

# RLE CROWN REVIEW

## Royal Lakes Estates, Richmond, TX

The purpose of the “Royal Lakes Review” newsletter is to inform residents of business affairs of the community, issues affecting residential and community property, useful information of general interest, and reference information for community resources.

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### 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.

**Help!** Please report litter bugs. Contact Montage Community Services and report litter bugs, dumping, fallen branches/trees on any RLE property. Your dues pay for the removal whether it is a board, yard debris, stones, or trash. We have an excellent trash service that will pick up anything.

**Please everyone to place their trash for trash pick up!**

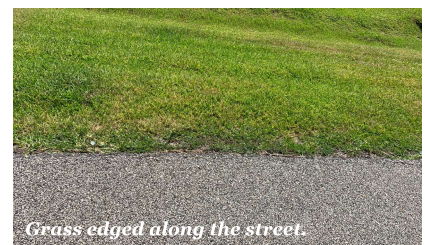
**Closes at dark!** Our RLE public areas, athletic field and former playground, close at dark unless authorized by the HOA board. We will be posting signs soon. Please communicate this notice to your teen.

**Thank you for your cooperation in these issues.**

While Covid-19 is still prevalent in our County, and people are working from home and trying to stay safe within our neighborhood, have you noticed more and more residents out walking, biking, skating, etc? It is so nice to see everyone outside. One thing some of our residents have noticed during their walks is that not everyone is edging their yards along the street. Please keep your grass from growing out into the street. It will eventually eat up the asphalt and cause issues with the roadway. Here are two examples of what your yard along the street should and should not look like. Thank you for doing a little more to keep our neighborhood looking beautiful.



Grass growing over the street. This will eventually eat up the asphalt.



Grass edged along the street.

**Due to Covid-19 regulations, HOA Board Public Meetings will be scheduled through Zoom. You will receive an email notice from the management company notifying you of the next meeting and how to join in.**



## 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.

## Fall Gardening Tips

Fall is just around the corner, the weather will soon becoming slightly cooler, and it will be the perfect time to add a new tree or a grouping of shrubs to the landscape. Or perhaps you have an area in the landscape that needs 'remodeling' or 'rejuvenating'. The fall may be the best season to plant, surpassing even the spring.

Many people prefer January through March for planting, but the fall months of September through December have distinct advantages. Fall planting follows the heat of summer, before a cool winter season, and trees and shrubs planted in the fall use this to good advantage. Plant roots grow anytime the soil temperature is 40 degrees or higher, which may occur all winter in Texas. During the winter months, the root systems of the fall-planted specimens develop and become established. When spring arrives, this expanded root system can support and take advantage of the full surge of spring growth.

Fall is the optimum time to plant balled and burlapped trees and shrubs. Balled and burlapped plants have ample time to recover from transplanting and proliferate roots before spring growth begins. Remember, however, all bare root plants, including roses and pecan and fruit trees, should be planted in late winter when they are completely dormant. *(continued on page 4)*

## What's Been Happening in the Neighborhood

Our HOA Board has been hard at work, and repairs and improvements are continually happening in our community.

As you can see below the piles of dirt in the barn pasture have now been leveled out and have helped tremendously with the standing water issues and the berm along the ball field has also been repaired.



Work is currently being done to the inflow channels to the lakes to help drainage in the ditches. The county was out reviewing the work and some adjustments are being made.

We are putting together a bid to get started on the planned walking trail along the pipeline easement. This improvement will be in stages and a decision will be based on available funds. The planting along the berm at the front of the neighborhood has been delayed until cooler weather comes to town.

The county also advised me that they are trying to move up the timelines for the reworking of the ditches on Majesty Lane to September and will advise before the work starts. Other projects are still in the planning stages, and we are reviewing the available funds. COVID 19 has brought about some spending adjustments on the part of the county and the new front entrance issue is at a standstill for now. *(article submitted by George Prat, Board Member)*

## Yard of the Month Winners for July/August

July winner is Mary and Charlie Schmercker at 1010 Kings Forest Lane.



August winner is Anna and Duane Chambers at 8910 Corbridge Dr.

### CONGRATULATIONS TO OUR WINNERS!!

Keeping our neighborhood looking beautiful takes time and hard work. These homeowners have done a beautiful job with their yards and their hard work is being appreciated. Yard of the Month will begin again in March, 2021.

## Community CC&Rs Violations Issued



© Can Stock Photo - esp2199074

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 July/August, 2020 is listed below. Your neighborhood governing documents are available on our new Caliber portal under 'Documents,' or you may contact our management company for guidance and clarification. Listed are some of the violations that have been reported:

- Exterior Maintenance - Screen A/C or Pool Equipment
- Exterior Maintenance - Mildew
- Exterior Maintenance/Repair - Fence
- Landscaping - Remove Grass/Weeds in Flowerbeds
- Landscaping - Remove or replace dead tree/dead shrubs
- Landscaping - Trim Trees
- Property Maintenance - Other
- Roof Replacement/Repair
- Trash Receptacle/Recycle Bin - Must be stored out of view from street
- Vehicles - Remove Trailer

One of the best ways to improve the curb appeal of your home (other than landscaping) is to keep your driveway and walkways free of dirt and mildew. Power washing with just plain water is an effective way to achieve amazing results. Once yearly power washing gets the job done and keeps your home and the neighborhood looking great! Why not add this to your "to do" list this summer?



## Real Estate News with Melodie



**August is here . . . ALREADY!**

Reminds me of new apples, cider, and of course, hurricanes, several named storms are predicted, but let's talk about what's happening in our own neighborhood.

From January 1 to August 7, three properties have sold. One in January and one in February, pre-COVID. The most recent sale was the end of April. The highest sold price per square foot was the April sale. Looking at June 1 through August 7, one listing moved into the Option Pending status after just 5 days on the market. One additional property is in Pending status, and there are four Active listings.

Price and presentation sell a property. If you price your home too high, rationalizing that you'll have more wiggle room to negotiate, most savvy buyers will swipe right past it and you will miss a big opportunity, once it becomes stale. With every day that goes by without an accepted offer, buyers start to wonder why a property has not gone under contract. What's wrong with it? It pays to price it correctly right from the start.

Nationally, sales of existing homes saw a growth in July after three months of declining sales. Qualified buyers waiting to see what was going to happen with their employment and shutdowns, were eager to move out of apartments to the suburbs. Locally, as with most markets in the country, there has been low inventory of both new construction, as well as resale homes. This gives sellers a slight advantage. On average, prices in zip 77469 have plateaued over the last 90 days. Plus, there are the incredible interest rates for those who qualify. Regarding the virus, bad news is partly responsible for rates moving lower. Just this week we were aware of a 2.25% 15 year! Who would have guessed seeing a rate that low, even just a couple of months ago? This is a huge contributing factor that is motivating buyers to be seriously looking. Couple that with everyone trying to refinance their existing home loans, and you have a 45-60 day start to close with most lenders regarding refinances. Though in most cases, buyers needing to close in 30 days is still doable. Appraisals, once ordered, can take up to three weeks to get done. Inspectors are also overwhelmed and can have appointments almost a week out once ordered. That is a fact that needs to be taken into consideration when deciding how long an option period should be.

With all that said, it is still anyone's guess what the future holds. If you want to know more about the local market or need an expert lender to talk to, give me a call. I'll be happy to spend time discussing these issues, and more!

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



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

## Fall Gardening Tips (continued)

'Plan before you plant' is always a good rule of thumb. Whether you are planting a single plant or an entire landscape, plan first, then plant. Good planning is a worthwhile investment of time that will pay off in greater enjoyment of attractive and useful home grounds, and in increasing the value of your home. It's much easier to move plants on paper than to dig them up after planting in the wrong place. A plan saves many planting mistakes.

Every plant in the landscape should serve a purpose. Ask yourself if you want a plant for screening, for privacy, or for shade. How large will it be five years from now? Plants, like people, grow up. Remember, that a small one-gallon-size plant will look entirely different after a few years of growth in your landscape.

Fall is for planting. Visit your nursery today, and beautify and add value to your home.

(information taken from: <https://aggie-horticulture.tamu.edu/newsletters/hortupdate/2009/oct09/FallIdeal.html>)



## Join the Hospitality Committee!!!

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

The 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 the remainder of the year:

October: National Night Out  
Fall Festival/Trunk or Treat

December: Holiday Decorating Contest  
Holiday hayride to look at lights

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

## Useful Royal Lakes Estates Information

### RLE Board Members

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

George Prat - Director of Asset Management/Facilities  
[gprat98@yahoo.com](mailto:gprat98@yahoo.com)

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

Brendan Doran - Treasurer  
[brendan@doranjohnston.com](mailto:brendan@doranjohnston.com)

Kristi DeNardo - Director of Communications  
[KDenardo@igloocorp.com](mailto:KDenardo@igloocorp.com)

### Management Company

Montage Community Services  
Sussan Martinez, Owner  
1006 Thompson Rd #100  
Richmond, TX 77469  
281-232-7659  
[www.montagecs.com](http://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 Laufton 281.960.9163  
Brian Rice 281.845.3878

### Architectural Control Committee

Camille Prat - Admin/Member  
[camilletx1@aol.com](mailto: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](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 the link below and it will go directly to the page:

[Pay My Bill to Flowatch](#)