

RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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ROYAL LAKES ESTATES ANNUAL HOA MEETING

&

ELECTION OF 2 BOARD MEMBERS

NOVEMBER 6, 2021

10:00 a.m. - 11:00 a.m.
(check in 9:30 a.m.)

THE FLYING COW
1055 AGNES ROAD



Gardening Tips

OCTOBER/NOVEMBER TO DO LIST

Plant trees, shrubs, rose bushes and perennials. Planting now will ensure better survival next spring/summer and earlier growth and blooms.

Plant fall and winter color - pansies, dianthus, snapdragons, alyssum, ornamental kale and cabbage, dusty miller, etc. Plant in beds you or in pots on deck or porch.

Replace dead grass with St. Augustine sod. Weeds will sprout in dead patches if you don't. New sod will be well-established by spring.

Winterize the lawn that you still have left. An organic, slow release fertilizer is just what the grass needs to get ready for cold weather.

Be sure to have nectar feeders or nectar plants for migrating hummingbirds and butterflies.

Plant fall veggies and herbs - Broccoli, cauliflower, Brussels sprouts, lettuce, cabbage, peas, dill, cilantro, parsley, Swiss chard, mustard greens, etc.

Plant bulbs by the Holidays. Between Halloween and Thanksgiving:

Crocus, anemones, freesia, ranunculus, alliums, lily, etc.

Plant paperwhites in pots by November 11th (Armistice Day) for blooming in time for Christmas.

Refrigerate tulips until New Year's Day, then plant every two weeks through Valentine's Day for longer bloom time.

Plant wildflower seeds through November:

Bluebonnets, paintbrush, larkspur, etc. Also plant sweet pea seeds in November for better results in spring.

Move and divide perennials and roses while they are dormant or growing slowly. They will be ready to burst into bloom in spring.

Mulch, mulch, mulch -- the mulch you applied last spring is long gone! Protect roots and maintain moisture while keeping weeds to a minimum with a 3-inch layer of the mulch of your choice -- pine straw, bark mulch, compost, leaves.

Source: <https://buchanansplants.com/houston-gardening-by-month/>

What's Been Happening in the Neighborhood!

Our HOA Board has been hard at work, and you may have not even noticed, but they have been busy taking care of drainage issues, clean-up, repairs, improvements, etc., in our community. Here are just a few

September has come and gone and we are still dealing with unfinished projects. The biggest delay has been equipment availability, and not the rain.

Removal of the front area white fence was voted on by the Board members and the majority voted to keep the fence for another year.

I have reached out to Fort Bend County Road and Bridge for the possibility of additional stop signs and speed signs being added to the neighborhood. Currently, we have only one speed limit sign showing 30mph, and it's located just past the monument coming into the neighborhood. The requested signs will need to be approved by the County Engineering Department.

We are also looking in to having Ft. Bend County Sheriff's officers monitor the neighborhood for excessive speed, and failure to stop at street crossings. They will monitor at various, unannounced times. We have received numerous complaints regarding these issues and the Board is going to address them.

These, as well as other issues, will be addressed at the Annual HOA Board Meeting, so please make every effort to attend in November.

Article submitted by George Prat, Board Member

Landscape Committee News

Hello Neighbors,

I hope everyone is doing well and enjoying the cooler weather. The fall planting is around the corner. New planting will start towards the end of October to the first week of November. Excited to see the colors we selected. I know you will enjoy them...

Christmas decorations will be done professionally again this year. Not sure when our install date will be, but will pass along once available.

Just a friendly reminder. . . if you still have any dead plants in your yard, please consider removing them and visit your local nursery to ask for guidance on what to plant for the fall. Thank you and have a great fall season!

article submitted
by Landscape
Committee member,
Diana Garcia





Are You Considering a Home Improvement Project?

All EXTERIOR property modifications or improvements REQUIRE review and APPROVAL by the Architectural Control Committee (ACC) before work is initiated. ACC request forms are found online by visiting the 'Documents' section of the HOA's Caliber portal and on the website listed on the first page of this newsletter. While the By-Laws provide for a period of up to 30 days for review, the ACC review process is often completed much sooner. However, to allow sufficient lead time to schedule work with your contractor, please factor the review period into your improvement project planning.

No Posting on Mailboxes!!

The Board asks you to please not tape flyers on any of the neighborhood mailboxes or the Message Board at the entrance!!!

If you have something you want to make sure the neighborhood will see, please send your flyer to rlnewsletter@yahoo.com and, upon approval, it will be posted on the Message Board at the mailbox cluster at the entrance of the neighborhood.

Each flyer will be posted for a maximum of two weeks. Any flyers taped to the mailboxes will be removed.



Real Estate News with Melodie



According to realtor.com, we have just passed the very best few days to buy a home: October 3-9! This aligns with the pre-pandemic seasonal patterns. In the past, buyers could save \$10,000 during this week for a home priced @ \$385,000. This summer we saw crazy bidding wars, and home prices on the rise at a very fast pace. Many buyers found

themselves priced right out of the market. It was frustrating to say the least. According to the experts, some relief may have already begun. Market conditions favor buyers, even though it continues to be a sellers' market. Inventory shortages have started to become less of an issue. Where earlier this year, inventory, ready move-in homes were non-existent in the new developments, now there are several, depending on the particular community. Buyer incentives are back as well. Since the school year has begun, there are less buyers competing for homes on the market. Prices improve at this time as well, with some homes that have been on the market for several days or weeks, actually having a price reduction. Price drops earlier in 2021 were practically non-existent. This can offer would-be buyers an edge as well.

As of August, the national median days on the market was 39. Of course, in areas such as ours, it averaged less time if priced right, often as little as just a couple of days. From realtor.com: "At its lowest point at the start of the year, housing inventory was down 53% as compared to last year. New listings are now increasing over the summer with 100,000 new properties added over the past 4 months." And, as we near the end of 2021, with holidays approaching and school in session, sellers hoping to sell now may have to experience price reductions to compete for the buyers who have not dropped out.

Will home prices start to go down instead of up? No, but the rise will not be at the fast pace that we had most of this year. Will bidding wars go away? Not likely, but there will probably be fewer people bidding with a better chance to actually be the top bidder, without needing to make such over the top offers. Are interest rates still low? Yes, they are. Rates have been below 3% since July and no one knows when they might change.

In our neighborhood, no Active Listings were taken in the months of August and September, none are Pending, or were Sold. We all love where we live. **HAPPY HALLOWEEN!!!!**





Hospitality Committee and Community Events!!!

We are still looking for volunteers to help in welcoming new neighbors to our own little piece of heaven.

This committee will be responsible for:

1. Welcoming all new neighbors to our community.
2. Providing new neighbors with copies of our neighborhood documents (by-laws, deed restrictions, etc.)
3. Planning and implementing community events, etc.

Here is what is planned for the remainder of 2021:

December 16 Holiday Decorating Contest
Judging
December Holiday Hayride to look at
(date TBD) community lights

Please email rlnewsletter@yahoo.com if you are interested in joining the Hospitality Committee, and meeting new neighbors through the planning of events for our neighborhood.

Community CC&Rs Reminders



One of the primary reasons an HOA exists in a neighborhood is to enforce the community's protective deed restrictions to preserve property values. All residents of Royal Lakes Estates become mandatory members of the RLE Home Owners Association (HOA).

The repercussions from the freeze should be taken care of by now, however our management company is still finding violations such as a/c & pool equipment not being screened by vegetation from street view. This is in our Deed Restrictions, so please take the time to screen your equipment and save the management company from having to send out so many letters. Your neighbor takes care of their yard for You, why not take care of yours for Them.

Useful Royal Lakes Estates Information

RLE Board Members

Teresa Ricard, President
t-ricard@sbcglobal.net

George Prat - Director of Asset Management/Facilities
gprat98@yahoo.com

Lee Ivey - Secretary
docleejr@gmail.com

Brendan Doran - Treasurer
brendan@doranjohnston.com

Kristi DeNardo - Director of Communications
KDenardo@igloocorp.com

Management Company

Montage Community Services
Sussan Martinez, Owner
7002 Riverbrook Dr., Suite 400
Sugar Land, TX 77479
281-232-7659
www.montagecs.com

NOTE NEW ADDRESS!!!

Contact Info for Nuisance Alligators

To report a nuisance alligator, contact your Ft. Bend County game wardens, Barry Eversole at 832.595.7940, or Emily Zaumbreecher at 832.840.0127 for alligators under 6 feet in length, and on private property such as swimming pools, or in roadways.

You may also contact Texas Alligator Information at 409.736.3625. Give them your information and ask for a complaint number. From there you can contact a wrangler, but they will need the complaint number from TX Alligator Info. Do Not call a wrangler before you have contacted Texas Alligator Information. Here is contact information for wranglers: Robert Lawfton 281.960.9163 and Brian Rice 281.845.3878

Architectural Control Committee

Camille Prat - Admin/Member
camilletx1@aol.com

Randall Brown - Member

Karen Jansky - Member

Larry Pulido - Member

Ben Wilson - Member

Street Lights Out?

If you notice a street light out, note the number on the pole (it should be 6 digits) and contact CenterPoint Energy at 713.207.2222 or the website www.centerpointenergy.com/outage.

Water Issues?

FloWatch, Inc.
Utility Management Services

Office / Drop Box Location:
17230 Huffmeister Rd., Suite A
Cypress, TX 77429

Phone: 281-373-4401
Fax: 281,373.1113

website:
www.flowatch.net

Email: customerservice@flowatch.net

If you want to pay your bill online, click on FloWatch below and it will go directly to the page:

Pay My Bill to Flowatch

Links to Neighborhood Sites

Neighborhood website:
www.royallakesestateshoa.com

RLE and Friends Book Club Group on Facebook
<https://www.facebook.com/groups/213224013247821/>

Royal Lakes Estates Facebook Group
www.facebook.com/groups/318290285978980/