (2nd VP & Maintenance)*		832.497.1255

Maintenance Crew: (For after hours appointments)

Willie	713.828.2428
Francisco	713.409.4820
Nahun	713.202.7148
Dante	

***All maintenance requests must be called in to the General Manager**

Forrest Lake Website: www.Forrestlake.com

Emailing the General Manager and newsletter submissions:

Office@Forrestlake.com & FLTA1@att.net