



FORREST LAKE TOWNHOUSE ASSOCIATION

5805 LUMBERDALE ROAD, HOUSTON, TX 77092

713-681-3591 • OFFICE@FORRESTLAKE.COM

COMMUNITY NEWSLETER

Summer 2022

Volume 22, Issue 1

Special points of interest:

- Home Page & Locations of Notifications, and Annual Board of Directors Election
- Vehicle Registration Update
- Dog Waste Disposal
- Outdoor Cooking
- Office Visits & Maintenance Requests
- Who Owns What , Trash & Recycling, & Committee Activities

Home Page & Locations of Notifications

All residents should become familiar with our home page website: www.Forrestlake.com. This contains our various governing documents of the Forrest Lake Townhouse Association (FLTA), Regulations and Rules, Board Meeting minutes, and other valuable documents.

Under the Texas Property Code, the Association must post notices in a conspicuous manner in a place located on the Association's common property. We post notices on the bulletin board in the mail room. Additionally, we send the agenda via e-mail prior to each board meeting. If you are not currently receiving e-mail from FLTA, please contact the office so we can update your e-mail address.

We also post on the clips in the carports notices that are not required to be sent in the mail to resident owners.

Vehicle Registration Update

The Board will be approving an update to the Vehicle Registration Resolution at the July Board meeting. The change will replace the current vehicle decal with an improved design and the new decal will be placed on the windshield on the passenger's side for easy identification. Current residents will need to display their new decals within 30 days of approval of the updated resolution. Failure to do so may result in a fine. The security guards will begin checking for the decals and will take appropriate actions to identify non-residents coming into the community.

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.

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.

Annual Board of Directors Election

As a reminder the annual election of the Board of Directors will occur later this Autumn. Notice of the details of the election schedule will be posted on the mailroom bulletin board and on our web site on August 19, 2022. This year there will be three positions on the Board up for election. Members of the Association that wish to be nominated should consider that this is an all volunteer, working Board. Many hours of your time will be required to serve effectively on the Board.

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.

City Phase I Water Restrictions

The City of Houston has instituted a Phase I Water Restrictions. This means that you are restricted from using City water to water plants. Refer to the flyers posted on the bulletin board in our mailroom.

In this issue:

Home Page & Locations of Notifications	1
Vehicle Registration, Dog Waste Disposal, & Annual Board of Directors Election	1
Outdoor Cooking, Office Visits and Maintenance Requests	1
Who Owns What	2
Trash & Recycling and Committee Activities	2

Who Owns What

While preparing for this edition of the newsletter I found some interesting documents from years gone by (2011 & 2012) that are still accurate and pertinent to this day. One article covers who owns what at Forrest Lake and another further discusses the carports.

Homeowners in Forrest Lake own:

- Ground from their front door/elevation to back patio (except those units with a balcony)
- Their entire portion of their building including Interior and Exterior walls and Foundation
- Windows and Exterior doors, Roof, and Patio fence and gate
- The easement area where their air conditioning system and the electrical transformer is sited. It always best to keep the area around your air conditioning system free of debris and vegetation to allow the unit operate effectively.

It may come as a surprise to some residents to learn that the carport and storage shed allocated to them is not their property. They are part of the common area for their exclusive use of that resident. There has been a growing tendency for some residents to use the carport area for the storage of a variety non-vehicle items as discarded furniture, household appliances, construction materials, and unused cars. This has a derogatory effect on the appearance of our community and depresses property values. It can also be a fire hazard and attract vermin.

We understand that residents may use a portion of the carport for the positioning of a BBQ unit, stationing of potted plants, etc. These are not an issue as long as they are in good order and appearance.

Trash and Recycling

Please remember that **All** trash is to be enclosed in bags and placed in your trash container for pick-up on scheduled days. Trash that doesn't fit in the container should not be placed in the pick-up area until the night before the scheduled pick-up. Your neighbors don't enjoy looking at your trash and it has a tendency to blow around the property.

Recycle items that don't fit into the bin provided should not be placed outside until the night before the scheduled pick-up. These items tend to blow around into the alleys and neighbors' carports creating hazards and clutter. Recycled items should be loose, and plastic bags should never be used in our recycle program. Anything within a bag put out for recycle will be disposed of as trash and not recycle. Do not block the trash bins with recycle materials.

Paper materials acceptable for recycling include most unsoiled paper, newspapers, computer paper, grocery bags (not plastic), catalogues, envelopes, junk mail. All containers, metal, paper, plastic, and glass, should be rinsed. Acceptable items include empty soda, juice & water bottles, beer & wine bottles, beer & soda cans, food containers, soap/detergent, shampoo containers, household cleaner containers.

Unacceptable items that should not be placed in our recycle bins include: soiled pizza boxes, plastic bags, light bulbs, mirrors, soiled paper, Styrofoam, coat hangers, ceramics, paper towels, soiled facial tissues.

Committee Activities

The Social Committee plans several events per year for all residents to enjoy. The Committee meetings are led by Ms. Reecie Lucas, and this year they successfully presented a New Year's Eve Celebration, Casino Party in April, and a Swimming Party in June. Future events include a Hot Dog feast planned for August, Ice Cream event in September, holiday cookie exchange, and a Christmas tree decorating session with toy collection for underprivileged children. Meetings are 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 has been charged with identifying new colors to be used for the repainting of our buildings. Look for more information as their work progresses.

The Landscaping Committee has been busy managing the placement of mulch throughout the community. This will help store and prevent water from evaporating so quickly in the flower beds. We conducted an inventory of the beds and identified where monkey grass border was needed and available for transplant. The good news is that it appears that we will not have to purchase any additional border. We have met with the arborist and identified suggested trees in 15 areas. This will be a multi-year project to replace the trees that were removed. Also the committee will be conducting an inventory of the flower beds to determine the need for replacement/additional bushes and shrubbery.

Several years ago, a book club was started by our beloved Pam Whitford, and it meets every second Tuesday of the month in our clubhouse. If you enjoy reading, and like meeting with neighbors, you'll enjoy being part of the book club. We read novels-some current, some classics, some historical-based fiction, and some recounting current events, all suggested by our members.

Our selection for July is [All Adults Here](#), by Emma Straub, and for August we are reading [A Good Neighborhood](#) by Therese Anne Fowler. You are invited to join us, even if you haven't read the book to be discussed, as the books always have topics that relate to our lives in 2022!

Important Phone Numbers:

General Manager (Mattie Arnold-Anderson):
713.681.3591
Office@forrestlake.com
Security Cell Phone 713.201.5656

Board of Directors:

Brook Baker (President):
Philip Salerno (VP & Treasurer) :
Sam Gotsdiner:
Kay Edwards (Secretary):
Jeff Weller:
Forrest Lake Website:

President@forrestlake.com
Treasurer@forrestlake.com
Office@forrestlake.com
Secretary@forrestlake.com
Office@forrestlake.com
www.forrestlake.com