

Lakewood Forest Civic News

December 2023



News from the Lakewood Forest Fund

Management of the Lakewood Forest Fund

Effective December 31, 2023, Graham Management will no longer serve as the management company for Lakewood Forest Fund. The Fund will become self-managed again, effective January 1, 2024.

The Lakewood Forest Fund has hired Kristi Kainer, a previous general manager for the Fund to serve as interim GM. She will be working in the Fund office three days a week from 9 AM to 3 PM. Please call (281-370-8943) before you stop in because her work days may vary. The office is now OPEN for business.

Kristi served as general manager of the Lakewood Forest Fund for 20 years. She was a resident of Lakewood Forest for 22 years, until she and her husband built their retirement home in 2009 in High Meadow Ranch. She is highly qualified to help the Fund re-establish self-management.

The Lakewood Forest Fund intends to conduct a thorough search for a permanent general manager as we start the new year.

Mark Your Calendar

The next meeting of the Fund is Monday, December 4 at 7 PM. The in-person meeting will be held at 12415 Louetta Road. All homeowners are encouraged to attend.

Approved Budget

The spreadsheet below shows the approved budget for the Lakewood Forest Fund for 2024. The important number for homeowners is the household billing value, which is **\$690**. This is your portion of the assessment for 2024. Invoices to homeowners will be

mailed out toward the end of the year.

	Budget Per LWFF General Manager	Cost Per Household
Billings - Homeowners	1,805,730	690
Less Bad Debt	(10,000)	(4)
Legal Fees		
Uncollectible Assessments		
	1,795,730	686
Interest Income	19,285	7
Other Income	125,649	48
Total Income	1,940,664	742
<u>Expenses</u>		
Trash	697,169	266
Security	407,196	156
Street Lighting	122,341	47
Grounds Maintenance	123,707	47
Water	30,000	11
Sprinkler Maintenance	15,000	6
Mosquito Fogging	14,490	6
Repairs	26,265	10
Contingency Fund Contribution	0	0
Reserve Contribution	126,900	48
Community Improve.	0	0
Total Operating Expenses	1,563,068	597
Payroll Expenses	82,263	31
Taxes	24,669	9
Insurance	37,862	14
Legal	146,171	56
Accounting and IT	37,762	14
Graham Fees	0	0
Social Events		0
Office and Building Expense	3,090	1
Office Equipment	3,811	1
Other Administrative	25,390	10
Total Administrative Expenses	361,017	138
Total Expenses	1,924,085	735

2024 HOA Fee

The Lakewood Forest Fund board approved a fee of \$690 per household as the HOA fee for 2024. Billing will be mailed out by Graham Management soon. DO NOT send your payment to Graham Management. Checks should be mailed to:

Lakewood Forest Fund, Inc.
12415 Louetta Road
Cypress, TX 77429

Alternatively, you can drop your check of at the Fund office during office hours or use the mail slot to deliver your check.

The Lakewood Forest Fund Annual Meeting and Election of Trustees

Calling all candidates! There are three positions on the Lakewood Forest Fund Board of Directors that will be open in the next election. If you are interested in running for the Board, please submit your biography to: gm@lakewoodforestfund.com for an upcoming newsletter and packet of election information.

Important dates to note:

- January 2 – Nomination request forms go in the mail to homeowners
- January 22 – Nomination forms are due
- January 26 – Announcement of Annual Meeting and Proxy goes in the mail
- February 21 – Proxy due by 5 PM
- February 26 – Annual Meeting



HARRIS COUNTY CONSTABLE, PRECINCT 4

CONSTABLE MARK HERMAN

"Proudly Serving the Citizens of Precinct 4"

6831 Cypresswood Drive ★ Spring, Texas 77379 ★ (281) 376-3472 ★ www.ConstablePct4.com

Monthly Contract Stats

LAKWOOD FOREST FUND INC

For October 2023

Categories

Burglary Habitation: 0	Burglary Vehicle: 0	Theft Habitation: 0
Theft Vehicle: 0	Theft Other: 0	Robbery: 0
Assault: 0	Sexual Assault: 0	Criminal Mischief: 0
Disturbance Family: 1	Disturbance Juvenile: 0	Disturbance Other: 0
Alarms: 13	Suspicious Vehicles: 1	Suspicious Persons: 5
Runaways: 2	Phone Harrassment: 0	Other Calls: 306

Detailed Statistics By Deputy

Unit Number	Contract Calls	District Calls	Reports Taken	Felony Arrests	Misd Arrests	Tickets Issued	Recovered Property	Charges Filed	Mileage Driven	Days Worked
41	1	0	0	0	0	27	0	0	1003	26
W43	19	19	4	0	0	0	0	0	84	3
W44	51	17	10	0	0	22	0	0	990	20
W45	54	42	2	1	0	0	0	0	891	20
W46	21	29	14	0	0	16	0	1	744	16
TOTAL	146	107	30	1	0	65	0	1	3712	85

Summary of Events

12900 Bowling Oaks Dr. - Fraud – Deputies responded to location in reference to a fraud, where it was reported by the complainant unknown suspect(s) opened a pay safe account using the complainant's information.

11700 Cypresswood Dr. – DWI - Deputies responded to location in reference to a minor crash, where it was determined the driver was intoxicated and placed into custody for DWI.

Deputies responded to 13 residential alarms that were all cleared as false or cancelled.

Deputies responded to 1 suspicious vehicle calls that were all cleared as gone on arrival or information.

Deputies responded to 5 suspicious person calls that were all cleared as gone on arrival or information.

Deputies performed numerous traffic stops within the contract increasing visibility and reducing potential crime in the contract.

Deputies conducted multiple contract, neighborhood and business checks within the contract increasing visibility while performing regular patrol duties.

Deputies responded to 306 other calls including:

- Motor vehicle Accidents
- Animal Humane
- Arson Fire
- Conducted Traffic Initiatives
- DWI
- Responded to Traffic Hazards
- Compliance Checks
- School and Park Checks
- Conducted Follow Up Investigations
- Welfare Checks
- Meet The Officer Calls
- Meet The Citizen
- Sex Offender Checks
- Solicitors
- Vacation Watches

Vacation Watch

The Precinct 4 Constables Office provides Vacation Watch as a service to our residents. If you would like the constables to stop by and check your home while you are gone, just call 281-376-3472. They will ask you for the dates, and if you have anyone you may have there while you are gone, such as a housekeeper, pet sitter, or family member who may visit quickly.

Lakewood Forest is a deed-restricted community

The Board of Trustees for Lakewood Forest is committed to addressing deed restrictions within the subdivision in an effort to maintain a desired look and assist in keep up property values, in addition to making the neighborhood more enjoyable for residents. Deed restriction enforcement is initiated through an administrative process in accordance with Chapter 209 of the Texas Residential Property Owners Protection Act.

The Covenants, Conditions and Restrictions (otherwise known as Deed Restrictions) can be found at <http://www.lakewoodforestfund.com/association-documents.html>. Please note that deed restrictions may vary by the section of Lakewood Forest you live in. (If you are uncertain of your section, visit www.hcad.org and pull up your property address to review the legal description which will state the section.)

A representative of the Lakewood Forest Fund periodically inspects the neighborhood to check for deed restriction violations. An offense may result in a letter to the homeowner, asking for prompt remediation of the issue. Further action may be taken if the issue persists.

The most common citations for violations are for:

- Trash or trash cans left out at inappropriate times.
- Dead or unkempt landscaping.
- Moldy or otherwise dirty building facades.
- Clutter or other debris in the driveway or yard visible from the street.
- Excessive leaves and pine needles on the roof.

Please be mindful of your obligation to observe the deed restrictions and keep Lakewood Forest looking good and highly valued.

News from the Civic Association



Lakewood Forest is Having Breakfast with Santa!

Keep your eyes open on the morning of December 2nd as Santa Claus cruises through the neighborhood on his way to the Lakewood Residents' Club to meet with the youngsters of Lakewood Forest. Check the maps below to see his route through our neighborhood streets. Santa will go through the north side of Louetta starting at 8 AM, and then head south of Louetta before ending up at the LRC.

Then, drop in any time between 9 AM and 11 AM at the LRC for our annual Breakfast with Santa event. We'll be serving a light buffet of breakfast tacos, kolaches, pastries, juices, milk and coffee. There will be easy holiday crafts for the youngsters to create. They can write a letter to Santa and mail it directly to him in our special North Pole mailbox. We'll have face painters onsite to give our youngsters a cheery face. And of course, every child gets a personal visit with Santa Claus and a goody bag to take home. Parents can take plenty of photos with their child and Santa together as a lifetime keepsake.

This event is hosted by the Lakewood Forest Civic Association and sponsored by the Lakewood Forest Fund (HOA) and Ezee Fiber. All residents of Lakewood Forest are welcome to attend. You do not have to be a member of the LRC to participate.

are away from family and friends this holiday season. The Lakewood Forest Civic Association prepared “care” packages for five service members in the U.S. and abroad. Several residents were very generous in their donations of cash and items to fill the boxes.



Here are this year’s package recipients.

First Lieutenant Chris Harmon grew up on Laneview Drive and graduated from Cy Creek in 2017 and U of H in 2021. He is currently serving in the Army medical corps in Washington state. His parents are Jay and Monica Harmon.

Airman First Class Collin Drew graduated in 2018 from Thompkins High School in Katy before moving to Lakewood Forest with parents Diana Sullivan and Glenn Sullivan. Collin attended LoneStar Community College obtaining his associate degree while working full time at Kroger on Grant and Louetta. Collin began his Air Force career on June 14, 2022 (Flag Day) and is now stationed in New Mexico. Aim High A1C Drew!

Staff Sergeant Russell Musthaler grew up in Lakewood Forest, attending Moore Elementary, Hamilton MS, and Cy-Creek HS. He joined the Air Force in 2017. Currently stationed at Nellis AFB in Nevada, he is preparing to spend the next year in South Korea. Russell is the son of Brian and Linda Musthaler.

Captain Kyle Harris is with the Air Force and now living in Philadelphia, PA. He is a pilot, flying refueling planes. His parents are Alicia Smith and Carl Thompson.

Army Specialist Jason Cook is currently serving in Germany. Now 24, he graduated from Tomball Memorial HS. He is the son of Jason and Angie Cook.

Godspeed to these fine young men who all volunteered to serve their country at great sacrifice to themselves and their families.



The Lakewood Forest Civic Association Enriches Our Community

When you receive your billing statement from the Lakewood Forest Fund at the end of the year, you will see a line item for an optional donation to the Lakewood Forest Civic Association in the amount of \$15. Please consider including this small donation with your HOA payment. The LFCA does so much to support Lakewood Forest with fun and benevolent activities and projects, all in the name of making our neighborhood a better place to live and raise a family.

Lakewood Forest doesn’t have amenities like newer subdivisions around us. We don’t have a public pool, splashpad, or playground. We don’t have public tennis or pickleball courts. We don’t have a public clubhouse or a golf course. What we do have, however, is a volunteer group of people in the LFCA who do things to involve the whole subdivision and serve our residents’ interests and needs.

The LFCA operates on a meager budget based on the annual donations made by homeowners. With income of just over \$20,000 a year, the LFCA puts on multiple events, including Breakfast with Santa, the springtime Eggstravaganza egg hunt, a 4th of July party, and National Night Out. LFCA makes donations to our local elementary and middle schools, as well as to the Lakewood Lightning swim team and the Lakewood Forest Garden Club. LFCA sends “care” packages to our sons and daughters serving in the military, and arranges for the house numbers to be painted on the curbs in front of every house in Lakewood Forest. LFCA helps to publicize the spring and fall community garage sales. And, the LFCA writes and publishes this newsletter and updates the community website to keep all residents informed of Lakewood Forest happenings.

If you appreciate the enrichment that LFCA brings to the entire Lakewood Forest community, please include your \$15 LFCA membership payment with your HOA dues. Thank you!

If you would like to join the LFCA board or volunteer for the projects and activities, send a message to lakewoodforestcivicasassociation@gmail.com, or come to one of the monthly board meetings. All residents are welcome!



LAKEWOOD RESIDENTS' CLUB

swim • social • tennis



Tennis & Pickleball News

The Fall 2023 tennis season is wrapping up. The Spring 2024 tennis season will start in late January. Whether you are a beginner, intermediate or advanced player - we have a spot for you.

The Lakewood Residents' Club has six men's teams that play Tuesday, Wednesday and Thursday evenings and are in the Houston North Suburban Tennis League. We have eight women's teams that play in three leagues. The Ladies Night League plays on Monday evenings, the Northwest Women's Tennis League plays on Tuesday and Thursday mornings, and the Jackrabbit League plays on Friday mornings. If you're interested in joining a team, you just need to be a year-round club member, be available one of those times, and have your own tennis racquet. We will find a team for you that matches your skill level and availability.

The LRC also has social mixed doubles tennis on Friday evenings and an informal pickleball group that plays Saturday mornings and Sunday and Wednesday evenings.

The LRC has four lighted tennis courts for day or night play. One of our tennis courts can be converted into two pickleball courts. Our courts can be reserved online for practice or for recreational tennis or pickleball matches by our members.

Have fun, make new friends and get some exercise by joining a Lakewood tennis team! See you on the courts!

Rent the Newly Renovated Lakewood Residents' Club for Your Next Party or Event

You don't have to be a Club member to rent our beautiful facility for your event. Check out our great rates for functions up to 150 people. You don't have to leave the neighborhood to host your friends, relatives or company colleagues. Be your own party planner and put together the perfect evening. LRC offers a great dance floor, open space and a beautiful view. For events from anniversaries, wedding receptions, showers, personal or company Christmas parties or reunions to small informational meetings or group gatherings LRC has a reasonable rate for you! Call Shannon at 281-376-1893 or visit our website at www.lakewoodrc.org. Make reservations at <https://lakewoodrc.org/clubhouse-reservations/>

Also, the Lakewood Residents' Club has newly renovated office space for lease! The offices include a shared kitchen common area and board room, and some even have balconies overlooking the pool and lake. Plus, your rental includes a family membership to the club! For more information contact Shannon at lakewoodresidentsclub@gmail.com



Artificial Christmas trees may be convenient and mess-free, but there's nothing more fun than shopping for the real thing during the holidays (plus, that fresh scent!). It's essential to know how to care for your tree and the steps needed to keep it alive and fresh all season long. In order to keep your tree looking fresh and vibrant throughout the holiday season, it is recommended that you purchase your evergreen about four weeks before December 25, and if you have time to properly care for it, you can purchase your tree as early as six weeks prior to the holiday.

If you buy your tree from a garden store or roadside lot, it's likely that it came from out-of-state and has been exposed to drying winds in transit — meaning, it's going to have a much shorter shelf life than one you've chopped down yourself at a local tree farm.

Here are some tips to ensure the enjoyment of your tree throughout the holiday season.



- Look for a healthy, green tree with the least amount of brown needles.
- Select a tree displayed in a shady location. Avoid picking from a sunny area.
- Run a few branches through your hands. The needles should feel pliable and not fall off.
- Raise the tree a few inches, then drop the trunk into the ground. Very few green needles should fall off (but it's fine if the tree loses a few brown ones).
- When you purchase a Christmas tree, double-check that the seller makes a fresh cut straight across the base of the trunk to aid water absorption. This gets rid of any dried-over resin that might block the tree from absorbing water.
- When you get home, if you're not putting your tree up right away, place it in a bucket of water. (Note that you should always store real trees in an unheated garage or area that's protected from wind and freezing temperatures.)
- Place your tree in a sturdy stand that holds at least one gallon of water. Then don't forget to regularly water your Christmas tree — too little can cause resin to form, which means the tree won't absorb water and it will dry out quickly.
- Much more is at risk than just aesthetics — a dry Christmas tree can pose a real danger to your home. It can take less than 30 seconds for a dry tree to burn down most of your living room, but that's not the case with a well-watered Christmas tree.
- If your home is prone to dryness, try using a top-rated humidifier to add moisture to the room.
- Along with frayed Christmas lights, candles, air ducts and stoves, a regularly used fireplace could contribute to your tree drying out at a much quicker pace. So make sure you keep it away from a heat source and make sure you take the tree down after the holidays as soon as it starts to show signs of drying.

If you follow these easy tips, you can safely enjoy a beautiful tree for the whole holiday season! (The information above was excerpted from Good Housekeeping magazine.)

We would like to take this opportunity to congratulate Lakewood Forest Garden Club member and LWF resident Terri Cole for achieving Texas Master Gardener status. Way to go, you smart lady!

We will not be having a regular meeting this month as we will be having a Christmas luncheon at an area restaurant. Hope to see you all at the next meeting on January 5, 2024, at the Scout House behind Lakewood Methodist Church.

EZEE Fiber Installation in Lakewood Forest

Many homeowners have been asking questions about EZEE Fiber coming onto their property to install fiber for internet services. EZEE Fiber is a local Houston utility that is expanding its network in the Louetta corridor, including areas that are in Lakewood Forest. As a utility, they have a right to the easements on our lots.

Please note that neither the Lakewood Forest Fund nor Graham Management has anything to do with EZEE Fiber or the installations they are performing. If you have questions or complaints, please contact the construction manager, Don Barton, with EZEE Fiber at 832-436-9740. His email address is don.barton@ezeefiber.com.

Get in touch!

Lakewood Forest Fund, Inc. (Homeowners' Association)

www.lakewoodforestfund.com

General Manager (temporary): Kristi Kainer, 281-370-8943

Contact: gm@lakewoodforestfund.com

The Fund office is located at 12415 Louetta Road, Cypress, 77429. Office visits by appointment only.

Meetings are generally the first Monday of the month at 7 PM at the Fund office. Check the website to verify meeting dates, times and locations. All homeowners are welcome to attend.

Lakewood Forest Civic Association (LFCA)

Mailing address: 13121 Louetta Road, PMB #1025

Cypress, TX 77429

Contact: Lakewoodforestcivicassociation@gmail.com

<http://www.lakewoodforestfund.com/civic-association.html>

Meetings are generally the first Tuesday of the month at 7 PM at the Fund office. All LWF residents are welcome to attend. No meeting in December.

Lakewood Residents' Club (private club)

www.lakewoodrc.org

15006 Lakewood Forest Drive, Houston, TX 77070

Contact: Shannon, 281-376-1893 or lakewoodresidentsclub@gmail.com

Reserve the clubhouse at <https://lakewoodrc.org/clubhouse-reservations/>

Lakewood Forest Garden Club

<https://lakewoodforestgarden.club/>

Meetings are the 1st Friday of each month, September-May, at the Scouting/Community Ministries building behind Lakewood United Methodist Church

Find Lakewood Forest on Facebook

Did you know there are several unofficial Facebook groups pertaining to Lakewood Forest? All residents are welcome to join. There's a general group called "Lakewood Forest, Northwest Houston", and a social group for the ladies of LWF called "Lakewood Forest Ladies Social". Rumor has it the men have a social group too.

Security/Constable

The Lakewood Forest Fund has a contract with Harris County Precinct 4's Contract Deputy Program. We have several uniformed officers working approximately 70% of their time for Lakewood Forest.

To report a crime or anything of a suspicious nature, call **281-376-3472** and identify yourself to the dispatcher as a resident of Lakewood Forest.

In closing, remember...

Good neighbors make a huge difference in quality of life.

Feel free to forward this newsletter to your Lakewood Forest neighbors.
To add or change your email address for the distribution list, send an email with the update to lakewoodforestcivicassociation@gmail.com.

Lakewood Forest Civic Association | 13121 Louetta Road, PMB #1025, Cypress, TX 77429

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