

RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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Dear Neighbors,

It's been a hot and dry summer! Thankfully, at the end of July and beginning of August, we have seen some relief with a few inches of rain in the neighborhood. The good news as we head into peak hurricane season, we have lots of capacity in our lakes to handle any big rain storms. The bad news is that our lakes are way down. With that said, the Board is receiving proposals from engineering companies to address some of the drainages, in and outflows of the lakes, and standing water issues that occur in the pastures. Hopefully, by our next board meeting, we will have three bids so the Board can move forward in selecting a firm to address those issues.

I recently had breakfast with Trever Nehls, who is running for Fort Bend County Judge, and Greg Wine, Chair of the Fort Bend Subsidence District. We discussed the subsidence rates (*that extra fee that is more than the cost of water on our water bills*). The good news is that the subsidence district is pausing the implementation of groundwater reduction rate increases for the time being. The other good news is the water table seems to have stabilized or even risen in some test wells in recent years' measurement. The bad news is that the rates are what they are and we pay \$3.63 per 1,000 gallons of water pumped out of our HOA wells or from the water company. If you feel inclined to do so, let your voice be heard. The information about the Fort Bend Subsidence District meetings can be found at: <https://fbsubsidence.org/meetings/>.

The Board is also finalizing our reserve study. This is a financial forecasting tool so we can address issues and fund the replacement of our assets. You will be hearing more about the reserve study in the coming months and our community's short-and long-term financial health.

We have gotten word from the County that the new entrance road has been given the go-ahead, however, we don't have a lot of details yet. As we get information on the new road and whether the Royal Lakes Blvd. entrance will be closed by the railroad, we will keep you informed as to what is happening.

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Message from the President

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The soccer goals have nets! The soccer goals up at the baseball field have been without nets for years now. Just in time for soccer season, we have gotten new nets and are having them installed.

In September, we will be having the mailboxes power-washed and painted. Be on the lookout for notices on when that will be happening.

The barn has had an electrical upgrade. The original breaker panel was faulty, and many of the fixtures were non-operational or inaccessible. We recently had Sugar Land Electric fix the issues, upgrade all the lighting to LED, and install motion and timed switches to help save money on the electricity bills.

I hope you and your family had a great summer, and I look forward to seeing you at an upcoming Board Meeting.

Jacob Lee
HOA President

**Save
the
Date**



**NEIGHBORHOOD TOWN HALL
MEETING FOR ALL
RLE HOMEOWNERS**

SATURDAY, SEPTEMBER 17TH

(time to be determined)

**The Flying Cow
1055 Agnes Road
Richmond, TX. 77469**



Date: August 21, 2022

Location: 8810 Royal Crest Lane

Time: 3:00 p.m. - 6:00 p.m.

Let's celebrate the students of Velasquez Elementary and other surrounding elementary schools returning to school with a Royal Lakes exclusive meet up!

The Hilliard family will be hosting the event at their home. They have a bounce house, outdoor games for the kids, and a pool, so be sure to bring swim suits and towels!

Popsicles and drinks will be provided!

Hope to see you there!

RSVP: Ashley Hilliard (979) 215-1895

**IF YOU WOULD LIKE TO RESERVE
THE RLE BASEBALL FIELD**



Visit: <https://royallakesestateshoa.com/forms>



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, RLE newsletter, etc., if needed)
3. Planning and implementing community events.

Landscape Committee

Hello Royal Lakes residents,

We've fought the hot summer temperatures with little to no rain for at least two months, and now we are into August, which is normally the hottest month in Texas. Luckily, we have been able to keep the vegetation at the entrance and along the berm from dying.

As we enter into hurricane season, hopefully we will get a low level tropical storm and/or hurricane in our future, which may bring rain and begin to refill our lakes, and help our lawns and plants come back to life.

Fall vegetation will be planted hopefully late September and we can finally see cooler weather.

I happened to run across the following information on the scotts.com website and thought it was some great information to share with the situation we are now in of a drought.

LAWN CARE BASICS

How to water your lawn can make ALL the difference. While watering is a fundamental part of a happy, healthy lawn, knowing the right amount, the right conditions, and the right timing is just as important.

LAWN WATERING TIPS:

Water is an essential part of a happy, healthy lawn. It's important, though, to make sure you water it properly. If you run a sprinkler at night, for example, it sets up the perfect conditions for disease to take hold. If you water too lightly, the grass roots will not grow deeply enough, setting your lawn up for trouble when there is hot weather.

Real Estate News with Melodie



Happy Almost Fall!! And with that, hopefully more rain. I know the lakes look sad right now, but we were just up in a lakefront home on the big lake looking out from the second floor at a spectacular view of the lake and wildlife. It will all come back. Home buyers don't seem to be worried about it from our experience. Royal Lakes Estates continues to be

a hot spot for buyers as witnessed by June and July home sales. Starting with June, there were 2 in the Sale Pending Status, and 6 that Closed during that 2 month window! Those 2 Pending properties, have now Closed as well. As of this writing, there are no active listings in RLE. And what we know is, there are buyers waiting to become homeowners back here, despite how the market is changing, and inflation rising, and interest rates pretty much holding steady. According to Alto Research for the week prior to August 6 in the 77469 Zip Code, we are still in a seller's market, despite the Market Action Index consistently decreasing, bringing it closer to a Buyer's zone.

An August 1 article by Real Trends talked about Opendoor's deceptive marketing practices and FTC fines for \$62 million! "The Federal Trade Commission alleges that Opendoor led sellers to believe that they could make more money selling their home to them versus on the open market using traditional home sale process. In reality, most sellers made thousands of dollars less using Opendoor services. Company offers typically were below market value, and its cost to use them were higher than what a traditional realtor would have charged. Opendoor disagreed with this, stating their marketing messages have been modified since 2019." We will have to stay tuned on that one.

What was the "Great Reshuffling"? According to an article in Inman, when the Covid pandemic struck in 2020, thousands of folks started working from home. This led to a number of people to move from pricey cities like Los Angeles and New York to more affordable cities such as Boise and Austin. The trend became so significant that it was called the "Great Reshuffling". Despite a shifting market, there continues to be buyers moving away from higher housing costs, and very few seem to be moving back. And according to the experts, there is still plenty of demand for high-end properties.

New technologies such as crypto and the metaverse may indeed be the next real estate frontier, but virtual real estate is not my expertise, nor do I see it becoming that in the foreseeable future. I choose real property and real people. Call me. 713-885-6058.

Melodie Irvin



WHEN TO WATER THE LAWN

If you find your lawn has taken on a grayish cast or appears to be dull green, it's telling you that it needs water. You can also check your lawn by walking on it: If your footprints don't disappear quickly, it's because the grass blades don't have the needed moisture to spring back. While it may seem like you can head out to water your lawn anytime during the day, your lawn actually needs more specific care. Watering in the morning (before 10 a.m.) is the best time for your lawn; it's cooler and winds tend to be calmer so water can soak into the soil and be absorbed by the grass roots before it can evaporate. If you must water in the evening, try between 4 and 6 p.m. which should give the grass blades time to dry before nightfall. The later you water, the greater chance of disease becoming prevalent in your lawn. It's worth noting, though, that you don't necessarily have to water your lawn. Lawns are resilient. Established and properly cared-for lawns can survive weeks without water by going dormant (when the lawn turns brown) then recover once the rain returns.

HOW MUCH WATER TO USE:

When watering an established lawn, it's typically recommended to water until the top 6 to 8 inches of soil (where most turf grass roots grow) is wet. Most lawns need 1 to 1.5 inches of water per week - either from rain or watering - to soak the soil that deeply. That amount of water can either be applied during a single watering or divided into two waterings during the week. Just be sure not to overwater your lawn.

HOW TO TELL IF YOU'VE WATERED ENOUGH:

Check the Soil

To see how long it will take to soak the soil, check it every 15 minutes during your first watering by using a

screwdriver to test how deep the water has moved. Mark the time once the soil has been soaked to a depth of at least 6 inches—that's how long you'll need to water your lawn each time in the future. Short on time and simply want to know if you can skip watering for the day? Use this rule of thumb: If you can't easily stick that screwdriver 6 inches deep into the soil, you need to water.

Do the Math

This is the easiest method if you have a sprinkler system, since the flow rate (gallons per minute) will be available from the manufacturer. Simply multiply the square footage of your lawn by 0.62 gallons (which is equal to 1 inch of water per square foot), then divide by the sprinkler flow rate. This will tell you the number of minutes to run your sprinkler system.

Measure with Cans

Place clean, empty tuna cans in different spots around the lawn and measure how long it takes to collect 1 to 1.5 inches of water in each can. Since sprinkler coverage patterns may vary throughout the lawn, use the average time it takes to fill all of the cans.

Use a Flow Timer (or water timer)

Choose a timer that measures water flow in hundreds of gallons. Multiply your lawn's square footage by 0.62 gallons (equal to an inch of water per square foot) to determine the total number of gallons needed for the entire lawn.

When watering your lawn, you may begin to notice that your lawn isn't absorbing water as quickly as it should. If you find that puddling occurs whenever you water, try watering in shorter cycles until the required time to apply the needed amount of water is met (for example, 10 minutes on, 10 minutes off, 10 minutes on, etc.). For more information, go to scotts.com.



*Royal
Lakes
Estates*

YARD of the MONTH



July winner
The Miller Family
827 Kings Forest

Thank You

ENCHANTED
FOREST

10611 FM 2759
Richmond, Texas 77469
(281) 937-9449 nursery
(281) 545-8234 fax

August winner
The Scott Family
8810 Saxonwood Ct.



Congratulations to our Winners!!

Each winner receives a gift card in the amount of \$50 to Enchanted Forest



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 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.

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 rlenewsletter@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 immediately.



Useful Royal Lakes Estates Information

RLE Board Members

Jacob Lee - President
jacobglee@gmail.com

George Prat - Vice President
gprat98@yahoo.com

Jay Bodnar - Secretary
yayrandob@yahoo.com

Lee Ivey - Treasurer
docleerjnr@gmail.com

Steve Bridges - Member at Large
sbridges@compliancekings.com

Management Company

Montage Community Services
Sussan Summer, Owner
7002 Riverbrook Dr., Suite 400
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, 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.

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 Phone App
FrontSteps

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/