

RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

Message from the Board

The 2021 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.

ROYAL LAKES ESTATES HOA HAS A WEBSITE!!

www.royallakesestateshoa.com

This will be the HOA's location for all pertinent information that you, as homeowners, would like to know. You will be able to access the residential portal with Montage CS (*you will need to be signed up first*), find information on Current News and Updates, Board Meeting Minutes, and you can even make your HOA payments directly from the website.

You will also find information such as By-Laws, Builders Guidelines, etc. under the Documents tab, a section for prior newsletters, forms, and more. We hope you will take a look and use our website often. You must go to the site, scroll to the bottom, and subscribe in order to receive community email notifications and access all information. If you can think of any other information you would like to see, please email rlnewsletter@yahoo.com with your suggestions.

PROJECTS FOR 2021

We have started to work on projects that we have on the docket for the beginning months of 2021, some being to continue with plans for planting on the berm, begin removal of the white fencing bordering the front of the neighborhood, cleaning out the inside of the barn to make it presentable for any new horse rentals, to name just a few.

We would like to schedule some "work days" in March, and April to get this work done. We ask if fellow homeowners would help on some of the "work days" to get things moving along more quickly. These are big projects and we need help!!! More information will be posted at the Message Board at the front mailbox clusters and on the website. We all live here and we should all try to help in some way. Thank you.

**Due to Covid-19, all HOA meetings are
will be held the 4th Wednesday of each
month at 7:00 p.m. on Zoom. You will
receive an email link from our
management company, Montage CS,
to join.**

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Yard of the Month

Spring is just around the corner and it's time to start sprucing up our landscaping, especially after that winter freeze that knocked us to our knees!! Here's some important information to get your lawn back into tip top shape from one of the best in the business.

Lawn Care Schedule for southern grasses including: St. Augustine, Bermuda, and Zoysia:

February to Early March (Optional) – The Early Green-up! Done with fast-acting 15-5-10 formula. (Preferably Nitro-Phos Imperial 15-5-10)

February to Early March – 2-in-1 pre-emergent herbicide (Preferably Barricade or Dimension-based)

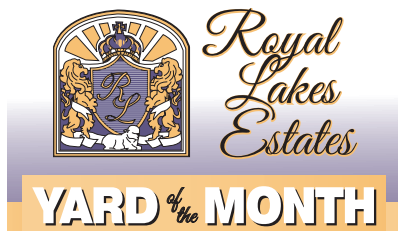
March to April (Anytime in spring) – Trace mineral supplementation. After years of rains, floods and droughts, we should be adding trace minerals that help fertilizers do their job. Azomite, Soil Mender, Nature's Way Resources and others offer them in bags.

End of March to Early April – Spring fertilization with slow- or controlled-release 3-1-2 or 4-1-2 ratios, such as Nitro-Phos Super Turf 19-4-10, Easy Gro Premium 19-5-9, and Fertilome Southwest Greenmaker 18-4-6. Fertilome also has a zero-phosphorus 18-0-6 formula, but it's not widely marketed.

End of April to May – 2-in-1 pre-emergent herbicide (Barricade or Dimension-based).

(source *Randy's Lawn Care Schedule from GardenLine with Randy Lemmon on NewsRadio 740 KTRH*)

Don't forget the HOA offers Yard of the Month awards for the months, March - August.



Courtesy Counts in RLE

The Board has noticed a growing number of trash in the neighborhood lately. Please do not toss empty coffee cups, drink cans, napkins, hamburger wrappers, etc., out your window when driving through the neighborhood. We all live in a very nice neighborhood, let's keep it clean!!

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

At the beginning of this year, several projects were discussed and being considered, however, currently we are waiting for the budget report to see where we stand with the collection of the HOA dues. We have recently funded several new repairs involving three drainage issues, and further drainage issues will be addressed when the ground has dried. You may have noticed the installation of a fence at the entrance to the baseball park. This was done due to someone driving to the side of the right field area when the ground was wet and creating large ruts in the lawn. The area will now be gated off after strong rains in order to preserve the area. The road leading to the ball field will also be repaired. We ask that you park your vehicle at the end of the road where the ground is harder and please do not drive up to the area where the ball field fences are.

I contacted the County to replace several stop signs in the community that were fading badly, and to our surprise, they did more than we asked and we also have new street signs. The County will be back when the ground dries out to continue the ditch cleanup on Royal Crest and touchup some of the areas they worked on last year. They are also aware of the issues on both bridges and will be making repairs to stabilize the embankments. You may have noticed paddle signs at both bridges also to indicate the edges. A repair request has also been submitted to repair some of the roads that have sunken portions of pavement, mostly on Royal Lakes Blvd. and Royal Crest in Section 1. I have also submitted a request to repave the east side of Majesty Lane from Royal Lakes Blvd. around to Crown Jewel. We will see what happens.

I spoke with Commissioner Morales' office concerning our new entrance. They advised me that it is on track for work to start at the end of this year. The land purchase is being resolved now that D. R. Horton is in purchasing stages of the land near the church at the corner of FM 2759 and FM 762 all the way to the fence line with the Royal Lakes Manor. They will be helping the County to pay for the access road that will be tied to our neighborhood. We will also see how this all plays out.

A second issue that will be discussed at the annual meeting will be our current entrance. The County sees this an avenue to comply with the requirements of having two entrances and feels that the management involved with the railroad court case are no longer around to voice an objection. Having two entrances will create some new issues for our neighborhood though. The annual meeting will be the place to present the pros and cons.

You may have also noticed that we no longer have horses in the pasture. The owner decided to move the horses to another location. We are currently charging \$300.00 per horse, which is a fair price based on stable rates in the area. We have made improvements to the barn and are planning a work weekend soon to clean up the inside. The barn has been painted and fencing has been placed around three sides due to the damage from the horses to the siding.

Things are moving along, and hopefully I will have more information for you in the next newsletter.

Article submitted by Board Member, George Prat



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. 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!!!

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.



COMMITTEE HIGHLIGHTS

Royal Lakes Estates ARC

The Royal Lakes Estates Architectural Review Committee is comprised of five (5) homeowners who donate their time to research and follow the DCCR's and Builders Guidelines when an application is received by the management company for new construction, fencing, pools, or any other exterior modifications to a homesite. Below are the powers of the ARC and what each homeowner should know and follow before starting an exterior home project. The following information is found in Article II, Section 2 - Royal Lakes Estates DCCRs. If you don't have a copy of these documents, they are posted on the RLE website at www.royallakesestateshoa.com.

POWERS OF THE COMMITTEE

No building, structure, fence or any other improvement shall be constructed on any Lot, and no exterior alteration therein shall be made until the site plan and the final working plans and specifications have been submitted to and approved in writing by the Committee as to conformity with the restrictions herein contained and harmony of external design and location in relation to existing structures and topography. In the event the Committee fails to approve or disapprove the site plan and plans and specifications for proposed impairments within thirty (30) days after submission of all such materials to the Committee, approval thereof shall be deemed to have been given; provided, however, failure to approve or disapprove such site plan and final working plans and specifications shall not be deemed to permit the construction of any improvements in a manner prohibited under the terms of this Declaration.

The Committee shall have the sole and exclusive right to accept or reject submitted plans and specifications and shall further retain the right to specify architectural and aesthetic requirements for building sites, minimum set back lines, the location, height, and extent of fences, walls, or other screening devices, the orientation of structures with respect to streets, walks, paths and structures on adjacent property and shall have the right to limit the number of acceptable exterior materials and finishes that may be utilized in construction or repair of improvements. The Committee shall have full power and authority to reject any site plan or final working plans and specifications that do not comply with the restrictions herein contained or that do not meet its minimum construction or architectural design requirement or that, in the sole and uncontrolled discretion and opinion of the Committee, will not be compatible with the overall character and aesthetics of the Subdivision.

The Committee shall have the right, exercisable at its sole discretion, to grant variances to the restrictions set forth herein in specific instances where the Committee in good faith deems that such variance does not adversely affect the architectural and environmental integrity of the Subdivision. The Committee may require the submission to it, of such documents and items as it shall deem appropriate in connection with its consideration of a request for a variance. If the Committee shall approve such request for a variance, it shall evidence such approval, and grant its permission for such variance, only by writer instrument addressed to the Owner of the property relative to which such variance has been requested, describing the applicable restriction(s) and the particular variance requested, expressing the decision of the Committee to permit the variance, and describing (when applicable) the conditions on which the variance has been approved. Any request for a variance shall be deemed to have been disapproved in the event of either (a) written notice of disapproval from the Committee or (b) failure by the Committee to respond to the request for variance after the expiration of sixty (60) days after receipt of the request for variance.

The Committee shall have the right, exercisable at its sole discretion, to modify, change or delete certain provisions included in the Builder's Guidelines referred to in Article VII, Section 10 herein, if in good faith, the Committee believe that the changes are necessary for the betterment of the Subdivision. Any changes being made in the Builder's Guidelines would apply only to plans that have not yet been approved by the Committee and said changes shall not apply to previously approved plans and specifications.

Landscape Committee News

Hello Royal Lakes Homeowners,

I hope all of you & your families are healthy and safe after the winter storms last month. I notice a lot of homeowners prepping their yards for the spring . . . great job! I wanted to give you some landscape updates.

We have a new landscape service which started, January, 2021 - **Superior LawnCare**. Their core values are Accountability, Growth, Honesty, Quality, and Trust.

Over the next couple of weeks:

- They will be removing all nonliving plants damaged by the freeze. They have already started this process by removing most of the plants that were damaged before the freeze.
- Trim live oak trees at the front entrance (this has been completed)
- They tackled the ant bed issue in our subdivision (this will be ongoing process)

The owner of Superior LawnCare, has advised, *"do not remove any tree or shrub till mid to late April."* As for the flowers and color, plants in the nurseries were damaged from the winter storm. Thus, we will have some delays in our planting this year. We hope to have that done soon . . . will keep you posted.

Let's keep Royal Lakes looking clean & neat, and look around your home & yards for any trash or debris. **As well as our dog walkers, please be kind and pick up after your pet.** Homeowners will thank you!

Good luck with your spring planting! I am including a list of deer resistance flowers to consider for your garden:

Indigo Spires (Salvia spp.)
Larkspurs (Delphinium consolida)
Marigolds (Tagetes spp.)
Mealy Cup Sage (Salvia farinacea)
Periwinkles (Catharanthus roseus)
Zinnias (Zinnia spp.)
Spider Flower (Cleome Hasslerana)

HAPPY PLANTING!!



article submitted by Landscape Committee member, Diana Garcia

Real Estate News with Melodie



Happy Almost Spring! The holidays came and went. One home in Royal Lake Estates went under contract in December and closed in January. Only one property is actively listed on Lady Laura. That's it! This is a tiny snapshot of what the larger neighborhoods look like, as well. No shortage of buyers, but extremely low inventory. And those that do go on the market, if priced correctly, are most often under contract in a matter of

days. We were set to drive out to the country this weekend with our clients to see a beautiful country home in Waller, one day on the market. Called to make appointment last night, told it was under contract!!!

Home sales continue to outpace supply, this being a strong Seller's market. According to a report from the National Association of Realtors, compared to the same period a year ago, December to January, resale home sales were up 23.7%. This was the second highest pace since 2006. Sales could have been higher if there was more inventory. It is this shortage of inventory that is pushing prices upward. One may then ask if there will be a problem with appraisals coming in. The answer from several home builders in our area is "No". This is notwithstanding price increases every 2 weeks in some subdivisions, and in others, after every fifth house sold! We visited a master-planned community up in Fulshear. One builder in just that one community told us they sold 108 homes in just the month of January, 68 of those were in the last 2 weeks of January.

Speaking of new construction, housing starts had a 6% drop nationwide in January compared to December according to the Department of Housing and Urban Development. Lumber costs were blamed as the number one reason. According to some builders, lumber now costs more than double what it did a year ago.

Low interest rates have continued. 15-year mortgages offered rates as low as 1.8% to those who qualified. As more stimulus money is added to the economy, mortgage rates probably will begin to rise to counteract inflation. The Mortgage Bankers Association is predicting 30-year fixed rates to increase to 3.2% by the third quarter of 2021. Home buyers as well as homeowners wanting to refinance, may want to complete their transactions in the first half of this year, if possible. The good news out of all this will be that the higher rates will help stabilize home prices.

Call me if you have any questions or if you know of someone who may need expert advice. Enjoy our beautiful Springtime weather and take care.

Island Time Pool Maintenance and Services Tim Seeley (832) 627-9080



17424 W. Grand Parkway #205, Sugar Land TX 77479
Royal Lakes Estate Resident



Join the Hospitality Committee!!!

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 are just a few ideas for 2021:

July 4	Independence Day Parade
October 5	National Night Out
December	Holiday Decorating Contest
December	Holiday hayride to look at (date TBD) community lights

Please email rlenewsletter@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 Management Company has noticed a large number of violations in the neighborhood lately. Did you know that not having your a/c and pool equipment is a violation??? A recent drive by on 2/25/2021 noted at least 20 homeowners are violating the bylaws with just this one type of offense! To avoid getting letters, please screen your a/c and pool equipment from street view with shrubbery. Spring is almost here and it's time to start sprucing up our yards, so please start with adding the shrubbery required to screen your equipment from view.

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
1006 Thompson Rd #100
Richmond, TX 77469
281-232-7659
www.montagecs.com

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, 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/