

RLE ???

Royal Lakes Estates, Richmond, TX

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WELCOME to the inaugural 2020 newsletter for Royal Lakes Estates. This newsletter will come out every other month, unless we feel there is need for a "special edition." We are looking for a name for this publication and would like some feedback from the neighborhood. Here are the choices:

1. RLE Crown

2. RLE Reporter

3. RLE Review

Please cast your vote by emailing to the official email address, rlenewsletter@yahoo.com. Once the votes are tallied, the new name will be revealed in the March/April, 2020 newsletter. Please add this email address to your address book, as it is the email that will be used for sending out the newsletters.



Message from the Board

The 2020 Board of Directors for Royal Lakes Estates are **Teresa Ricard**, President, **George Prat**, Director of Asset Management/Facilities, **Lee Ivey Jr.**, Secretary, **Brendan Doran**, Treasurer, and **Kristi DeNardo**, Director of Communications.

We are excited about 2020. Last year, 2019, was a year focusing on clean up and planning. This year we will be concentrating on administrative changes, solutions addressing aging systems, and neighborhood amenities. We would love to have everyone's input by attending the HOA meetings or by sending an email to rlenewsletter@yahoo.com.

We are equally excited about the revival of the RLE newsletter. Please join us in celebrating our neighborhood and getting involved with story submissions, story requests, and information. A special thanks to Camille Prat for taking the lead on this worthy project.

We also want to recognize Chris Taylor, as our new chairperson of the Landscape Committee, for planning the last color selection and fall refresh of our entrance. She spent hours researching and communicating with our landscape company, and the result was amazing. We cannot wait to see what she has in store for the spring!



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 TownSquare app. While the By-Laws provide for a period of up to 30 days for review, the ACC review process is often completed more quickly. To allow sufficient lead time to schedule work with your contractor, please factor the review period into your improvement project planning.

LCISD Calendar

February 28:

Go Texan/Dress Western Day

Mar 01-March 31:

Music in Our Schools Month

Youth Art Month

Texas History Month

Mar 09-Mar 13:

Spring Break

Apr 13:

Easter Break

May 25:

Memorial Day

If you have a child in Velasquez, Reading Jr. High or George Ranch High School and would like to help me keep this calendar current, please let me know at rlnnewsletter@yahoo.com.



Railroad Crossing Closure March 29th!!!!

On February 19, 2020 Teresa Ricard and George Prat, representing our HOA Board, attended a meeting with Fort Bend County Precinct 1 Commissioner, Vincent Morales, Burlington Northern Santa Fe (BNSF) railroad representative, John Reid, and a representative from Fort Bend County Road and Bridge, regarding future repairs to the railroad crossing at FM 2759 and Royal Lakes Blvd.

John Reid advised us that the main line (the track next to FM2759 at our entrance crossing) will have a full repair beginning Sunday, March 29, 2020 at 9:00 p.m. and ending on Monday, March 30, 2020 at 3:00 a.m. During this time, the crossing will be completely closed and only emergency vehicles will be allowed to cross the tracks. "Emergency Only" access to the subdivision will be allowed by using steel plates across the tracks.

An electronic signboard will be placed at the entrance to our neighborhood at least one week in advance to notify residents of the repairs.

A law enforcement officer will be at the repair location for the duration of the project for safety reasons.

Arrangements will be made to utilize the church parking lot across FM 2759 during the repair period, as foot traffic will be allowed to cross the track, if needed.

Our subdivision has been asking for these repairs for quite some time, and it looks like it's finally going to happen.

Please help us in accommodating the repair crews to get the work completed on time and if you have any additional questions, contact the Board through the TownSquare app, or Nextdoor. We will keep you informed as we get further information.

Real Estate News with Melodie

Happy New Year Everyone,

Sales for the months of November and December 2019 only, totaled only 2 in Royal Lake Estates. Both were waterfront and both had pools. The average sold price per square foot came to about \$120 after adjustments. Now we've turned the page to 2020. Spring typically has a high number of buyers wanting to make their

move and be settled before school starts in the fall. There are advantages to selling your home right now instead of waiting for everything to green up, however. The first is less competition. Less homes on the market generally means higher sale prices. Another reason to consider listing now, versus in the spring, is most people looking now tend to be serious buyers who cannot wait, such as those with job transfers or buyers wanting to have less competition for the same homes.

Getting your home ready to sell in the shortest time and for the highest price possible, you should make any repairs that you know need to be done. The Biggest Bang for the Buck starts with adding a fresh coat of paint, Think Neutral Only. Changing out hardware in the kitchen and bathrooms to nickel or brushed brass brings a clean current look to those rooms. Take a look at your backsplash. If it is not eye-catching, replace it with neutral subway tile. Things that are eye level make the first impression. Buyers are looking for painted cabinets in white or dark brown or gray. Next, look up! Are the light fixtures reminding you and everyone else when your home was built? Same goes for ceiling fans. Make sure all bulbs are working, match, and provide plenty of warm light. Crown molding is like the icing on a cake. Equally as important as the kitchen updates, are those possibly needed in the bathroom. Fancy plumbing fixtures, replacing mirrors, and installing new hardware will turn buyers' heads. If your hardwood floors are showing wear, bring them back to life with a coat of stain. Of course, there are more costly and extensive updates, but these can be eye-catching, relatively inexpensive, and perhaps even for those who are handy, DIY projects.



Community CC&Rs Reminders



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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).

A summary of violation activity by category for the month of January, 2020 is listed below. Your neighborhood governing documents are available on the TownSquare app under 'Documents' or you may contact our management company for guidance and clarification.

Exterior Maintenance - Screen A/C or Pool Equipment
 Exterior Maintenance/Repair - Fence
 Landscaping - Remove Grass/Weeds in Flowerbeds
 Landscaping - Remove or replace dead tree/dead shrubs
 Landscaping - Trim Trees
 Property Maintenance - Other
 Trash Receptacle/Recycle Bin - Store Out Of View
 Vehicles - Remove Disabled Vehicle
 Vehicles - Remove Trailer

Topics to Discuss

To help us provide engaging content throughout the year, we'd like to know what you are most interested in reading. So what would you like to see in our newsletter?

Please send suggestions to rlenewsletter@yahoo.com and we will choose a suggestion for this space in the next publication.



What is the Difference Between HOA CC&Rs and By-Laws

The Declaration of CC&Rs is the legal document that lays out the guidelines for our planned community. The CC&Rs are recorded in Fort Bend county and are legally binding.

Basically, the CC&Rs are the rules of our neighborhood. They govern what you can, can't, or must do with respect to your home. For example, the CC&Rs might require you to keep your garage door closed or prohibit certain types of landscaping. If you don't abide by the CC&Rs, the HOA may impose penalties for any violations.

Our HOA which is set up as a nonprofit corporation, is an organization to manage our private, planned community. Our HOA is governed by a voluntary board of directors who are elected by the members and a set of rules called "by-laws."

By-laws govern how the HOA operates and contain the information needed to run the HOA as a business. When you purchased your home, you should have received a copy of our By-laws and CCRs at closing. Please take the time to familiarize yourself with both of these documents, so that you're aware of any neighborhood restrictions, and you fully understand how our community operates. If you have any questions about the HOA's governing documents, contact our management company for clarification, and if you need a copy of the Royal Lakes Estates By-Laws and CCRs, please send a request to rlenewsletter@yahoo.com and we will get you copies.



CCR Review - 72 Hours

Article VI - Section 4 "Storage and Repair of Vehicles"

Unless otherwise approved by the ACC Committee, no boat, boat trailer, boat rigging, motor home, trailer, horse trailer, truck larger than a one ton pick-up, bus, inoperable automobile, automobile marked "for sale," recreational vehicle, or camper shall be parked or kept in the Street, in front of or on the side of any Lot, or on any Lot, unless such vehicle is stored within a garage or is otherwise screened from public view from all Streets and/or the view of opposing Lake Lot owners; provided, however, boats, boat trailers, recreational vehicles, boat riggings, motor homes, trailers, and campers may be temporarily parked on any Lot for a period not exceeding **seventy-two (72) hours** in a 30 day period. No owner of any Lot or any visitor or guest of any Owner shall be permitted to perform work on automobiles or other vehicles on the Street. Temporary work on a vehicle may be completed only on the interior of a Lot. For the purposes of the foregoing the term "temporary" shall mean that the vehicle shall not remain in driveways or on the interior portion of a Lot in an inoperable condition in excess of **seventy-two (72) hours**.

Looking for Landscape Committee Volunteers

The Landscape Committee works to beautify the entrance of Royal Lakes Estates. We select the various flower species and colors, come up with a planting scheme, and hope the deer don't consider it a salad bar.

Additionally, we are planning a rejuvenation of the overgrown, and worn out shrubbery. Long term we are planning a living fence at the front to replace the original fence which is failing.

We would like your help and need committee members. You can help in many ways. Maybe you know plants, are good with color combination, like to research plants, or just have some ideas you would like to share; there are many skills needed, including just the desire to make the entrance look nice.

Everyone has many time commitments and we want everyone to be able to contribute so in person meetings will be on a limited as needed basis along with emailing, phone conversations, and perhaps small focus groups. The goal is to have a committee that can create a lovely entrance, so please consider joining the landscape committee.

Please contact Chris Taylor,
Taylor1584@aol.com, if you would like to help.



Hospitality Committee Being Formed

We would like to start up the Hospitality Committee again. This committee will be responsible for welcoming new neighbors to our neighborhood with information, planning and implementing community events, etc. Here are just a few ideas for the coming months:

April	Easter Egg Hunt
July	4th Parade
August	Back to School event
October	National Night Out
	Fall Festival/Trunk or Treat
December	Christmas hayride

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

Spring is Here! Spring is Here!

Now that I have your attention, it's that time of year again when we start thinking about getting back outside to plant flowers for color in our greening landscapes. If you are like most of us, it's exciting to get our hands dirty digging in the dirt, watching the flowers grow and seeing the butterflies and humming birds dance from bloom to bloom. At least it's exciting until about the end of May when the temperatures start pushing toward the century mark, and it's too hot to care about much of anything outside.

Just because it's hot outside, we don't have to give up on having color in our landscapes. Perennials are our friends when it comes to having color throughout the hot, often dry summer.

In fact, it's possible to have color and flowers from March to November with a little planning. Not only can you have color in your landscape, you can attract pollinators like butterflies, bees and humming birds as well. These pollinators are essential for the survival of many species of plants including most of the food we eat. That and the plants are essential for the pollinators to survive and reproduce.

Perennials are those flowers that come back year after year without having to be replanted. They provide nectar for the pollinator and place to lay their eggs. Many perennials also provide food for songbirds as the flowers fade and seeds form. There are perennials for both sun and shade areas of the garden, and many of the sun loving will bloom as long as they get at least four to six hours of sun a day.



Spring is almost here and it's time to start cleaning up your lawn, beds, shrubs, etc. Here are some tips:

Depending on the weather, your grass will now start growing in earnest, so be ready for the first cutting. Don't mow when the grass is wet — you could spread diseases, and wet clippings clog up lawn mowers.

Fertilizing: Both spring and fall are good times to fertilize your lawn. In the northern third of the country, where winters are cold, fertilize in fall — cool weather grasses go dormant over winter and store energy in their roots for use in the spring. For the rest of the country, apply fertilizer just as your grass begins its most active growth. For best results, closely follow the application directions on the product. You'll spend about \$50 to \$75 per application for an average 1/4-acre lot.

Aeration: Aerating punches small holes in your lawn so water, fertilizers, and oxygen reach grass roots. Pick a day when the soil is damp but not soaked so the aeration machine can work efficiently.

Pre-emergent herbicides: Now is the time to apply a pre-emergent herbicide to prevent crabgrass and other weeds from taking root in your lawn. A soil thermometer is a handy helper; you can pick one up for \$10 to \$20. When your soil temperature reaches 58 degrees — the temperature at which crabgrass begins to germinate — it's time to apply the herbicide.