

# RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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### January Board Meeting Update

At the January, 2022 meeting of the Royal Lakes Estates HOA Board, members voted to update the HOA DCCR's and Policies to reflect the legislative changes brought on by the Texas State Legislature. As soon as the updates are finalized, they will be posted in the documents section of the community website at [www.royallakesestateshoa.com](http://www.royallakesestateshoa.com)

#### Reserve Study

The HOA Board is currently receiving bids from company's to provide a Reserve Study for the finances of our HOA. Royal Lakes Estates is around 25 years old at this point and major repairs and replacements are being completed, with more needing completion in the coming years.

A Reserve Study is a long-term planning tool for an HOA Board to use in helping prioritize repairs and replacements based on the life expectancy of their assets. This is a common HOA practice and is becoming more and more the industry standard. We look forward to presenting the RLE homeowners with the study once it has been completed.

#### Barn Update

Currently, there are three (3) horses in the HOA barn. The Board has compiled a report and list of repairs needed to maintain the barn and fence, and are in the process of having them fixed. The back gate to the pasture, which has fallen over, should be repaired this month. New signage will be added to be compliant with Texas laws. An equine (horse) attorney has been hired to draw up a new contract that is in line with Texas laws and industry standards.

If you would like to enter the barn or pasture, permission must be granted from a horse owner(s) or HOA Board member prior to entry. Also, a Release of Liability will need to be signed and on file with the HOA Property Manager. Absolutely no children under 18 will be allowed without a parent. The new Contract and Release of Liability can be found on the HOA website at [www.royallakesestateshoa.com](http://www.royallakesestateshoa.com).

The stable fees for 2022 are as follows: \$300 a month per horse for Royal Lakes Estates Homeowners and \$500 per month for Non-Homeowners (which will be approved only by special permission from the Board). A \$1,000 Damage Deposit, and a minimum of \$1,000,000 Liability Insurance Policy is required to protect the HOA and Homeowners from any injuries or loss of life at the property, that may occur.

We have room for more horses if you have a horse or are interested in putting one in the stable, please contact the HOA Property Manager for information.

## HELP IS NEEDED!



### BASEBALL/SOFTBALL SEASON HAS BEGUN!!

James Triolo and Jacob Lee have taken the lead and are heading up the restoration project for the baseball field at the front of the neighborhood. New bases, a home plate, and a pitching rubber has been ordered, as well as a truckload of infield dirt and a metal storage container to be used to house the bases when not in use. All of the above will be at no cost to the HOA, as it has been donated by James Triola and Jacob Lee.

### NOW . . . . . we need your help!!

On Saturday, February 19th at 9 a.m., James and Jacob will be working on the field and are in need of your help. Bring a shovel, a wheelbarrow, and some muscle, and let's get our field in tip top shape!!

Here's the list of things that will need to be done:

1. New base anchors installed at 60 and 70ft
2. Home plate anchors installed
3. Pitching mound built, compacted, and rubber installed.
4. Five feet of grass needs to be removed from the pitching mound.
5. A truckload of infield dirt needs to be moved onto the field.
6. Grass removed from base paths and straightened out.
7. Benches and picnic tables need to be power-washed, painted, and possibly replace warped boards.
8. Possibly straighten 3rd base fence line.

The goal is to set up the bases and field in a way that kids of many ages, and baseball/softball leagues will be able to use it for practice.

Both James and Jacob are involved in coaching at Lamar Little League and will be having their teams come out to practice once our field is back in shape.

**NOTE: A waiver will need to be signed and on file with our Property Manager before using the field for team practice.**

## 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 . . . . .

### Front Fence Update:

The white plastic fencing at the entrance to our neighborhood is failing and non-repairable at this point. Unfortunately, the dirt berm was built with fill dirt and was not properly compacted therefore it continues to be unstable. Any fence we put up will not last very long without extensive dirt work, major repairs, and at great expense to HOA.

In light of this, the current Board is affirming the past Board's recommendation to have the fence removed. We will be having the fence removed, and continue with the current plan to plant the berm to stabilize it. Progress should be made in the next few months, weather permitting.

### Drainage Update:

In our last Board meeting, drainage issues were brought up by some of the homeowners in the open forum wanting to know who is responsible for what.

It is the homeowner's responsibility to get the water on your property to drain to the front ditch. It is also the homeowner's responsibility to mow their ditch and keep the openings of the culverts under the driveways clear of debris.

It is the County's responsibility to maintain the draining of the ditches along the street.

The HOA is responsible for maintaining the ditches in and out of the lakes and the slough. If a lake or an area of the slough ditches need to be cleared, please contact the property manager.

If you have issues with the ditch in the front yard, you can submit a request to the County at: <https://www.fortbendcountytexas.gov/services/submit-online-form/road-bridge-maintenance-service-request>

### Baseball Field Update:

We are working on getting our baseball field into shape for this upcoming Spring season. We will be getting new bases, pitching mound and home plate, fixing the backstop, and putting in new infield dirt. A parents/kids volunteer workday will be scheduled for February (Feb. 19, weather permitting) to get the work done. We will post information on how you can get involved on the Bulletin Board at the front entrance, and on NextDoor. You can also email: [Jacobglee@gmail.com](mailto:Jacobglee@gmail.com) to be added to the list of volunteers.

When utilizing the field, keep in mind the right field is short when batting. The field will be best used for defensive infield and fly ball work for older kids 10+.

If your son or daughter is on a team with a local Little League, Pony, Softball, or Select team, they are welcome to come and use the field for practice. The field will need to be reserved for team practice, and releases of liability will need to be signed before using the field.

We are currently looking for a scheduling solution, however in the meantime, James Triolo has volunteered to run the schedule via an Outlook calendar. Field times can be scheduled by emailing him at: [jtriolo33@gmail.com](mailto:jtriolo33@gmail.com).

A waiver will be required for use of the field. Please find the form at : <https://royallakesestateshoa.com/forms>.

A big thank you to James Triolo and Board Member Jacob Lee as they are taking up this project and donating funds and their time to make it happen for the neighborhood kids.



## Hospitality Committee and Community Events!!!

We are looking for a  
**COMMITTEE CHAIRMAN**  
to organize and revitalize our  
neighborhood

### Hospitality Committee

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.

### EASTER EGG HUNT SATURDAY, APRIL 16, 2022



We are looking to host an Easter Egg hunt on Saturday, April 16<sup>th</sup>, for the kids of the neighborhood.

We will need volunteers and donations to run this event. It will be at the baseball field. We will be setting up a sign-up genius for the event and email a link to the neighbors. Be looking for more information in your email.

If you would like to be on the committee to make this happen, please email . . .  
[Jacobglee@gmail.com](mailto:Jacobglee@gmail.com).

## Real Estate News with Melodie



Did you think like most people that foreclosures would be the topic dominating real estate by the end of 2021? Turns out this could not be further from the truth. According to Realtytrac's Year-End US Foreclosure Market Report, default notices, auctions, and bank repossessions during 2021 dropped 95% from the peak of 2.9 million in 2010! In the US there were 151,153

properties that filed for foreclosure, 0.11% of all housing units. The government and the mortgage industry have worked hard to prevent millions of unnecessary foreclosures. Realtytrac, looking at 3000 counties, shows 87% of homeowners have positive equity in their property. This means that they can sell their home at a profit, instead of losing it all at auction.

Have you wondered about home appreciation in 2021? "According to Corelogic using its Case-Shiller home Price Index, new home price appreciation over this last decade increased +127.9%. Existing home price appreciation over the same time frame increased +93.2%. New home prices increased +16.6% y/y. Resale home prices appreciated +19.8% y/y." Black Knight saw cash-out refinance. On average, home equity gained "\$56,000 per borrower since the 3<sup>rd</sup> Quarter in 2020." No one would have imagined two years ago what the economic changes surrounding Covid would look like, but it was no doubt one of the top catalysts in the effects we are experiencing today.

Here in Royal Lake Estates, in the month of December, 2021, no home transactions took place. But, when January showed up, 2 homes went on the market! One is actually our listing and will close in early March. The other home has already closed this month. Both homes had buyers flock to appointments and open houses. Both homes had multiple offers. It is a great time to sell your home. Several more buyers are just waiting for an opportunity to move to, and live in, our little corner of bliss. Your home may be worth much more than you think it is. Call me.

On a different note, has anyone heard of the Metaverse? I'm still trying to make sense of it. The Metaverse is a virtual world that you may have read some about in Ready Player One. It is a world with avatars, property, and virtual objects, as well as venues for concerts and museums. Your avatars interact with other avatars using a headset with microphones. The people in the know, equate this experience as being within the computer and always being online in the Metaverse. It seems much like watching our kids play games wearing headsets, playing in a setting they select, with other players anywhere in the world. How does this fit under the topic of real estate? Real people are right now buying and selling "land" in the Metaverse in developments like the Sandbox. The transactions are accomplished using Bitcoin. Property is appreciating at staggering speed. More on this in the next newsletter.





## 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 requests forms are found online by visiting the "Documents" section of the HOA's Caliber portal and on the community website at [www.royallakesestateshoa.com](http://www.royallakesestateshoa.com). 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](mailto: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.



## Useful Royal Lakes Estates Information

### RLE Board Members

Teresa Ricard, President  
[t-ricard@sbcglobal.net](mailto:t-ricard@sbcglobal.net)

Jacob Lee, Vice President  
[jacobglee@gmail.com](mailto:jacobglee@gmail.com)

George Prat - Director of  
Maintenance and Facilities  
[gprat98@yahoo.com](mailto:gprat98@yahoo.com)

Jay Bodnar - Secretary  
[yajrandob@yahoo.com](mailto:yajrandob@yahoo.com)

Lee Ivey - Treasurer  
[docleejr@gmail.com](mailto:docleejr@gmail.com)

### Management Company

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

Karen Jansky - Admin/Member

Randall Brown - 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](http://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](http://www.flowatch.net)

Email: [customerservice@flowatch.net](mailto: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](http://Flowatch)

### Links to Neighborhood Sites

Neighborhood website:  
[www.royallakesestateshoa.com](http://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/](http://www.facebook.com/groups/318290285978980/)