



FORREST LAKE TOWNHOUSE ASSOCIATION

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COMMUNITY NEWSLETER

Autumn 2017

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Special points of interest:

- 2017 Board of Directors Election
- Pay your maintenance fee electronically
- Homeowner Insurance Renewals
- Letter from the President & Other Miscellaneous Information
- Reminder.. Board meetings are held every third Thursday @ 7:00 PM!

Annual Board of Directors Election



This year there are two positions on the board up for election. The positions are currently held by Canion Boyd and Philip Salerno. 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 22nd 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 13, 2017. 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 *In Alphabetical order*

Canion Boyd (Incumbent)

I would first like to thank everyone at Forrest Lake for allowing me to serve on the Board for the past five years. These past couple of years we did have some struggles but predominantly we've had major success in the projects we undertook. We have resurfaced the pool, continued our landscaping project, and increased our social events. We have kept our budget in check and balanced. This coming year we have a few major projects in the queue that we are excited to share with you all soon. For this election, I would be honored to have your vote.

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 six 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.

Pay your Maintenance Fee Online



Just a reminder that you may pay your monthly maintenance fee online. You have the ability to create an account which will give you access to you payment history, and pay your fee electronically from your checking or savings account.. You can also set up your payment to be automatically paid on a specific date every month. This service is available at no additional charge to you, and saves you the trouble of remembering to write a check every month, as well as saving the office the time it takes to process 243 checks every month. If you have not already been sent an email invitation to be set up with this service, please email the office so that we can send you an invitation back.

Homeowners Insurance Renewals



Just a reminder that everyone needs to send a copy of their insurance declaration page to the office during the month when your homeowners policy is renewed. You are required to carry a homeowners policy for full replacement cost of your unit. Failure to maintain the proper coverage will result in a fine of \$200.00 per month

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Letter From the Association Board President

Fellow Residents, we've had a lot of activity this past year at Forrest Lake, and as President of the Board, I am very proud of the team I have and the work we have done. This past year we completed several projects including the resurfacing of the pool, replacement of the back fence, and the continuation our landscaping projects.

This year we also had the largest storm to hit our city in decades, and Forrest Lake survived with minimal damage. We did have some roof leaks, but for the most part we were unscathed. We believe the recent enhancements the city made to Cole Creek helped prevent much greater flooding in our community.

I also want to give kudos to our Forrest Lake staff. They have been very responsive in the needs of the Community and our residents. I want to give special thanks to Jamie, our new general manager, for her hard work. She has been a most welcome addition to the team.

For the 2017-18 year, the Board is working on more enhancements to the property to make Forrest Lake a better place to live. We welcome all owners to come to our monthly meetings for updates on our progress, and we very much welcome feedback. If you have ideas or want to provide feedback on our community, feel free to email the office at office@forrestlake.com or to myself at President@ForrestLake.com.

Sincerely,

Canion Boyd

President

Treasurers & Administration Report

The 2017 fiscal year has been another busy year for our community. Our balance sheet is in excellent condition and several projects were completed this year. Those projects include:

- Continuation of the multi-year and continuing yearly tree trimming
- Allocation of significant amount of funds to the multi-year project to replace and upgrade our plants, trees, and shrubbery with more planting to occur this upcoming Spring
- Continuation of the multi-year and continuing yearly major sidewalk, drainage, and road repairs and replacement
- Resurfacing of the pool
- Expansion the older irrigation system to provide water to the flower beds
- Replacement of the fence along the north end of the community
- Addition of two fountains to the lake to improve the quality of the lake water and improve the lake's appearance

Trash Collection

A reminder to all residents that all trash and garbage should be placed in bags in their trash can. This helps to prevent animals, etc. from gaining access to the trash and garbage. In addition, wet trash weighs four times that of dry trash. Our trash company is limited to 10 tons of trash per truck. So disposing of your trash and garbage properly helps our community clean and constrains our costs.

Association Notices & Mail Room

In accordance with Section 209.0051 of the Texas Property Code the Association must designate a place to post the notices and other Association related announcements in a conspicuous manner reasonably designed to provide notice to the Association members that is located on the common property. The Association has long used the bulletin boards in the mail room to post notices and communicate other related information to the homeowners. Please ensure that you check these bulletin boards periodically for important information.

Also 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. Also please pick-up and packages quickly as we have a limited number of parcel lockers.

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:

Canion Boyd (President) President@Forrestlake.com
Philip Salerno (1st VP & Treasurer) Treasurer@Forrestlake.com
Jim Elswick (Landscaping) Landscaping@Forrestlake.com
Bob DeCesare (Secretary) Secretary@Forrestlake.com
Brook Baker (2nd VP & Maintenance)
Forrest Lake Website: www.Forrestlake.com
General Manager email Office@Forrestlake.com