

# RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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Dear Royal Lakes Estates neighbors,

I am writing to address a growing concern in our community - speeding. In recent months, we have seen a rise in the number of incidents involving speeding cars in our neighborhood, and it is causing a great deal of concern among our residents. As the president of the Royal Lakes Estates Homeowners Association (HOA), I am committed to working with all of you to address this issue and ensure the safety of everyone in our community.

Over the past year, we have taken several measures to address the issue of speeding in our community. We have requested the county install more speed limit signs throughout the neighborhood to help remind drivers to stay within the posted speed limit. We have also hired off-duty sheriffs to patrol the neighborhood. While this has helped to some extent, we are still experiencing incidents of speeding and reckless driving.

Unfortunately, since the beginning of the year, we have had a number of accidents in our community. One car went into one of the lakes, another hit a light pole, and a third car hit the rocks at the front entrance. We do not know who was involved in these accidents, and as a result, the cost of repairing the damage to the light pole and the lake will have to be paid by the HOA. In the past week, two deer have also been hit and killed.

These incidents have highlighted the dangers of speeding in our community and the importance of taking action to prevent further incidents.

We take the issue of speeding very seriously, as it poses a significant risk to the safety of our residents, particularly children and pets.

To that end, we are working closely with local law enforcement agencies to step up patrols in our neighborhood and increase monitoring of speeding vehicles. Additionally, we are exploring the possibility of installing additional speed bumps and other traffic-calming measures to help reduce the speed of cars traveling through our community.

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## RLE Annual Meeting - November, 2022

On behalf of the HOA Board, I wanted to extend a sincere thank you to all who took the time to attend the November annual meeting. We had a record turnout. Your participation is crucial in ensuring that our community is run smoothly and effectively.

At the meeting, we re-elected two board members, George Prat and Steve Bridges, and added a new board member, Dean Miller. Congratulations to them on their appointment, and we're thrilled having them on the board. Following the meeting, the new board met to organize, and we're excited to announce that Jacob Lee will serve as our President, Dean Miller as Vice President, Jay Bodnar as Secretary, Steve Bridges as Treasurer, and George Prat as a member at large.

After the election of board members, I discussed the Special Assessments listed on the agenda, and as of this writing we have not yet met quorum, however we are getting close. **Homeowners have until May 12 to cast your vote.** Your participation is critical in ensuring that we will be able to continue to make necessary improvements to our community.

Additionally, we announced that we will be parting ways with our current management company and have a new management company coming in at the beginning of the new year. We are excited about this new partnership and look forward to the positive changes it will bring.

Once again, thank you to everyone who came out to the meeting, and we appreciate your ongoing support and dedication to our community.

Jacob Lee,  
Royal Lakes Estates HOA President

### DON'T FORGET TO VOTE ON THE SPECIAL ASSESSMENTS BY MAY 12TH!!

Here are two ways you can submit your votes to our new management company, Inframark Management Services:

1. Email: Leslie Sanders at:  
[leslie.sanders@inframark.com](mailto:leslie.sanders@inframark.com)
2. Mail: Leslie Sanders, Administrative Assistant  
INFRAMARK  
2002 West Grand Parkway North, Suite 100 |  
Katy, TX 77449  
Customer Service: 281-870-0585 |  
Mobile: 346-482-8994

**LET YOUR VOICE BE HEARD!**

## Message from the President . . . . . continued

We recognize that it will take a collective effort from all of us to address this issue effectively. We urge all residents to take responsibility for their own driving habits and ensure they are following the speed limit while driving through the neighborhood. It is also important to remind family members and guests of the importance of safe driving practices and to report any incidents of speeding to local law enforcement.

I would like to thank those who have already brought this issue to our attention and for their continued support in making our community a safer place. As always, the HOA is committed to working with all residents to ensure that Royal Lakes Estates remains a safe and enjoyable place to live.

Jacob Lee,  
Royal Lakes Estates HOA President

## PLEASE WELCOME OUR NEWEST HOA BOARD MEMBER



My name is Dean Miller. I am the new member of the Royal Lakes Estates HOA; voted in by the members of the board as the current Vice President. My wife, Darlene and I have lived in Royal Lakes Estates for six years and love the delightful rural and private environment.

Professionally, I am currently the Associate Athletics Director for Sports Medicine and Sports Performance at Rice University. I have been a part of this outstanding Houston educational institution for 14 years. Prior to that, I owned a private business practice that serviced health care for the world of motorsports, owned and operated the largest sports medicine facility in the San Francisco Bay area providing sports medicine and physical therapy care to several high schools, universities and professional athletic organizations.

I am humbled to represent the homeowners on the Royal Lakes Estates HOA Board, and look forward to serving in a capacity to stabilize the community environmental infrastructure, create a safety awareness and an emergency action plan for the community, and maintain the wonderful aesthetic surroundings we see every day.

## Keep a Watch Out for the Alligators

As the weather begins to warm up and the lakes in our community become more active, we wanted to take a moment to remind everyone about the alligators that call our community home. While alligators are a fascinating and impressive part of our local wildlife, it's important to remember that these animals are wild and should be treated with caution.

First and foremost, we want to remind everyone not to feed the alligators. Feeding alligators is not only illegal, but it can also create a dangerous situation for both the alligator and the people around it. Alligators that are fed by humans can become habituated to people, which can lead to more aggressive behavior.

Additionally, it's important to remember that alligators are federally protected animals. This means that it is illegal to kill, harass, or remove them from their natural habitat without the proper permits. If you encounter a nuisance alligator, however, it may need to be removed from private property. We urge all residents to use caution when enjoying our beautiful lakes, and follow the guidelines we have provided to ensure a safe and enjoyable experience.

To report a nuisance alligator, you can 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. Once you have given them your information, they will provide you with a complaint number. From there, you can contact a wrangler, but make sure you have the complaint number from TX Alligator Info. It is crucial to not call a wrangler before you have contacted Texas Alligator Information.

In case you need the services of a wrangler, here are the contact details of two wranglers:

- Robert Laughton: 281.960.9163
- Brian Rice: 281.845.3878

We hope this information helps to keep everyone safe and informed. Thank you for your cooperation and for helping us to maintain a safe and enjoyable community for all.

Jacob Lee,  
Royal Lakes Estates HOA President

## ROYAL LAKES ESTATES HAS A NEW MANAGEMENT COMPANY

As you may know, the HOA Board recently announced that we will be transitioning to a new management company, Inframark, effective January 1st. We are excited about this new partnership and believe that it will bring numerous benefits to our community.

Since the transition, Inframark has been working diligently to get up and running as quickly as possible. They have been gathering all the necessary financial and final documents needed for the transition, which were received by Inframark from the old company on January 31st.

We understand that this transition may cause some inconvenience, and we appreciate your patience as Inframark works to get everything in order. As a result of the transition, assessments will be due March 1st, with a grace period until March 31st. We ask that you make every effort to pay your assessment on time to avoid any late fees.

We believe that Inframark will bring a fresh perspective and new ideas to the management of our community. Inframark's experience and expertise in property management will help us to better serve our residents and improve our community as a whole. We are excited to work with them and see the positive changes that they will bring.

As always, please feel free to reach out to a board member with any questions or concerns. We are committed to working out all of the bumps in the transition and working together to create a better community for all.

Jacob Lee,  
Royal Lakes Estates HOA President

## INFRAMARK INFORMATION

We are pleased to announce that the Royal Lakes Estates Homeowners Association, Inc. Board of Directors has hired Inframark Management Services (IMS) as your new association management company. Starting **January 1st**, Royal Lakes Estates will be managed by **Inframark IMS!** We are excited to begin working with you!

Your Community Association Manager, Margie Naranjo, CMCA, AMS, and Administrative Assistant, Leslie Sanders will primarily work with the Board as the liaison for vendors, bid out contracts at the board's request, perform site inspections, prepare reports, attend board meetings, help prepare budgets, and oversee the daily activities of the community. Our Inframark IMS team supports your needs within various departments: Accounts Payable and Receivable, Customer Care, Architectural Review, and general operations. You are welcome to contact us anytime you have a question regarding your community

Your new website is <https://royallakesestateshoa.nabrnnetwork.com/signup>

**By Email:** [CustomerCare@inframark.com](mailto:CustomerCare@inframark.com)

**Community Manager:** [Margie.Naranjo@inframark.com](mailto:Margie.Naranjo@inframark.com)

**Administrative Assistant:** [leslie.sanders@inframark.com](mailto:leslie.sanders@inframark.com)

**Modifications:** [Modification@inframark.com](mailto:Modification@inframark.com) (architectural request)

**Our Website:** [www.inframarkims.com](http://www.inframarkims.com) (Live Chat Available)



## 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.

## Landscape Committee

We are in the midst of contract negotiations for the neighborhood landscaping, therefore until that has been decided, the planting of spring flowers is on hold. Hopefully we will have something to report and show in the March/April newsletter.

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## Real Estate News with Melodie



Happy New Year, Everyone!

I thought I would begin with a quick recap of 2022 regarding sales of single family homes in Royal Lakes Estates. A total of 14 properties were bought and sold in RLE with an average of 11 Days on the Market. The actual range went from 0 – 42 days. The average

sold price per square foot was \$170.00. Year built had several built in 2000, and the newest home was built in 2014, sold in 2022.

Now onto 2023 and what the market currently looks like. Mortgage rates have started to ease from those in the last quarter of 2022. Home prices have declined as well, on average 6% or more. According to Black Knight Data, the monthly mortgage payment is 40% higher than just a year ago. To make the payments more affordable, homebuyers are paying points to buy down their interest rates. According to Black Knight, for the week ending Jan. 21, 56% of homebuyers locking in rates on purchase loans paid points to permanently buy down their rate. Last fall, 70% of homebuyers did that very same strategy. "Paying one point equals an additional \$1000 for every \$100,000 borrowed." To see this in an example, in the week of Jan 21, borrowers paid 1.25 points on average, or \$4300 for a \$344,000 loan. That all said, Freddie Mac noted the 30-year fixed rate is down since November, allowing "as many as 3 million more mortgage-ready consumers to qualify and afford a \$400,000 loan, the median home price"

Foreclosures were up 15% from November to December 2022. Realtor.com reports the active inventory of homes for sale is 69% above what it was a year ago, with homes spending 14 more days on the market. This obviously offers buyers more time to evaluate their options. Last year at this time, it was pretty much "now you see it, now it's gone".

Even with affordability dampening demand, have you driven to any of the developments where building is still underway? Builders are offering many incentives for homebuyers once again. Prices on inventory homes have been slashed. Builders are offering lower interest rates on mortgage loans if you use their preferred lender. The parking spots are full at the model homes. Buyers are out there looking. Spring and Spring break are just around the corner. Now is a great time to put your home on the market. With our very low property tax rate, and beautiful quiet neighborhood, you can bet there are potential buyers just waiting to see what goes on the market. Pricing it right and presentation makes all the difference between listings that sit and become stale, versus multiple great offers and less days on the market.

Call me with comments or questions. My team is here to help.

Melodie Irvin (713) 885-6058





## Hospitality Committee

Hello Fellow, Royal Lakes Estates Neighbors,

My name is Julie Bridges and I am the new Chairman for the RLE Hospitality Committee. I'd like to take a minute to humbly introduce myself, our wonderful committee members and send a little information about what our committee is, how it was formed and our intentions for our neighborhood.

I am a Ft Bend Co resident born and raised. I've been married to Steven Bridges for twenty-three years and we have three sons ages 21, 17 and 14. Steven and I moved to RLE four years ago. We love the serenity of the neighborhood, wildlife and friendly neighbors. Over the past few years, I've attended HOA meetings and neighborhood events and have had the privilege of meeting so many of our neighbors. Over time, I began communing with residents, hearing their stories, listening to questions they have regarding our neighborhood, taking note of their desires to incorporate a committee to help meet the needs of residents. After speaking with a dear friend and resident, Camille Prat, we decided to introduce the idea by way of a sign-up sheet for interest at our annual HOA meeting in November and we started the Hospitality Committee. I would like to introduce you to our members:

Julie Bridges	Camille Prat
Judith Gooch	Dana Rothmell
Darlene Miller	Mary Schmercker
Dan Noltensmeyer	

Our goal in creating this committee is to help identify and welcome new residents, provide resources in ways of information to new and existing residents, assist in neighborhood events, and help provide assistance to residents in need.

Our "Welcoming Wagon", which will consist of one or two from our committee, will deliver a welcome packet and warm greeting to new neighbors upon moving in. The welcome packet will contain helpful information such as a list of HOA management and utility contacts, Calendar of Events, Assessment information, Architectural Control process, RLE Crown Review (neighborhood newsletter), website, social media sites, along with various helpful tips while living in Royal Lakes Estates.

We plan to set up a "Meal Train" for families in need such as the birth of a baby, a death, or a possible medical/surgery need. We have plans for some fun events this year, such as an Easter egg hunt, the annual 4<sup>th</sup> of July parade, National Night Out and food drive, Christmas lighting, Christmas decorating contest, and the "You've been Socked" Christmas neighborhood activity. You may have seen some red/white stockings circulating in our neighborhood this past December. Our committee started this new tradition which is a fun way to meet new neighbors and spread some cheer. If you are not aware of this activity, there are 7 red and white stockings that are filled with goodies, and each are placed on 7 different doorsteps starting December 1. If you are a lucky recipient, the gifts inside the stocking are yours to keep, then refill your stocking with goodies (*get creative*) and place the stocking on someone else's doorstep in the neighborhood. Thus, "**You've been Socked.**" This continues until December 25. If you are one of the last ones to receive a stocking by Christmas day, simply take the gifts inside and return the stocking to the address on the stocking to be put up until next year. It's that simple.

We can't wait to get this committee off the ground and meeting more of our residents. If there is a need you may have, please reach out to one of our members or me at jbridges5102@hotmail.com or 832-726-2860

If you are interested in joining our committee, please reach out to any of our members. We'd love to meet you.

## Useful Royal Lakes Estates Information

### RLE Board Members

Jacob Lee - President  
[rlejacoblece@gmail.com](mailto:rlejacoblece@gmail.com)

Dean Miller - Vice President  
[dean.miller@rice.edu](mailto:dean.miller@rice.edu)

Jay Bodnar - Secretary  
[jdbodnar@stpegs.com](mailto:jdbodnar@stpegs.com)

Steve Bridges - Treasurer  
[sbridges@compliancekings.com](mailto:sbridges@compliancekings.com)

George Prat - Member at Large  
[gprat98@yahoo.com](mailto:gprat98@yahoo.com)

### Management Company

Inframark Management Services (IMS)  
2002 West Grand Parkway North,  
Suite 100 | Katy, TX 77449

Customer Service: 281-870-0585 |  
Mobile: 346-482-8994  
[Customercare@inframark.com](mailto:Customercare@inframark.com)  
[www.inframarkims.com](http://www.inframarkims.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, 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 Laughton 281.960.9163 and Brian Rice 281.845.3878

### Architectural Control Committee

Karen Jansky - Admin/Member

Randall Brown - Member

David Danielson - Member

Dana Rathmell - Member

Debbie Zubia - 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

### Links to Neighborhood Sites

**Neighborhood Phone App:**  
IMS townsquare

**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/)