

LAKEWOOD FOREST FUND NEWS

"The HOA"

November 2019



Breakfast with Santa

Saturday, December 7

9:00 am-11:00 am

Hosted By Lakewood Forest Civic Association and Lakewood Forest Fund (the HOA)

Location: Lakewood Residents' Club - 15006 Lakewood Forest Drive

Join your Civic Association and HOA volunteer board members for a **HOLLY JOLLY** good time and breakfast munchies as we celebrate the season with a fun-filled morning of family activities. We will have cookie decorating, crafts, reindeer games, storytelling, balloon twisting and a **VERY SPECIAL VISIT WITH SANTA**.

COAT DONATION DRIVE

Time to clean out your closets! The Lakewood Forest Civic Association also is sponsoring a winter coat drive to collect warm coats, hats, gloves, and scarves for people in need. The donations will go to MESA Outreach (formerly Houston Northwest Community Center, Inc.), an independent, community-based organization that provides a variety of

services for people in need. MESA programs include a community food pantry, community produce truck, books for kids, and a *Share the Harvest* event providing food, coats, shoes, socks and toys for the winter holiday season. The focus is to serve people in our own community.

What: We are collecting new gently-worn coats and winter accessories (clean) in all sizes, from infants to children to adults. Please, no missing buttons or broken zippers, etc.

Where/When: Bring your donations to the Lakewood Residents' Club on Saturday, December 7 during the Santa event; or drop your donations off at Linda Musthaler's house (12011 Fawnview Drive) anytime before December 10. (Please call first: 832-247-5854)

Board Candidate Solicitation Notice for 2020 Annual Meeting of the Membership

The 2020 Annual Meeting of the Members of Lakewood Forest Fund, Inc. "The HOA" will be held in February 2020 with the official meeting notice to be mailed approximately 60 days prior to the scheduled meeting date. At that meeting, three (3) board positions will be expiring; therefore, an election will be held to fill these seats.

In order to be effective, a homeowner's association needs a strong board of directors that understands its role and pursues it with passion and a concise mission in mind. If you are interested in serving the Lakewood Forest community as a volunteer board member and would like to be included on the electronic ballot & proxy, it is requested that the following information be submitted electronically to gm@lakewoodforestfund.com no later than 5:00pm on Wednesday, December 4, 2019.

Item 1: Submit name and property address located in subdivision. **Note:** To be eligible to run for a board position, you must be an owner of a home in Lakewood Forest; The Fund office confirms candidates by viewing Harris County Appraisal District records.

Item 2: Submit a candidate statement consisting of one paragraph (no more than six sentences) to introduce yourself, share your involvement in the community thus far, and address one specific accomplishment you would like to see initiated by the board in 2020. **Note:** Only the first six sentences of each candidate statement will be published.

Item 3: Submit a current photo in jpeg format to be included on the electronic ballot and posted on the association website.

Any submissions received after the deadline date will not be included on the electronic ballot or proxy. If you decide at a later date that you want to run for a position on the Board, nominations will be taken from the floor at the meeting.

"Model Code of Ethics for Community Association Board Members" as presented by Community Association Institute

Board Members should:

- Strive at all times to serve the best interests of the association as a whole regardless of their personal interests.
- Use sound judgment to make the best possible business decisions for the association, taking into consideration all available information, circumstances, and resources.
- Act within the boundaries of their authority, as defined by law and the governing documents of the association.
- Provide opportunities for residents to comment on decisions facing the association.
- Perform their duties without bias for or against any individual or group of owners or non-owner residents.
- Disclose personal or professional relationships with any company or individual who has or is seeking to have a business relationship with the association.
- Conduct open, fair, and well-publicized elections.
- Always speak with one voice, supporting all duly-adopted board decisions even if the board member was in the minority regarding actions that may not have obtained unanimous consent.

Questions may be directed to gm@lakewoodforestfund.com or 281-370-8943.



The LFF Board of Directors would like to wish all residents of Lakewood Forest and their families

Prohibited Vehicles in Lakewood Forest

The parking of recreational vehicles (e.g., mobile homes, trailers, ATVs, campers, camper trailers, boat, watercraft and boat trailers), **commercial vehicles** (defined as vehicles with commercial writing on their exteriors, vehicles primarily used or designed for commercial purposes, e.g., cargo vans, heavy duty trucks, and tractors), **and inoperable vehicles** (e.g., on blocks, missing tires, covered with a tarp or car cover, do not have current registration for more than 15 consecutive days), unless parked in enclosed garages **shall be considered by the Association to be a nuisance.**

No repair work, dismantling or assembling of motor vehicles or of any other machinery or equipment **shall be permitted** in any street, driveway or yard adjacent to a street, or in the common areas, **other than of a temporary nature.**

No person shall park a vehicle within subdivision upon any street for the principal purpose of displaying such vehicle **for sale.**

a very, Happy Thanksgiving!

STREET LIGHT OUT?

Email us and we'll take care of it.

If possible, provide address and six digit pole number.

UPCOMING BOARD MEETINGS

1st Mondays, 7pm at Fund Office
12415 Louetta Road
December 2

CURRENT BOARD MEMBERS

Bob Lewis, President
Boe Bowen, Vice-President
Scott Johnson, Treasurer
Bobbi Munz, Secretary
Paul Marshall, Trustee
Sandy Matto, Trustee
Christy Jones, Trustee

Minutes from past meetings and upcoming agendas can be found on [website](#).

2020 Billing Statements Have Been Mailed

Be on the lookout for your 2020 assessment billing statement. The assessment amount for 2020 is \$630 (same as last year) which can be paid anytime between now and January 31. Payments received after January 31 will incur a 10% late fee of \$63. **We urge everyone to use the new homeowner portal to make payments...it's quick and easy.** See article below for info on how to activate your portal.

Please note that the HOA will not be billing and collecting the 2020 voluntary fee for the civic association. For those residents opting to pay the

Important Note on Paying 2020 Assessment Through Portal

Currently, your homeowner portal won't reflect the 2020 assessment because this is a future charge. Even you may see a zero balance, you can still pay now or any time before that and the payment will be applied to the 2020 assessment. If you have any questions or concerns, please contact admin2@lakewoodforestfund.com.

Activate Your Homeowner Portal

The new homeowner portal allows you to make online payments, view your balance, make maintenance requests and more. If you have any problems, please contact admin2@lakewoodforestfund.com.

Steps to Activate:

1. Go to <https://lakewoodforestfund.appfolio.com/connect>
2. Enter your email address.
3. Click **Sign up**.
4. Check your email for the activation email. You will need to confirm your email address and set a password for your portal.
5. Once you log in to your portal, click **Account Profile**. In the **Contact Preferences** block, click **Enable Online Documents**. Next, click **"I consent to receiving documents electronically,"** then click **Save**.

NOTE: You will see sections requesting information on insurance and vehicles...you do **NOT** need to fill out these sections.

For the best experience, please use Chrome or Safari browsers. There is also an app (AppFolio Portal) for Apple and Android devices.



Don't Clog Storm Drains

When storm drains clog with leaves and/or other debris, water can no longer drain from the street. This water can then pool along the streets and flood

intersections.

Contrary to popular belief, materials dumped into storm drains do not go to a water treatment plant; but instead flow directly into streams and rivers. Dumping any materials (including leaves/grass clippings) into storm drains is not only illegal, but contributes pollution to our waterways and

voluntary fee, mail check directly to:
Lakewood Forest Civic Association
13121 Louetta Rd
PMB #1025
Cypress, TX 77429

Residents should **not** deduct \$10 from the invoiced amount on the HOA statement; assessment fee is \$630.

Traveling for Thanksgiving?

Use the Harris County Precinct Four Constable office's *Vacation Watch Request* form to have a patrol drive by your home and keep an eye on things. [Click Here](#) to go directly to the form. Bookmark it so you have it when you need it.

causes localized flooding.

It is important to keep storm drains free of obstructions.

When you are clearing your yard or driveway, please do not rake or blow the leaves into the street. Also, **DO NOT SWEEP OR BLOW LEAVES AND/OR GRASS CLIPPINGS DIRECTLY INTO THE STORM DRAIN**. Homeowners are responsible for clearing the street in front of their own home as regular maintenance. Do not rely on street sweepers or assume someone else will do it. Considering raking/blowing leaves/grass clippings into flowerbeds as mulch or start a compost pile in your backyard where they can decompose and create a natural fertilizer.

Updates from the Fund Office

At the November board meeting, the board approved:

- Installation of fall mulching for all common areas at a cost of \$6,650.00, which includes labor. With excessive rain over the last few months, mulch has broken down and some wash out has occurred; adding mulch will help protect plants this winter.
- Hiring a landscape architect/arborist in 2020 to evaluate the common areas of Lakewood Forest and determine areas where trees need to be added as many trees have died and not been replaced. As stated during homeowner forum by resident Jim Robertson, "the trees are a major factor in the attractiveness and beauty of this area, and contribute significantly to the quality of life and value of our homes."

Other updates:

- During executive session, the board reviewed collection/deed restriction matters, personnel issues, and met with civic association members to have a general conversation about the future of the two organizations working together.
- Seasonal color to be changed out before Thanksgiving holiday; a special thank you to the Garden Club ladies for assisting with recommendations on flowers.
- Christmas swags will be hung the weekend of December 7.
- Grant Road Wall Project Phase 1 has been continually delayed due to multiple, inaccurate underground utility markings. Ground penetrating radar was considered; however, this form of analysis cannot pick up small cables such as fiber optics.
- Standard auger-drilling option was utilized on the first 17 holes where piers were cemented into place in early November. Hydro-excavation will be utilized to drill the additional holes in phase 1 so as to avoid disruption of fiber optic cables, electric and/or gas lines. Hydro-excavation is expected to start week of November 18.

Take Action Now to Join the Lakewood Forest Civic Association

All Lakewood Forest residents recently received their annual billing statement from the Lakewood Forest Fund ("the HOA"). In past years, this invoice included an optional line item for residents to join the Lakewood Forest Civic Association (LFCA), at an annual cost of \$10. For the year 2020, the line item to join the LFCA is *not included* in the HOA's billing statement. The entire fee due (\$630) is only for mandatory HOA dues.

Payment to and membership in the LFCA has always been and continues to be completely voluntary. However, we

have had a very large percentage of our residents join the LFCA and we thank you for your support over the years.

The Lakewood Forest Civic Association is an independent, non-profit neighborhood association incorporated in 1985 to promote the general welfare of Lakewood Forest residents and to support civic betterment for Lakewood Forest and surrounding areas. We are run by an elected board of homeowner volunteers who contribute their time and efforts toward making Lakewood Forest a nice place to live, enjoy, and raise a family.

Your \$10 voluntary membership dues go a very long way! With it, the Civic Association does/supports the following:

- Events including the Easter Egg-stravaganza, the July 4th Patriotic Parade, Neighborhood Night Out, and the Community Garage Sale
- Publications including the monthly *Civic News* newsletter, the Residential Directory and the Newcomers Guide
- Projects including Military Care Packages and Student Scholarship Awards
- Neighborhood improvements including Subdivision Entrance Wing Wall Lighting and Curb Number Painting
- Donations to our local public schools, the Lakewood Lightning swim team, the Lakewood Forest Garden Club and CyCreek EMS

Residents who want to voluntarily join the LFCA for the fiscal year that began on September 1, 2019, and runs through October 31, 2020, need to pay for this membership separately by mailing a check made out to "Lakewood Forest Civic Association" directly to the following address:

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

Please note that LFCA membership dues are not tax-deductible.

The LFCA Board of Directors thanks you for your continued support of the LFCA and *your neighborhood*. If you have questions or concerns, or ideas for civic betterment, please contact any one of us at our phone numbers listed on the inside front cover of every issue of the *Civic News*. We welcome all ideas and volunteers!

ACCESS YOUR ONLINE PORTAL
FROM THE MOBILE APP!



Online Portal by AppFolio



Easy Payments

- + Pay your rent or dues instantly
- + Set up auto-payments
- + Enable push notifications



Fast Maintenance

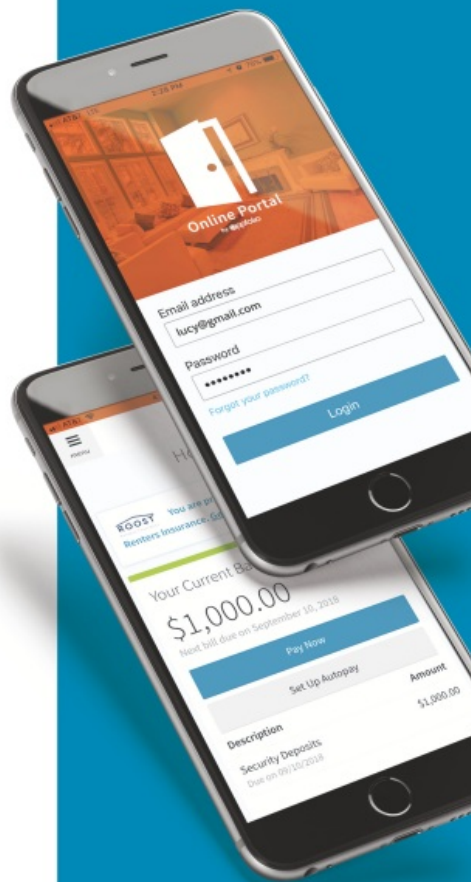
- + Submit maintenance requests (+ photos) easily
- + Monitor the status of your requests



24/7 Access

- + View or download your lease
- + Access important documents from anywhere
- + Stay logged in for instant access

Download: [Online Portal by AppFolio](#)



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Do You Have a Family Member Serving in the Military?

The Lakewood Forest Civic Association is putting together care packages for residents or family members of residents in the military who are currently deployed or stationed away from home. The packages will contain things like snacks, personal hygiene items, holiday-themed items, gift cards and more. They will be sent in early December to coincide with the holidays.



If you know someone who would enjoy receiving a package from their neighbors here in Lakewood Forest, please send an email to Linda Musthaler at lmusthaler@sbcglobal.net or call her at 832-247-5854. Last year we sent packages to eight service members serving in the U.S. or abroad. It's up to you to nominate the recipients. They must be on active military duty away from home.

Crime Stats for November 2019 - Summary of Events

Theft Habitation:

12900 Forest Meadow Dr. - Deputies responded to location in reference to a Theft Habitation call

where it was reported by the Complainant that possible known suspect who used to live with him stole items from his home. Case open Pending further investigation.

Theft Other:

11600 Snowmass Dr. - Deputies responded to location in reference to a Theft call where it was reported by the Complainant that unknown suspect made entry on to his property and stole a Package from his front porch. Case open pending further investigation.

Criminal Mischief:

12600 Hammersmith Dr. - Deputies responded to location in reference to a Criminal Mischief where it was reported by the Complainant that unknown suspect damaged her driveway by inscribing vulgarities into her driveway. Case open pending further investigation.

Family Disturbance:

12100 Moorcreek Dr. - Deputies responded to location in reference to a Family Disturbance where it was reported by the Complainant that she and her husband had been involved in a verbal altercation that turned physical resulting in minor injuries to the Complainant. Charges accepted against the Husband where he was then transported to Harris County Jail. Case cleared arrest.

Phone Harassment:

12100 Heatherwick Dr. - Deputies responded to location where it was reported by the Complainant that he was being threatened over the phone by unknown suspect in reference to a Dating App. Complainant ceased all communication at this time no further calls. Report completed with case closed at this time.

Animal Aggressive:

16400 Willowbank Rd. - Deputies responded to location in reference to an Animal Aggressive type call where it was reported by the Complainant that neighbor's dogs had gotten loose and attacked him resulting in a dog bite to his leg. Animal Control contacted with citation issued.

Fraudulent Use ID:

12800 Hazelway Dr. - Deputies responded to location in reference to a Fraudulent Use ID where it was reported by the Complainant that unknown suspect used her Home Depot card information to make several unauthorized purchases. Case open pending further information.

Other Calls:

Deputies responded to 19 residential alarms that were all cleared as false or cancelled.

Deputies responded to 10 suspicious vehicle calls that were all cleared as gone on arrival or information.

Deputies responded to 11 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 463 other calls including:

Motor vehicle Accidents

Animal Humane

Arson Fire

Conducted Traffic Initiative's

Responded to Traffic Hazards

Compliance Checks

Sex Offender Verifications

School and Park Checks

Conducted Follow Up Investigations

Welfare Checks

Meet The Officer Calls

Meet The Citizen

Solicitors

Alarm calls that resulted in False and False Human Error



November Garden Club Meeting

The Lakewood Forest Garden Club meeting began on November 1, 2019 with President, Candace Beaver, giving the history of Poinsettias. The co-hostesses were Barbara Crum (Chair), Janice Giordano, Sandra McKeon, Susan Hanson, Gabriele Klopp, and Yvonne Newsome. They did a fabulous job with fall decorations and delicious refreshments. The hostess table was graced by a beautiful fall arrangement created by Barbara Crum.

The program was entitled "Horticulture Tips from Lakewood Forest Garden Club Experts" featuring leader Becky Bailey, Bette Gerhold, and Eleese Lester-Baier. Becky introduced us to the native Poinsettia and the American Beauty Berry. Both plants are easy to grow and can spring up everywhere. Bette shared her success of propagating an "Cowardly Lion" Begonia by first rooting a cutting in water and transplanting it into fresh soil after 6 weeks when root system was well established. Eleese introduced us to the moringa and purslane plant. Both have been used in cooking and as medicinals. She recommends serving the small, tender leaves in salads.

The panel also answered questions from the membership. We learned that it is difficult to eradicate Mimosa trees as they spread roots that might damage structures. Members shared tips about fertilizers for flower beds as well as lawns and agreed that organic fertilizers and composts are best for plants and the environment. A beautiful flower arrangement designed by Marilyn Bullen from her garden graced the President's table then went to door prize winner Betty Boyland.

We appreciate community support for our annual fundraiser and also for donations made to Wreaths Across America. Yard of the Month - Yards in Area F (Sections 14, 15, 17 & 18) were judged by a group of ladies from the garden club the last part of October for the November Yard of the Month. We are pleased to announce that First Place Winners were Charles and Cathy Messerly at 12402 Pelican Isle Court. Honorable Mention went to Jerome and Hillari Mouton at 12506 Leyton Court and to Paige Stegemeier at 16818 Park Island Court. Congratulations to all winners! Donations for Yard of the Month are made by the Lakewood Forest Civic Association, the Lakewood Forest Fund and Plants For All Seasons for gift certificates in the amount of \$60 for first place winners and \$35 for honorable mention. The gift certificates can be used at Plants For All Seasons on Highway 249. The next Yard of the Month judging will be the last week of February for the March Yard of the Month.

December Garden Hints

- Flowerbeds - Deadhead and feed cool season color plants with
- Color Star Fertilizer. Continue to plant cool weather color: pansies, snapdragons, cabbage, kale, viola, alyssum, lobelia, cyclamen, and much more...
- Lawns - Your lawn should be in a dormant state and there's not much to do at this point. Make sure to back off your water while the lawn is dormant but make sure to water if we are going to have freezing temperatures.
- Poinsettias - Water well until soil is saturated and allow to dry between watering. Apply water to soil and not the foliage or blooms. Keep away from drafts.
- Birds - Don't forget to keep seed feeders full and fresh water in bird baths. Put out suet cakes. The extra protein helps keep our feathered friends warm in the winter months.
- Freezes - Have frost cloth on hand to cover tender plants in case of freezing weather. Wrap plants completely down to ground level. The less cold drafts move under the frost cloth, the better.
- Vegetable Garden - Work compost into the top couple inches of your garden beds. Plant a cover crop in empty beds such as peas, oats, or rye to keep the soil active. These cover crops can be cut and worked into the soil before spring planting. You can still plant cool weather seeds about every 2 weeks for fresh veggies into spring.

- We are still recommending that you do soil remediation after the past two very wet years. The first step will be applying MicroLife Humates Plus. This is loaded with beneficial microbes that will repair your soils and help with long term recovery. Second, you will want to apply Medina soil activator and liquid molasses to stimulate microbial activity.
- It is time to apply rye seed for a green lawn all winter. If you go with the rye seed, make sure it's an annual turf type rye. Regular Gulf type rye gets tall and is better for grazing animals than growing as a lawn.

Get Your Green On!
Sherri Harrah
Plants For All Seasons 249

RENT LAKEWOOD RESIDENTS' CLUB FOR YOUR PARTY!

You don't have to be a Club member to rent the 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 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.



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281.370.8943