



FORREST LAKE TOWNHOUSE ASSOCIATION
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COMMUNITY NEWSLETER

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Special points of interest:

- Comcast & Exterior Modifications, Dog Waste Disposal, & Urine Spray in the Flower Beds
- Carports & Debris & Outdoor Cooking, Office Visits, Maintenance Requests, & Irrigation vs. City Water
- Reminder & Fine Violation Letters
- Little Free Library & Holiday Decorations
- Committee Activities

Comcast & Exterior Modifications

Going forward anytime you require any modifications to your Comcast outside cable wiring, you must first contact the Association management office to obtain authorization for any outside modifications and a letter will be provided to you to present to the Comcast technician. The letter advises the technician that all work must be done in a fashion that conforms to the rest of the Forrest Lake community; e.g., all exterior wires must be hidden from view by running cable lines along/behind downspouts, etc. and any exposed wires that are not hidden by downspouts, etc. must be encased in conduit cover.

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 and deposit the waste filled bag in the trash receptacle.

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

If you see residents not picking up after their dogs, please take a photo or video and send it to the Association office and include the date/time.

Just a note, 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 also a violation of the City of Houston health and safety codes.

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

Carports & Debris

A reminder to keep the carport assigned to you free of debris. Old paint cans should be disposed of properly and not left in the carport.

Trash should always be contained within plastic bags and placed in the trash bin. This helps to keep your trash from being blown around the community, so of which ends up in our lake.

Please also keep your recycling within the recycle bin.

Outdoor Cooking

Summer weather brings outdoor cooking for many residents, but safety must come first ... no open flames such as barbeque grills, whether traditional or gas/propane, or fire pits can be used in patios or driveways, as governed by City of Houston fire laws. All open fires must be at least 10' away from the townhouse, sheds, fences, or any structures.

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 it into the drop box outside of the main door.

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

Irrigation vs. City Water

As we approach the hotter months of the year, remember that we have irrigation throughout the community. The irrigation water comes from two water wells and the cost is substantially lower than Houston water/sewer rates.

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Reminder & Fine Violation Letters

If you have recently received a reminder letter that your homeowner's insurance renewal is coming up that the letter is a little bit longer than in the past. We recently updated all of the various letters that we send to our members (homeowners) to include additional verbiage as required by the Texas Property Code. After those updates, the letters were reviewed by the Association's law firm who made minor changes. Some members have had a negative reaction to some of the paragraphs that are required to be present. You can thank the Texas Legislature for those required paragraphs.

We send out insurance renewal reminder letters at two months and one month before the policy expires that you previously provided to the Association. In accordance with the Proof of Homeowner's Insurance Resolution you will not be fined until 30 days after the expiration date has passed if you have not provided your updated policy declaration page(s) to the Association.

We also merged multiple types of violation letters into one letter with a table that contains rows for the various violations, with columns for the number of days to cure the violation (if any), the date to cure violation, and the minimum fine. The Board of Directors approves all fines at an open board meeting and may increase the fine at that time.

Since all of these warning and fine letters must be sent to you by first class, certified mail the Association now charges a \$25 Administrative Fee to send those letters. We send an additional copy of the letters also by first class mail. The Texas Property Code requires us to send the letters by certified mail and the cost has continued to increase yearly.

So you can avoid that Administrative Fee by ensuring that you:

- Provide your proof of insurance before your policy expires
- Do not violate Association governing rules & regulations contained within our governing documents
- Provide the Association with any changes if you are leasing your townhouse or a room in your townhouse to the Association, etc.

Little Free Library

Read a good book lately? Want to share it?

Last Autumn our Board member Pam Meerbrey was successful in setting up our own Little Free Library in our mail room. With the Assistance of our maintenance crew the library is in the far corner of the mail room. The concept is "Take one, leave one", so there will be books coming and going. So far we have had good interest and support of our Little Free Library. You will notice that our library has the Little Free Library charter sign attached to the box.

Holiday Decorations

Just reminder that all residents should take down and remove any holiday decorations not later than one week after the holiday has passed. This applies to all decorations whether on the exterior of your townhouse or in the Common Areas. This does not conflict with the Association's guidelines on display of flags or certain religious items.

Committee Activities

The Social Committee recently hosted a Casino Party in our clubhouse. On June 10th they will have a picnic event. The committee is looking into other events for later in the year.. Meetings are held on the second Thursday of each month at 7:00 PM in our clubhouse and you are invited to drop in and share any ideas and energy.

The Maintenance Committee identified new exterior colors for the front, and sides as appropriate, of our buildings. A color palette sheet has been developed as well as using a formula based upon the number of units in each building that have been previously painted. During the next few years as buildings are selected, residents will be sent the color palette sheet for them to indicate their choice of both primary and secondary colors to return to the General Manager of the Association.

The Landscaping Committee has been busy conducting an inventory of the flower beds and identified where replacement plants are needed. Many trees were planted last Autumn and are now growing and their colorful foliage is finally starting to become visible. We have two additional trees to be planted in next weeks. The committee is also modifying the plant selections to include more cold weather tolerant and drought tolerant plants. Many of our bushes and shrubbery did not survive the past freeze. In addition many of them are over 40 years old. So we will have to work on a multi-year project to begin replacing them with more tolerant and hopefully native plants.

Important Phone Numbers:

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