

Lakeside Village Newsletter

PO Box 334

Riverside, TX 77367 / (936) 891-5132

Website: lsvpoa.com

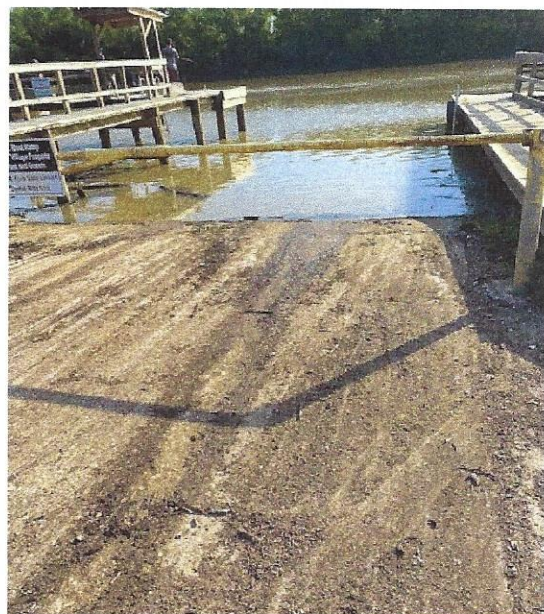
MAY, 2022

Annual Meeting announcements are being mailed to property owners about May 18. The announcement will include absentee and proxy ballots for property owners who wish to vote but are unable to attend the meeting in person. A return envelope for the ballot will be included in your announcement. Please vote! If you do not receive your announcement, please contact the Association to update your contact information. A copy of the annual meeting announcement may also be seen on the Association website and Facebook page after May 18.

The Association has been made aware that people are swimming in and around the boat launch area. No swimming signs are posted and will be enforced. The waters are very dangerous in that area for several reasons. The large alligator that has been seen there may be coming in because of the fish cleaning activities. River currents are extremely fast in the area as well.

The Association has received numerous reports of children driving off road vehicles very recklessly in the subdivision. Parents please talk to your kids about this problem so that law enforcement is not required but more importantly, to avoid serious injuries from any accidents that may occur.

We wish to say a special thank you to several of our property owners who volunteered their time and equipment to clean the debris away from the boat launch area. Thanks Russell & Cathy Pickens and Melvin & Mabel Williams for a great job!



Summary of the May 14, 2022 Board of Directors Meeting

ATTENDANCE

Directors present were Chuck Cloe, Fay Earls, Petie Grant, Marcy Metz, Gail Miller, and Peter Thrasher. Also present was Ann Young, Administrative Assistant. Absent were Tommy Green, Kelly Scott and Danny Washington.

CALL TO ORDER

The meeting was called to order at 9:00 A.M.

PROPERTY OWNERS (MEMBERS)/COMMENTS

Present were Will Breaux, Chester Allen and Ricky McBurnett.

READING OF MINUTES

The minutes from the April 9, 2022 Board meeting were presented for review. A motion was made by Petie Grant and seconded by Marcy Metz to approve the minutes for April 9 as presented. Motion carried.

MANAGEMENT/TREASURER'S REPORT

The Management/Treasurer's report for April, 2022 was presented. Gail discussed that the reserve funds were created for capital expenditures and emergencies. A motion was made by Petie Grant and seconded by Peter Thrasher to approve the report as presented. Motion carried.

OLD BUSINESS

- Update on status of pier replacement – Due to the unstable price of materials and contractors being one to two years out on new builds, this agenda item will be tabled for a while but left on the agenda. The pier remains safe for use at this time.
- Review of annual meeting plans – A motion was made by Gail Miller and seconded by Peter Thrasher to approve expenditures up to \$300 for supplies for the Annual Meeting. Motion carried.

This year when the annual meeting announcement goes out to property owners, all eligible nominees will be printed on the absentee and proxy ballots. No nominations will be taken from the floor during the annual meeting. This practice will give all property owners a fair opportunity to know who is running for election and an equal opportunity to vote for those eligible to run.

- Review of sign design - The Board will place this project on hold until price of materials become more stable and a reasonable quote can be obtained.

NEW BUSINESS

- Reading into the Minutes of the approved lawn company. During the April 9 Board meeting, the Directors present reviewed quotes obtained for the mowing contract for 2022. There was no vote taken at that time because a quorum of Board members was not present at the meeting. After the meeting of April 9, the Board Directors were sent

an email request for an electronic vote to choose a lawn care company from the list of those who provided quotes. The vote was unanimous to award the contract to Professional Landscaping Management Company of Huntsville, Texas, for the amount of \$1,575 per mowing to include litter control along the subdivision entrance at FM 980, Lakeside Drive, and both boat ramp areas, and mulching of debris left on the easements by the county.

A total of 51 lawn care companies were contacted. Of those, seven (7) companies provided quotes with a range of prices from \$1,500 - \$6,500 per mowing. Some of the quotes did not include litter control or mulching of debris left by the county.

- Discuss dollar amount for Special Assessment – The Board discussed budgetary needs for the next fiscal year.

Unlike some other subdivisions where the special assessment is for an occasional special project, the Lakeside Village special assessment is needed to make sure basic operations can continue. Those basic needs include: street lights, taxes, professional fees, insurance, repairs and maintenance, mowing, and administrative costs that include collections, legal fees, postage, wages, and office supplies.

In approximately 1982, Lakeside Village subdivision founders set an annual maintenance fee of \$36 per lot. The founding covenants did allow for a special assessment as needed. That dollar amount today is equivalent to \$107. The base of \$36 per lot is no longer sufficient to cover the cost of basic operations. The first special assessment was implemented in 2011 so that the Association could remain solvent.

Based on the fixed overhead costs and the need to maintain the current level of operations, the Board will recommend to property owners that a Special Assessment of \$44 per lot is needed to be approved by ballot vote. This amount will be printed on the voting ballots.

In addition, the Board wishes to recommend that ballots will include a request for the approval of the collection of an annual Fire Fund in the amount of \$12 per lot per year, with a cap of \$36 for property owners who more than three lots. These amounts are the same as last year and would be effective for one fiscal year July 1, 2022 – June 30, 2023. A motion was made by Gail Miller and seconded by Petie Grant to approve these recommendations. Motion carried.

- Discuss directors' liability insurance and general liability insurance – The liability insurance policy that covers each of the Board of Directors will be due for renewal in July. The quotes for this policy will be received within the first two weeks of June. The Board of Directors will be sent an electronic request to approve to renew this policy since the regular session will not meet in June.

The general liability insurance policy – The insurance policy that provides general liability coverage for the Association will be due for renewal in August. The Board will receive

quotes for the renewal of this policy and present a recommendation for approval during the July or August Board meeting.

- Discuss no swimming at boat ramps – The Association has posted no swimming signs at each of the boat ramps. Because of the danger of swimming in these areas, anyone who is seen swimming will be turned over to law enforcement authorities.
- Discuss water at fish cleaning station to be used for fish cleaning and hand washing – Signs will be posted at the fish cleaning station that the water available there is for cleaning fish or washing hands only. The water is not to be collected and carried away from that area for other purposes.
- Discuss vacant lots are private property – The Association has received several complaints about off-road vehicles, dirt bikes, etc. running around on vacant lots in the subdivision by persons other than the property owners. This activity is considered trespassing which may be a felony violation if prosecuted by the property owners. Reminders will be included in the monthly Association newsletter, Facebook page, and website.
- Executive Session Summary from the April 9, 2022 Board meeting
Properties were inspected April 9. A report of violations observed on that day, along with the status of property violations that are still unresolved as of that day, was presented to the Board of Directors

22 Courtesy letters for mowing on Shoreline, Mary, Oakdale, S. Lakeside, Tall Timbers, Arrowhead, Lakeside, Houston, Hilltop, Marla Circle and N. Lakeside.

1 - First letter for trash (Oakdale)

COMMITTEE REPORTS

Architectural Review

The following applications were received in April, 2022:

- Home on Shoreline (Lot 374) – approved
- Garage (Lot 241) on Houston - approved
- Portable greenhouse (Lot 97) on N. Lakeside - approved

Maintenance & Safety

A pot hole repair request was submitted to Commissioner Nettuno.

Community Relations

The Association newsletter was published April 12, 2022, via email, Association Facebook, and Association website. The financial reports and meeting minutes were updated on the website thru April, 2022.

Executive Session

The Board moved into Executive Session at 9:48 A.M. At 10:05 A.M. the Board returned to Open Session. A motion was made in Open Session by Petie Grant and seconded by Peter Thrasher to turn over account No. 2022-01 to the Association attorney for collection.

The Board returned to Executive Session at 10:07 A.M. At 10:08 A.M. the Board returned to Open Session. A motion was made in Open Session by Gail Miller and seconded by Petie Grant to turn over account No. 2022-02 to the Association attorney for collection.

With no further business, the meeting was adjourned at 10:11 A.M.



980 North Volunteer Fire Department

During 2021, volunteers of the 980 North Volunteer Department, located in Lakeside Village, responded to 53 calls as follows:

Wildland fires	4
Structure fires	9
Medical assists	11
Medical Helicopter	
Landing Zones	6
Grass fires	14
Motor Vehicle	
Accidents	6
Other	3

Volunteers of the Department gave 1,526 hours during the year in their service to the community. Many of the volunteers have been trained in CPR, use of the new AED machine, and first aid response. Please check out their Facebook page: 980northvfd

Calendar of Events			
JUNE		JULY	
11	Annual POA Meeting	4	Independence Day
14	Flag Day	9	POA Monthly Meeting
19	Father's Day & Juneteenth		
21	First Day of Summer		

OTHER INFORMATION

A number of vendors have left contact information with the Association office. (936-891-5132). If you have need of home repairs, lawn services, trash services, etc. we can provide the list we have accumulated. The Association does not recommend any particular vendor. This list is just for information purposes.

The Association has received several requests to repost the website to learn about properties that are scheduled to be auctioned at the county delinquent tax sale. Their site will also allow you to sign up to receive announcement of upcoming auctions.

pbfc.com (click on the Tax Sales tab at the top)

Property owners who observe a hazard on any road in Lakeside Village may notify the Association (936) 891-5132, or contact the Commissioner directly (936) 377-2481. All roads in Lakeside Village are county maintained and not privately owned.

Please get the Association's approval before placing new storage buildings, homes, and home add-ons, etc. on your lot. The deed restrictions require the Board to make those approvals and keep them on file. The process is simple. Please call if you need any clarification (936-891-5132). We also recommend that property owners call the San Jacinto County Permit office to determine the need of a county permit (936) 653-3823. Please remember to check with the San Jacinto County Permit Office if you plan to add a structure on your property. They will advise if a permit is needed. (936) 653-3823

SAN JACINTO COUNTY
IMPORTANT CONTACT NUMBERS

Sheriff (non-emergency dispatch)(936) 653-4367
County Animal Control Deputy..... (936) 524-3891

Precinct #4 Commissioner (Mark Nettuno)(936) 377-2481

Precinct #4 Constable (Alvin Wyatt).....(936) 377-5009

County Judge(936) 653-2199

Property Tax Office.....(936) 653-3292

Appraisal District(936) 653-1450
 Motor Vehicle.....(936) 653-2311
 Permit Office.....(936) 653-3823
 911 Addressing(936) 653-3823
 Game Warden(936) 239-2711
 Trinity River Authority (septic)(936) 365-2292
 SHECO (Electric).....(936) 653-5400
 (800) 458-0381
 SHECO (outage)(888) 444-1207
 Riverside (WATER) Special Utility Dist.....(936) 594-5793
 Voter Registration(936) 653-5804
 Windstream (Kinetic) (phone/internet)(833) 241-0100
 980 North VFD (c/o Sheriff dispatch)(936) 653-4367
 Justice of the Peace.....(936) 377-2131

SJC Lakeside Village
Property Owners' Association, Inc.
Financial Report / April 2022
RECONCILED

CHECKING ACCOUNT						
Beginning Checkbook Balance April 1, 2022						\$ 49,581.91
Income	Deposits					
	4/28/2022	*\$50 of this amount should have been deposited to Savings. Correct in May			1,485.64	
		Total Inome April 2022			1,485.64	\$ 1,485.64
Expenses						
	Draft	Riverside Water			33.17	
	Draft	SHECO Security Lights			555.45	
	Draft	SHECO Boat Ramp Area			20.50	
	Draft	Windstream/(Phone & Internet)			181.83	
4/6/2022	Debit	Office Depot/Admin/Consumables/Ink			263.03	
4/6/2022	Debit	HEB/Admin/Consumables/Meeting Supplies			8.00	
4/6/2022	Debit	Tangent Signs/No Parking/Boat Launch Area			14.00	
4/11/2022	Debit	USPS/Admin/Postage			239.58	
4/13/2022	Debit	Home Depot/Repair & Maintenance/Weed Spray			77.91	
	1916	USPS/Box Rent			84.00	
	1917	Elizabeth Ann Young/Contract Wages			1,000.00	
	1918	Melvin Williams/Repair & Maintenance			50.00	
	1919	VOID			-	
	1920	VOID			-	
	1921	VOID			-	
	1922	Professional Land Management/Contract Mow			1,575.00	
		Total Expenses April, 2022			4,102.47	\$ 4,102.47
CHECKING ACCOUNT						
Checkbook/Register		April 30, 2022				\$ 46,965.08
	Add	Outstandings Checks (#1917)			\$ 1,000.00	
	Subtract	Outstanding Deposits			\$ -	
Bank Statement		April 30, 2022				\$ 47,965.08
		Fire Funds Collected 6/13/21-4/30/22				\$ 6,185.88
					<i>Actual Checking Account Funds Available =</i>	\$ 41,779.20
RESERVE ACCOUNT						
Beginning Balance		April 1, 2022				\$ 11,602.10
		Interest Earned				\$ 1.23
Ending Balance		April 30, 2022				\$ 11,603.33
SAVINGS ACCOUNT (Key Account)						
Beginning Balance		April 1, 2022				\$ 3,302.28
		Deposit				\$ -
Ending Balance		April 30, 2022				\$ 3,302.28
					\$ 14,905.61	Total Reserve & Savings