



FORREST LAKE TOWNHOUSE ASSOCIATION
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COMMUNITY NEWSLETER

Summer 2013

Volume 13, Issue 3

Special points of interest:

- New paint colors to be voted on
- Replacing the shrubs in front of your home
- New Coca-Cola vending machine by the pool
- Social Committee hosts movie night at the clubhouse

New Paint Colors on the Horizon



As part of our ongoing efforts to update and upgrade the community we have begun the process of selecting a new color palette for the community. Phase I of this will be the common color that is the backs of each building. Phase II will be the front facades of each building and Phase III will be the common areas such as the Club House. In selecting colors we are looking at maintaining a subtle yet colorful experience.

Phase I is where we will begin. The Board has spent a considerable amount of time deliberating on color choices as this will be the color that we will move forward with for the backs of all our homes for the next 10, 15, 20 plus years. The board has narrowed the spectrum down to two new colors as well as the current color.

Dorian Gray

Stone Lion

Sudan (current color)

Our plan is to begin with those buildings that have not yet had the

backs of their units redone. As each building is having the back cleaned, repaired & maintained we will paint them the new color. Once that is completed, each of the remaining buildings will be put on a schedule to have their backs painted the new color. This will take some time to ensure that we stay within the current budget but we hope to have all of the units completed within 2-3 years.

Now it's your turn. We would like each home owner to be a part of this process. Therefore, we would like each homeowner to vote on their preference. The color with the most votes will be the color of choice going forward. The colors will be previewed in the Mail Room for the month of June. Please take a moment to pop into the mail room, check out the color samples, then complete the voting ballot at the bottom of page two, and return it to the Office via the Office Mail Slot or mail it to the office.

All ballot entries must be received by June 30th.

Updates from the Landscape Committee

Spring has gone and summer is here!!! The Landscape committee is busy with new projects to beautify Forrest Lake. Trees have been trimmed and some have had to be removed because they were dead or dying. These had been here since Forrest Lake was built, and their tenure was complete because Arizona Ash trees have a life expectancy of 25 years.

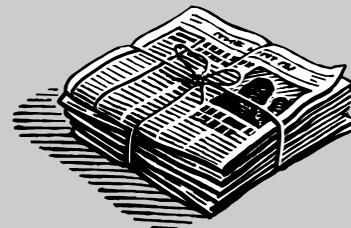
Some of the shrubs at Forrest Lake have been here since the beginning of time and need to go. If this applies to the shrubs in front of your house and you

would like to replace them, we have an approved plant list which you can get a copy of from the office and purchase from the list. The maintenance department will remove the old shrubs and replace them with the new ones which you have purchased. Each homeowner is responsible for their own dirt preparation.

A sod and shrub replacement project was in the works but because of the upcoming drought it has been put on hold.

If you have any questions, you may contact Barbara Scott

Recent Media Attention



The Forrest Lake Townhouse Association is aware of a couple of local media pieces regarding a structure in the front of the home of one of our neighbors. The Association has never told neither this resident nor any other that they cannot fly a flag outside of their home. As the Association has told this resident on multiple occasions, the structure balanced on a cantilever outside their unit is on community property, presents a safety hazard, and is against the bylaws of the Association agreed upon by all residents when they purchase a unit in the neighborhood. The Association regrets the negative attention this resident's actions have brought to Forrest Lake Townhouses.

From the Social Committee

Beat the heat and join the Social Committee for a series of Summer Movie Nights at the clubhouse. Freshly popped popcorn will be provided.

Friday, June 7, 2013 – 7:00 pm
 "Back to the Future" 1985

Friday, June 21, 2013 – 7:00 pm
 "Butch Cassidy and the Sundance Kid" 1969

Friday, July 12, 2013 – 7:00 pm
 "Brave" 2012

Have a suggestion for a movie? Please send it to amandalusby@live.com.

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Treasurers & Administration Report

Please see the attached Financial Report for the data through April 2013. Total Income (accrued) for the month was \$80,190 and Total Expenses were \$73,860.46, and \$0 in Accounts Payable due. The Net Accrual Income was \$7,675.85 with a Total Year To Date (YTD) of \$60,099.577. The budget performance for the fiscal year was a Total Income at 101%, Total Expenses at 93.45%, and Net Accrual Income at 243.43% of the approved budget.

The board has established an Infrastructure Fund to be used for the total replacement or major repairs of the infrastructure on the property but does not include the replacement or repair of roofs. The current allocation from the monthly maintenance fee is \$5 per month per Townhouse up to a maximum of \$10,000.00 per year. In addition we continue to fund the Roofing Fund at \$20 per month per Townhouse. We also moved our checking and savings accounts to Wells Fargo where we are receiving a higher, albeit still low, interest rate including on our checking account.

The Secretary and the Treasurer met with the representative of our electricity broker and we have recommended that we purchase a new natural gas contract to lock the rate in for the next 12 months. This will result in approximately a one penny increase per kWh since our last gas contract. The HEAT rate remains in place as we locked that low rate in place for four years and we have another three years remaining on that contract.

We converted over to Comcast for our voice service and the cost has been cut significantly and the internet speed as increased substantially. As a result of Tyler's research, we were able to negotiate an approximate 50% reduction in the cost of the pay telephone at the pool. So we will continue with the current provider and it will continue to be available for emergency calls as well as for use as a regular pay telephone.

Also the replacement soda machine at the pool should be arriving the last week of May. We also purchased a popcorn machine for the clubhouse.

We have identified a solution for the request process to enable better tracking of all types of requests for better tracking and resolution at no cost. Tyler has modified the database to include the data columns from the Non-Resident Owner, the Emergency Contact Form, and the Insurance Tracking spreadsheets so that it is all in one place. We will continue to evaluate additional fields, reports, etc. as needed.

The maintenance crew has been working on the sewer line project and this reported in the maintenance report. The board has reallocated the capital project dollars that were budgeted for this fiscal year to be used to add to the irrigation system. We will be using separate water meters on the new irrigation lines so that we are only paying for water not and not also paying for sewer.

From the HOA President

Since the start of the new year the Forrest Lake Board of directors has become very active in doing things that have and will reduce our operating costs, planning and working on ways to increase our revenues on investments.

What an exciting time for Forrest Lake, just some of the things we are doing are listed below and many others in are throughout this newsletter. Spring cleaning is well under way with the replacement of numerous post lights, as well as the painting and repair of others, which has helped illuminate the side walks in and around our property.

Dead trees have been removed and several of the trees have been thinned and crowned for better health of the trees.

As funds become available more of them will be professionally trimmed all over the entire property.

What can you do to help the board get ready for the summer months? Take a look at your patio and car port to see what you can clean up to help make Forrest Lake a better place to live.

A big KUDOS to Mandy Lusby for all that she is doing on the Social Committee. Great job!!

Thanks for you support
Jim Elswick

New Beverage Machine by the Pool

We are pleased to announce that Coca-Cola has installed and will maintain a new 8 bottle machine in the pool area. We had hoped to have it by Memorial Day, but there was a slight delay beyond our control. In the past there was concern if we

would meet the minimum quota to keep a machine here, but now that summer is here we hope that wont be a problem. So we encourage everyone to utilize the machine often, or we risk them removing it.

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

Maintenance Crew: (For after hours appointments)

Willie	713.828.2428
Francisco	713.409.4820
Omar	713.818.4738
Nahun	713.202.7148

How to Reach a Board Member:

Jim Elswick (President)	President@Forrestlake.com	281.468.3501
Philip Salerno (Treasurer)	Treasurer@Forrestlake.com	713.681.0568
Barbara Scott (Landscaping)	Landscaping@Forrestlake.com	832.577.0105
Canion Boyd (Secretary)	Secretary@Forrestlake.com	713.800.7702
Brook Baker (Maintenance)*		832.497.1255

*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

Ballot for voting on new paint color for back of buildings

Please select one of the following colors as your choice for the back of our homes and fill in the remaining portion.

- ___ Dorian Gray
- ___ Stone Lion
- ___ Sudan (Current Color)

(Please cut this section out and return to office if you intend to vote)

I, _____, homeowner of Unit ____ cast my ballot for the new color that will be the backs of our homes.

(Signature)

Remember to return this ballot to the Management Office no later than June 30th !

Treasurers Report May 2013

	Nov2012	Dec2012	Jan2013	Feb2013	Mar2013	Apr2013	FY2013 YTD	Budget YTD	% of Budget YTD
BALANCE SHEET:									
Assets:									
17000 - Wells Fargo (checking)	0.00	0.00	0.00	500.00	69,401.80	62,982.36			
17500 - Well Fargo (savings)	0.00	0.00	0.00	500.00	106,553.46	106,579.74			
11111 - Business Checking-Operating	32,697.98	44,759.84	48,177.82	60,287.00	0.00	0.00			
11200 - Savings (Security/Contingency)	106,510.65	106,519.70	106,528.75	106,536.92	0.00	0.00			
11600 - Infrastructure Fund	0.00	0.00	0.00	4,000.00	5,000.00	6,000.42			
	139,208.63	151,279.54	154,706.57	171,823.92	180,955.26	175,562.52			
Accounts Receivable	26,691.25	28,422.25	28,197.65	32,035.65	34,852.65	41,103.64			
15500 - Roofing Fund	506,325.64	511,185.64	516,054.32	520,918.28	525,782.71	530,647.05			
16005 - Prepaid Property Insurance	8,102.51	6,179.21	4,255.91	2,332.61	409.41	204.74			
16010 - Prepaid Worker's Comp	5,269.16	4,742.24	4,215.32	3,688.40	3,161.48	2,634.56			
Total Assets	685,597.19	701,808.88	707,429.77	730,798.86	745,161.51	750,152.51			
Liabilities:									
12000 - Accounts Payable	0.00	0.00	0.00	0.00	0.00	0.00			
20050 - Accrued Expenses	0.00	0.00	0.00	14,128.77	2,655.00	0.00			
21600 - Maintenance Fees Paid In Advance	22,601.69	25,690.69	25,374.09	21,032.09	33,099.08	33,099.08			
24500 - Security Deposits	136,475.20	137,705.20	137,765.20	137,765.20	138,015.20	138,675.20			
Total Liabilities	159,076.89	163,395.89	163,139.29	172,926.06	173,769.28	171,774.28			
PROFIT & LOSS:									
Total Income	81,294.11	82,126.11	81,444.45	81,430.57	82,229.82	81,536.31	490,061.37	485,710.04	100.90%

Treasurers Report May 2013

	Nov2012	Dec2012	Jan2013	Feb2013	Mar2013	Apr2013	FY2013 YTD	Budget YTD	% of Budget YTD
Total Expenses	67,807.62	69,961.76	75,965.10	67,549.94	74,816.92	73,860.46	429,961.80	460,105.52	93.45%
Net Ordinary Income	13,486.49	12,164.35	5,479.35	13,880.63	7,412.90	7,675.85	60,099.57	25,604.52	234.72%
Other Income/Expense:									
Other Income:									
90005 - Dividend/Interest- Roofing Fund	4.12	4.33	4.35	3.96	4.43	4.34	25.53		
Proceeds	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Total Other Income	4.12	4.33	4.35	3.96	4.43	4.34	25.53		
Other Expense:									
NSF Checks	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Bad Debt Write Off	-3,201.00	-66.00	0.00	0.00	5,471.60	0.00	2,204.60		
Total Other Expense	-3,201.00	-66.00	0.00	0.00	5,471.60	0.00	2,204.60		
Net Other Income/Expense	-3,196.88	-61.67	4.35	3.96	5,476.03	4.34	2,230.13		
Net Income	10,289.61	12,102.68	5,483.70	13,884.59	12,888.93	7,680.19	62,329.70	25,604.52	243.43%
Aging Report:									
Over 30 Days	1,075.00	2,535.00	452.00	2,355.00	3,253.40	2,577.00			
Over 60 Days	1,323.25	189.00	2,158.00	2,330.00	2,136.00	2,662.40			
Over 90 Days	15,522.31	21,146.25	22,301.25	22,223.25	24,142.25	24,157.25			
Total	17,920.56	23,870.25	24,911.25	26,908.25	29,531.65	29,396.65			
Roofing Fund Contribution	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	4,860.00	29,160.00	29,160.00	100.00%
Infrastructure Fund Contribution	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	6,000.00	3,333.33	180.00%