

Leamont Homeowners Association, Inc.

September - December 2017 Issue

BOARD OF DIRECTORS



Don Robertson - President
Mario Molina - Vice President
(Tracy) Thanh Nguyen-
Secretary/Treasurer
Patricia Lengyel- At Large
Christella Tran-Luce- At Large

BOARD MEETING

Homeowners Meetings are held at
6:00 PM every 2nd Thursday of each
month.

LOCATION: Property clubhouse
11333 Beechnut Houston, TX 77072



Property Management

MASC Austin Properties, Inc.

(O) 713-776-1771

(F) 713-776-1777

Abigail Castrejon, Manager

acastrejon@mascapi.com

Iris Navarrete, Maintenance

Hayley McAnally, Collections

IMPORTANT NUMBERS

Police Non-Emergency:

713-884-3131

H-Town Towing: 713-692-3900

City Information: 311

Police Station Dairy Ashford: 281

584-4700

Report Gang Activity:

www.stophoustongangs.org

Crime Prevention:

www.houstonpolice.org



ANNUAL MEETING

SAVE THE DATE

Reminder Annual Meeting will be
Thursday, November 30, 2017 at
7:00pm. We hope all property
owners can attend.

There will be two (2) positions for
three (3) year terms available.
Your current Board of Directors,
Ms. Patricia Lengyel and Mr. Don
Robertson, will be running for re-
election. Nominations will also be
taken from the floor. Don't forget
to return the proxy to our office if
you are not able to attend the
meeting. It is imperative that all
homeowners be represented at this
meeting either in person or by
proxy. Proxies should be mailed
in time to reach our office no later
than Wednesday, November 29,
2017. The meeting will be held at
the clubhouse located at 11333
Beechnut, Houston, TX 77072.

SOME OF THE ITEMS YOUR BOARD IS WORKING ON FOR 2017-2018:

1. Roof repairs
2. Lighting project.
3. Graffiti reduction.
4. Landscaping improvements.

If you would like to bring an issue
before the Board, we welcome your
input at our monthly meetings.



CLUBHOUSE FOR RENT

The Board is happy to announce the
clubhouse is available for rent. Rules:

- Absolutely nothing may be attached to the walls, light fixtures, or windows.
- Absolutely NO ALCOHOL!
- Absolutely NO SMOKING!
- Clean up and take your trash with you.
- The thermostat may not be altered.
- The Pool facility is not included in any clubhouse rental.
- Maximum occupancy is 40 guests.

Owner agrees to pay the
Association a non-
refundable fee
of \$100.00 for
the use of the
clubhouse,
furnishings and
facilities therein, payable in advance
on or ten (10) days prior to the date
of the use of the clubhouse,
furnishings and facilities. In addition
to the fee for the usage of the
clubhouse, Owner agrees to pay the
Association a CASH refundable
security deposit of \$150.00. The
clubhouse is rented for a maximum
of 6 hours, including 1 hour of set up
time and 1 hour of clean up. Please
note the latest an event can end is
11pm. Contact management or go
online for clubhouse rental
agreement. 00



STOP VANDALISM

GRAFFITI AROUND COMMUNITY

As everyone must be aware, the entire complex has experienced graffiti vandalism (signs, fences, wood and brick surfaces). Per Article IV, Section 13 of the Declaration of Covenants, Conditions and



Restrictions, the homeowner is to remove or repair any vandalism from their unit and/or fences. We do want to advise you there are specific procedures to remove the graffiti from different types of surfaces and types of painted surfaces. **It is not acceptable to just paint over the brick graffiti. Stucco surfaces can be painted to match.** Please be sure to discuss this with any contractor you may choose to use. Per City of Houston Municipal Ordinance, graffiti must be removed within thirty (30) working days, unless it is on a list to be abated by other means. It's the law. It's a City of Houston Municipal Ordinance. Plus, if you don't take graffiti off ASAP, other taggers will come by and tag it, using it as a chalkboard. It is imperative that ALL owners complete this directive, as this is a very serious matter affecting every resident residing at Leamont HOA. Should an owner fail to comply with this request, the Association will have the graffiti removed, and will assess the cost back to the owner. The Houston Police Department urges everyone to be alert, and should you see someone "tagging" the property or even if you see what appears to be suspicious activity, contact the authorities.

Non-emergency line
713-884-3131



TRASH REMINDER

Trash is scheduled every Tuesday and Friday. Heavy trash pickup is every

Friday. Items cannot be left in carport area for more than 24 hours. Please place the heavy trash items on the end of your carport for pickup.



Bulky items: Please keep in mind that bulky items cannot be placed in the container and require special handling.

The following items may not be placed in your waste container: **Appliances, batteries, chemical products, construction debris, electronics, flammables, fluorescent bulbs, hazardous waste, pesticides, medical waste/needles or tires.** **If it is determined that you have placed these items in the waste bins, your account will be assessed the cost of removal. DO NOT PLACE BAG ON GROUND.**

Rules & Regulations

Leamont Homeowners Association, Inc. has established rules and regulations since 1986. Reminders:

- Any common sidewalks, driveways, entrances and passageways shall not be obstructed or used by any unit owner/occupant for any other purpose than access to and from the units.
- Each unit owner is responsible for keeping and maintaining all interior items that can be seen from the outside of his unit. This includes windows, doors, air conditioning system, electrical system, water lines and other fixtures located on the exterior of the unit.
- Any derelict or abandoned vehicle on property, including in carport, will be towed to a storage lot after a period of 72 hours on the property. The vehicle owner will be responsible for all towing and storage costs. Leamont HOA parking areas are not for the storage of vehicles.
- No trailer, tent, shack, garage, or any other temporary structure shall be constructed or used on any lot or common areas. No boats, trailers, mobile homes or large trucks over one ton are permitted on the property.
- Each Owner/Occupant shall maintain his Lot, including patio, carport, and trash cubicle areas in a clean, safe and



sanitary condition free and clear, devoid of all debris, weeds and shall also keep all grass upon his patio mowed so as to prevent any unsightly appearance.

Each violation may incur a fine up to \$100 to your account, even if your unit is being rented! Rules and regulations must be provided to anyone who leases at the complex. This is the responsibility of the owner of the unit!!

WATER METER REMINDER

The utility bill payment is deemed late if received after the 15th day of the month. Delinquent accounts will be charged a \$5.00 late fee. If a utility bill is not paid by the fifteenth day of the month following issuance, and proper notice has been given by the Association, the Association shall additionally have the right to terminate and cancel any and all utility service to the unit that has outstanding delinquent utility charges due and owed the Association. A \$100.00 fee may be charged to the Owner if the service is disconnected for nonpayment of utility bills.



Homeowners Insurance

Per Article VI, Section 13 of the Declaration of Covenants, Conditions and Restrictions of Leamont

Homeowners Association Inc., owners must supply proof of adequate coverage against loss or damage by fire, flood or other hazards in an amount sufficient to cover the full replacement cost of any repair or reconstruction work in the event of damage or destruction from any hazard. Also, it is the responsibility of the owners to provide homeowner's liability insurance on their unit(s). **PLEASE NOTE: FLOOD INSURANCE IS NOT MANDATORY BUT IT'S HIGHLY RECOMMENDED FOR YOUR PROTECTION.**

