

# RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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The votes coming in were slim, but we did have a tie, so we have decided to go with it and name our neighborhood publication the

## RLE CROWN REVIEW

This newsletter will come out every other month, unless we feel there is need for a "special edition."

Thank you for those that participated and we hope to give you the information you need to know and want to see in this publication. As always, suggestions are welcomed, so let us know what information you would like to see in this community newsletter at [rlenewsletter@vahoo.com](mailto:rlenewsletter@vahoo.com).

## 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.

Neighbors, we are all bound to be getting tired of this COVID-19 virus and shelter at home restrictions, but let's turn this into a positive by letting our neighbors see some heartwarming reports about helping each other in this crisis. There have been offers to help the ones that can't get out to the grocery, having a contest to put photos on our windows to make walkers and bike riders smile. Here is a challenge to everyone in our neighborhood to share a story/experience on Nextdoor with comments like:

- ✦ Enjoyed seeing more of our families taking a run or walk during the day.
- ✦ Enjoyed hearing the laughter of children playing outside.
- ✦ Noticing the improvements of homeowners that have taken advantage of this time to beautify their yards for Spring.
- ✦ Or maybe even leave a note of gratitude for our trash guys at Best Trash.

Thank you to everyone for respecting your neighbors and for practicing social distancing. Let's show our appreciation and make a kind gesture of waving at one another as we pass on the streets during this shared situation, when most of us are missing our social interaction.

FYI . . . The Board will be transitioning to a new HOA management company. We are moving from Associa to Montage Services effective June 1, 2020. You will be receiving a letter of introduction from Montage in May. More information will be discussed in detail in the May/June newsletter.

If anyone in our community should need assistance during these unfortunate times, please do not hesitate to contact Teresa Ricard at 281-384-9938 and we will do everything we can to assist. We would like to extend our gratitude to all the healthcare workers and first responders, as well as, to all of those that are working in "essential businesses." Please be safe!

Our next HOA Board meeting is scheduled for May 12, 2020 at Ft. Bend Road and Bridge, unless we are still under the Shelter at Home requirements from the County.

Article submitted by Board President, Teresa Ricard



## 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 TownSquare app. While the By-Laws provide for a period of up to 30 days for review, the ACC review process is often completed more quickly. To allow sufficient lead time to schedule work with your contractor, please factor the review period into your improvement project planning.

## LCISD Calendar

Due to the COVID-19 virus social distancing/quarantine, there is nothing to post on this calendar. At the time of this publication, LCISD schools are out at least until May 4, 2020.

Here is a website for plenty of ideas to keep your school age children busy during this time.

[AmazingEducationalResources.com](http://AmazingEducationalResources.com)

If you have a child in Velasquez, Reading Jr. High, or George Ranch High School and would like to help me keep this calendar current, please let me know at [rlnnewsletter@yahoo.com](mailto:rlnnewsletter@yahoo.com).



## Railroad Crossing Repair Completed March 29th!!!!

As many of you have noticed, the first phase of the railroad tracks at the entrance of Royal Lakes have been repaired. The second phase may take place this year as advised by John Reid from Burlington Northern Santa Fe (BNSF). John stated there is enough money to budget the repairs to the second track, but the repair date has not been determined.

The day BNSF was doing a small repair to the incoming side at the entrance, Camille Prat happened to stop and ask one of the workers when were they going to fix the entire track. The person she spoke with just happened to be John Reid. He introduced himself and stated he was the new Roadmaster for our area and gave her his contact information. He stated he was getting ready to contact our HOA Board and the County. I contacted John and we setup a date to meet with Commissioner Vincent Morales, his representative, Robert Quarles, and set a plan in motion for March 29th.

I went to the entrance the night of the repairs and thanked John and all his crew. He advised me that they were also going to take care of a drainage issue under the tracks, which primarily resulted in the track failure. The track that was repaired was the main line used by the trains and the siding will be the second phase of the repairs. I want to thank all of you for your patience, and now we have a new railroad contact available to the community and county.

I would like to pass on an added piece of information that Teresa Ricard and I obtained during a meeting concerning our new entrance. The county engineer notified us that negotiations with the current landowner for the needed piece of property has come to a halt and eminent domain proceedings would be the next step. Also, there are no funds currently in the budget for the new road construction without a bond initiative. I am no psychic, but we will probably be using our current entrance for quite some time.

*Article submitted by Board Member, George Prat*

## Real Estate News with Melodie

The only thing I can say with certainty is what everyone is thinking right now, and that is we are living in uncertain times. When it comes to real estate, there are as many opinions on what is a good time to sell, or wait, or take your home off the market if it is currently listed as there are experts on the topic. At the time of this writing, the topic of whether or not real estate is an essential service

depends on which county you live in. Fort Bend County Commissioners are meeting on March 31 to decide whether or not to include real estate as essential, which at this moment it is not. Harris County, among others, real services may continue, but it has been advised that whenever possible, functions should be done in a virtual manner. Scenarios right now include sellers declining appointments to potential buyers. Vacant homes have a better chance of being shown. Open houses are prohibited in some instances or strongly discouraged, unless they can be accomplished virtually. Some listings have gone temporarily to "Withdrawn" status until time things go back to some sense of safe. Other sellers are holding off altogether, working on home projects, or ready to list and just waiting. Appraisals may now be slightly lower, with appraisers using comparables considered "during the crisis", versus including those properties "pre-crisis". Some sellers are reducing prices less than assessed value. Other sellers see this as an opportunity to sell with less competition in one of the busiest seasons in a normal world. Interest rates are still historically low and appeal to buyers who see this as an opportunity. People need real estate. Buying and selling will go on, just in different ways than what we've been accustomed. Stay safe!



## Community CC&Rs Reminders



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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 March, 2020 is listed below. Your neighborhood governing documents are available on the TownSquare app under 'Documents' or you may contact our management company for guidance and clarification.

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  
 Remove boat from driveway  
 Roof Replacement/Repair  
 Trash Receptacle/Recycle Bin - Store Out Of View  
 Vehicles - Remove Trailer

## Topics to Discuss

To help us provide engaging content throughout the year, we'd like to know what you are most interested in reading. So what would you like to see in our newsletter?

Please send suggestions to [rnewsletter@yahoo.com](mailto:rnewsletter@yahoo.com) and we will choose a suggestion for this space in the next publication.



## Coexisting with Alligators

### Mary Schmerker, you asked . . . and we've answered!

This information is from the Sugar Land website, which I believe is just as pertinent to our neighborhood. There is also a link to further information from Texas Parks and Wildlife at the bottom of this article.

### Living With Alligators

Alligators have inhabited Texas' marshes, swamps, rivers, ponds, and lakes for many centuries. They are an important part of Texas' natural history, as well as an integral component of freshwater ecosystems. As Sugar Land has continued to grow and waterways continue to be added and developed, there exists the potential for increased interactions between people and alligators. Once endangered, alligators were taken off the endangered species list in 1978, however, they are still protected by law. Alligators are found in 10 different states, and here in Texas they are found in 120 of 254 counties, including Fort Bend.

A better understanding of alligators and their behavior will help ensure that people and alligators can continue to coexist. Alligators naturally shy away from humans and prefer isolated areas away from people. In the spring and summer, alligators are moving to breed and find new habitat. Most of the alligators seen moving around are the smaller ones that have been pushed out of their normal habitat by larger alligators. Usually, these smaller alligators will move further on in a week or two. Our most active months here in Sugar Land are April through July.

### Nuisance Alligators

Most Texans who live in "gator country" will live in proximity to these native reptiles with no confrontations, however, there are occasions when certain alligators become a nuisance and must be handled by the proper authorities. The current legal definition of a nuisance alligator is "an alligator that is depredating (killing livestock or pets) or a threat to human health and safety." We do not go out for animals in their natural habitat unless they are a nuisance. Texas Parks and Wildlife is the only authority that can deem an alligator dangerous because of their protected status. The following are instances in which local authorities should be notified:

- If you see an alligator in the roadway
- If an alligator is repeatedly following boats, canoes or other watercrafts, and/or maintains a close distance without submersing
- If you walk near the water and an alligator comes straight toward you, especially if it comes out of the water.

### Alligator Tips

Sugar Land residents should be watchful of alligators, snakes, and other wildlife along the city's many natural waterways, follow posted signage, and share these alligator tips:

- Leave alligators alone. State law prohibits killing, harassing, or possessing alligators.
- Never feed or entice alligators, it is dangerous and illegal.
- Don't throw fish scraps in the water or leave them on shore
- Closely supervise children when they are playing in or around water. Never allow small children to play unsupervised near water.
- Alligators are most active between dusk and dawn when they are feeding. Therefore, swim only during daylight hours.
- Don't allow pets to swim, exercise, or drink in or near waters that may contain alligators. Dogs are more susceptible to being targeted by an alligator than people, because they resemble natural prey. Keep your pet on a leash and in control when walking around the water.
- If you hear an alligator hiss, it is a warning that you are too close
- Never make the mistake of thinking that an alligator is slow and lethargic. They can run up to 35 miles an hour for short distances. If you have a close encounter back up slowly. A female alligator protecting her nest might charge you, but she will quickly return to her nest.

Source: <https://www.sugarlandtx.gov/429/Coexisting-With-Alligators>

### Additional Information

To report a nuisance alligator, contact your Ft. Bend County game wardens, Barry Eversole at 832-595-7940, or Emily Zaunbreecher at 832-840-0127 for alligators under 6 feet in length on private property such as swimming pools or in roadways. Citizens may also contact Texas Alligator Information at 409-736-3625.

For more information check out Texas Parks and Wildlife website for their wildlife fact sheets on wildlife you might encounter, and their information on nuisance wildlife which makes its way into our neighborhoods. [Texas Parks and Wildlife](#).



## We Are Still Looking for Landscape Committee Volunteers

The Landscape Committee works to beautify the entrance of Royal Lakes Estates. We select the various flower species and colors, come up with a planting scheme, and hope the deer don't consider it a salad bar.

Additionally, we are planning a rejuvenation of the overgrown, and worn out shrubbery. Long term we are planning a living fence at the front to replace the original fence which is failing.

We would like your help and need committee members. You can help in many ways. Maybe you know plants, are good with color combination, like to research plants, or just have some ideas you would like to share; there are many skills needed, including just the desire to make the entrance look nice.

Everyone has many time commitments and we want everyone to be able to contribute so in person meetings will be on a limited as needed basis along with emailing, phone conversations, and perhaps small focus groups. The goal is to have a committee that can create a lovely entrance, so please consider joining the landscape committee.

Please contact Chris Taylor at [ctaylor8810@gmail.com](mailto:ctaylor8810@gmail.com) if you would like to help.



## Hospitality Committee Being Formed

We would like to start up the Hospitality Committee again. This committee will be responsible for welcoming new neighbors to our neighborhood with information, planning and implementing community events, etc. Here are just a few ideas for the coming months:

July	4th Parade
August	Back to School event
October	National Night Out
	Fall Festival/Trunk or Treat
December	Christmas hayride

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.

## YARD OF THE MONTH - MARCH

The Royal Lakes Estates HOA is once again offering an award for Yard of the Month for the months March - June. The Board will be judging on the following:

### General Appearance:

Grass mowed and edged, weed free, beds cleaned and edged. Walks, driveways, and curbs edged and swept. Shrubs and trees neatly pruned and manicured.

Overall landscape design in keeping with the architecture of the house and front lawn has a balanced landscape design.

### General Neatness:

Garbage cans out of sight; no toys, bikes etc. on front lawn; hoses rolled up; air conditioners and pool equipment hidden by shrubs, etc.

Our first winner for the month of March is Kaylark and Ina Henderson at 9122 Crown Jewel. You will be receiving a \$50 gift card to Enchanted Forest and a sign in your yard. This yard is as beautiful in the back as it is in the front. CONGRATULATIONS!



## Mosquito Season is Here!!

**Mosquito season** in our area most often comes alongside Spring temperatures, and are most active in temperatures above 80 degrees. Mosquitoes thrive on hot weather. Thus, as the temperature begins to rise, the mosquito volume increases accordingly. The mosquito season reaches its peak during the hot summer months. Breeding season usually runs July through September, while peak West Nile virus season is usually not until late August through September, or even October in some areas.

The Board has hired Gillen Pest Control to begin spraying our neighborhood once a week, beginning in March. The sprayer comes through the neighborhood late in the evening when most are all safely in their homes.



## Message Board

If you have something you want everyone in our community to see, (lost animal, keys found at mailboxes, etc.) please send your message to [rlnewsletter@yahoo.com](mailto:rlnewsletter@yahoo.com) and, if approved, we will post on the message board at the front entrance and at each mailbox. Messages will only be allowed to stay for two weeks. If we find messages on the mailboxes that have not been approved, they will be removed. Thank you.