



# Lakewood Forest Fund (HOA)

*Serving the Residents of Lakewood Forest*

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e-NEWS August 2022

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## Trash & Recycling Service Days to change for majority of residents

effective September 15th

### Attention Residents:

On July 11<sup>th</sup>, the Lakewood Forest HOA Board of Trustees, made the decision to terminate the residential solid waste and recycling collection contract with Texas Pride Disposal (TPD) due to months of substandard performance which included many areas in Houston not being serviced on a recurring basis. Other areas of concern were lack of response from TDP personnel to our residents and HOA staff members when making inquiries and requests to have these missed areas serviced the following day.

It is expected that Texas Pride Disposal will continue servicing the community until the termination date which is September 14<sup>th</sup>. Effective, September 15<sup>th</sup>, Residential Recycling and Refuse of Texas, Inc. (RRR) will take over and provide solid waste and recycling collection and disposal services for our subdivision. Once

this occurs, trash and recycling pick up days will change for most of the neighborhood as RRR will be servicing our community six days per week with a rotating schedule based on (3) zones.

EFFECTIVE, SEPTEMBER 15<sup>TH</sup>, ZONED PICK-UPS WILL OCCUR AS FOLLOWS:

Zone Listing- General Overview

Map of Zones

Zone Listing by Specific Address

Attachment A: Trash Pickup Spec Sheet

Attachment B: Recycling Pickup Spec Sheet

In addition, to the staggered pickup schedule, other changes will also be in effect as detailed on Attachment A and B above. Some notable changes include:

-All “household waste” **must be bagged** so as not to provide a health and safety issue for crew members and to assist in minimizing trash from flowing into storm drain systems.

-Residents must place items out by 6:30 am. **Maximum of (3) cans** of properly contained/bagged residential household waste will be collected on service day.

-Yard waste will be collected at the curb and must be placed in sturdy plastic bags weighing no more than 40 pounds. **Maximum combination of 4 bags and or bundles** of limbs will be collected on service day.

Please take the time to review the attached information prior to September 15<sup>th</sup>.

RRR’s commitment to Lakewood Forest, in regards, to the six-day rotating service is to have (1) crew which will only be assigned to Lakewood Forest subdivision. Only (1) team will service our community and those team members will become familiar with our subdivision and will follow scheduled routes therefore pickup times should be more streamlined in the future.

Thank you to all affected residents for their patience and cooperation which allowed time for the contract to be bid out, interviews to be held with prospective contractors and a thorough review of all information by the board. Lakewood Forest Trustees feel confident that with these changes, our residents will see improved services for this basic infrastructure.

In the event, there is a disruption in the current service by Texas Pride Disposal prior to September 15<sup>th</sup>, the HOA will coordinate with RRR to begin services

immediately. Notification will be done via the following methods: (1) text message to those residents whose numbers are listed in the resident portal, (2) via email distribution list for those residents signed up for the electronic newsletter, (3) by posting on home page of HOA website which is [www.lakewoodforestfund.com](http://www.lakewoodforestfund.com) and (4) posting a notification on NEXTDOOR.

Sincerely,  
Heidi Flores, CMCA®, AMS®, PCAM®  
General Manager

## Community Events/Outreach Calendar & CERTS Happenings

# CLOTHES SWAP



## Lakewood Forest Civic Association 1st Ever Back to School Clothing Swap

Hey Lakewood Forest Parents! Have your kids grown like weeds over the summer, leaving you with a closet full of too-small clothes? Don't shop. Swap! Pack them up and bring them to Lakewood Civic Association's 1<sup>st</sup> Back-to-School Clothing Swap! Bring your kids' outgrown clothes and take home some new-to-me fashions from your neighbors.

The event will be held on August 28<sup>th</sup> at the Russ Poppe Park Pavilion, 11675 Grant Road, Cypress, Texas 77429 from 9:00am to Noon.

This event will be for elementary school sizes only. Sizes 4-6x & 7-14 for girls, and 4-7 and 8-20 for boys. Please make sure the clothes are clean and in good condition. It would help us out a lot if they were sorted by size & gender. If you have school clothes, bring them. If you need school clothes, come and see what we have. FYI, there will be no try-on facilities

### Event Details:

What: Lakewood Forest Civic Association 1<sup>st</sup> Ever Back-to-School Clothing Swap  
Where: Russ Poppe Park Pavillion, 11675 Grant Road, 77429

When: Sunday, August 28. 9:00 am to Noon  
For more Information, contact Jamie MacKeen at [jamie.mackeen@gmail.com](mailto:jamie.mackeen@gmail.com).

Let's all come out and share instead of spend and make this event a success!



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**NATIONAL NIGHT OUT**  
Hosted by Lakewood Forest Civic Association  
Saturday, October 8th  
@ Russ Poppe Park, 11675 Grant Road

National Night Out is an annual community-building campaign that promotes community partnerships with first responders and neighborhood camaraderie.

Look out for details in next month's newsletter.

We can always use volunteers, if you would like to help  
email: [LakewoodForestCivicAssociation@gmail.com](mailto:LakewoodForestCivicAssociation@gmail.com)



HAM RADIO CLASS FORMING  
Hosted by Cypress Creek CERT  
Beginning Thursday, September 15th for 6 weeks  
7:00 to 9:00 PM  
@ HOA Office, 12415 Louetta Rd

Cypress Creek CERT will be sponsoring another class for person who wish to get their basic technicians HAM Radio License.

The class will begin on Thursday September 15 and continue each Thursday for 6 weeks at the end of which participants will be able to sit for the qualifying FCC exam. Class hours are from 7:00 PM to 9:00 PM. The class will be held at the Lakewood Forest Fund Conference Room, 12415 Louetta Road, corner of Louetta and Malcomson Roads.

There is no charge for the course but if you want to buy the manual (highly recommended) there will be a cost. Also, the FCC now imposes nominal fees to administer the test and to issue your call sign.

If you want to sign up for the class please e-mail Scott Johnson at [sajohn1949@outlook.com](mailto:sajohn1949@outlook.com)



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FALL COMMUNITY WIDE GARAGE SALE  
Hosted by Lakewood Forest Civic Association  
November 11, 12, 13 of 2022  
@ each resident's home/set your own hours



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BREAKFAST WITH SANTA  
Hosted by Lakewood Forest Fund (HOA)  
Saturday, December 3rd  
@ LRC, 15006 Lakewood Forest Drive  
9:00 to 11:00 AM

**HO! HO! HO!**

Keep your eyes open on the morning of December 3rd as Santa Claus cruises through the neighborhood on his way to the Lakewood Residents' Club to meet with the youngsters of Lakewood Forest.

Join your volunteer board members for a HOLLY JOLLY good time and a visit with Santa Claus as we celebrate the start of the Christmas season.



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COMMUNITY OUTREACH

FOR  
EAGLE SCOUT / GIRL SCOUT CANDIDATES

Are you a LIFE ranked Scout looking to complete your Eagle Scout Project or a Girl Scout working on your Gold Award?

The Lakewood Forest Fund Community Outreach Committee have created a sponsorship program to assist any Eagle Scout candidate or Gold Award Candidate who is a resident of Lakewood Forest, with some of the expenses of their project.

To apply for sponsorship from this program, email [sandymatto@yahoo.com](mailto:sandymatto@yahoo.com) your interest in sponsorship.

A presentation to the Board Members detailing your project is required.







LAKEWOOD RESIDENTS' CLUB  
swim • social • tennis



Register and pay online at our website @ [www.lakewoodrc.org](http://www.lakewoodrc.org)



MONTHLY UPDATES  
from HOA Board of Trustees

Bob Lewis- President  
Boe Bowen-Vice President  
Scott Johnson-Treasurer  
Bobbi Munz-Secretary  
Martin Cuellar-Trustee  
Christy Jones-Trustee  
Sandy Matto-Trustee & Community Events & Outreach Chair



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September Monthly Meeting of HOA Board of Trustees  
Monday, September 12, 2022  
Budget Review with Membership

The Fund Trustees will conduct a 2023 budget review in open session  
which will be presented by the HOA treasurer, Scott Johnson

<https://us06web.zoom.us/j/4904165823?>

**pwd=Z3NQemlpYnFORTY4eGRQVWJJWENRUT09**

Open Session commences via ZOOM @ 7:00 PM

Meeting ID: 490 416 5823 Passcode: 8Pk2mk

Residents may attend open session via video conference.

Agenda to be posted on the association website approximately  
6 days prior to actual meeting date

Assessment history for Lakewood Forest

2022

\$655

2021, 2020, 2019

\$630

2018

\$590

2017

\$572

2016, 2015, 2014

\$520

2013, 2012, 2011, 2010

\$514

Operating: \$ 845,124.54  
Community Project: \$ 107,166.24  
Special Tree Fund: \$ 7,050.00  
Contingency: \$ 25,000.00  
Reserves: \$ 713,511.06

Total Income YTD: \$ 1,887,499.86  
Total Expenses YTD: \$ 1,127,801.44

YTD EXPENSES

Administrative: \$ 229,076.50  
Office & Building Expense: \$ 8,759.17  
IT, Equipment, Clerical Costs: \$ 28,476.13  
Grounds Maintenance: \$ 97,560.13  
Community Events: \$ 13,075.87  
Utilities: \$ 287,336.55  
Community Projects (interest): \$ 104.04  
Security: \$ 235,070.05  
Depreciation: \$ 480.00  
Reserves: \$ 127,863.00

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DEED RESTRICTION REMINDERS

While performing routine inspections of the neighborhood, compliance team members are notating lawns which are dry and/or dying. We understand that this is due to the extreme temperatures and reduced watering. For this reason and due to the current voluntary water restrictions, the HOA Office is not sending out deed restriction letters regarding these issues at this time. However, it is anticipated that as we enter the fall season, our team will once again begin addressing dry/damaged lawns.

There are numerous articles and videos online providing tips on how to manage lawns during a drought. Some of these simple steps may make the difference between salvaging your lawn versus having to initiate a full sod replacement in the future.

Thank you for keeping Lakewood Forest beautiful!



**Please keep our children safe by following school bus laws.**



Seeking motivated, experienced Administrative Associate to support HOA staff with various daily tasks. Temporary part-time contract work with flexible schedule.

**Requirements and Qualifications:**

- High school diploma or equivalent required
- Previous general office/clerical admin support experience
- Basic computer skills (Microsoft Office, Outlook, Adobe)
- Knowledge and proficiency in using Apple IOS products (phone & Ipad)
- Ability to work in a fast-paced environment
- Highly organized and detail-oriented

- Excellent written and verbal communication skills
- Effective problem-solver, self-motivated and able to work independently
- Willing to communicate with residents in order to resolve concerns and to serve as a resource for questions and inquiries as directed by the management team
- Willingness to learn various software systems utilized in daily operations
- Willingness to assist with compliance operations

Email resumes to [gm@lakewoodforestfund.com](mailto:gm@lakewoodforestfund.com)  
no later than August 31st  
Interviews to be conducted in early September

## Lakewood Forest Fund

[lakewoodforestfund.com](http://lakewoodforestfund.com)  
281.370.8943

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Lakewood Forest Fund | 12415 Louetta Road, Cypress, TX 77429

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