

RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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The 2021 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.

INFORMATION ON OUR NEW ENTRANCE

The following is information that I will be discussing at the November 2021 Annual Meeting, but I would like for you to start thinking about it now.

As in previous years, we have had discussions on the new front entrance being proposed by Fort Bend County officials. Some decisions will have to be made by the community if the plans go forward at the end of the year. I will lay out some scenarios that come to mind and the pros and cons associated with them.

I will provide a quick history of the events leading to this issue. The railroad, Burlington Northern Santa Fe (BNSF), was involved in a law suit against the County in early 2000. The case involved our current entrance that BNSF wanted closed. BNSF received a favorable judgement, but was told that they could not close the entrance until we were provided with another access point into the neighborhood. That new access point was decided upon by the County. Royal Crest Lane would be extended to FM 762 just north of the George Ranch High School. In a new addition to the mix, the County has informed me that D.R. Horton has been having discussions with the current land owner to purchase the property north of Gapps Slough to FM 2759 and being bordered by Royal Lakes Manor. The last word from the County indicated that negotiations were going forward. With this in mind, I have put forth some scenarios that could play out at the end of the year.

Scenario #1:

BNSF closes the front entrance upon completion of the new road into the subdivision. This would allow for an even distribution of traffic into the neighborhood. Also the two Manors would be going into their gated communities via their front entrances and lessen their traffic impact on us. This would provide for only one entrance, which has helped us in keeping a low, less than 1%, crime rate in our neighborhood. However, this would add extra miles if you plan to travel to the Booth area. Our only action would be the building of a new front entrance. *(continued on page 2)*

Due to Covid-19, all HOA meetings will be held the 4th Wednesday of each month at 7:00 p.m. on Zoom. You will receive an email link from our management company, Montage CS, to join.

THER WILL NOT BE A GENERAL MEETING IN APRIL.

Lawn Care Tips

Spring is here and it's time to start sprucing up our landscaping, especially after that winter freeze that knocked us to our knees!! Here's some important information to get your lawn back into tip top shape from one of the best in the business.

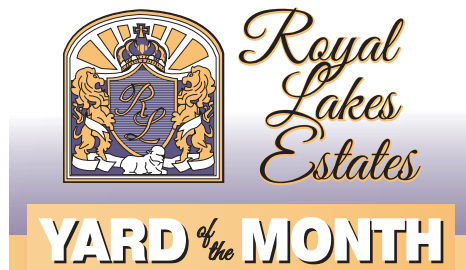
Lawn Care Schedule for southern grasses including: St. Augustine, Bermuda, and Zoysia:

March to April (Anytime in spring) – Trace mineral supplementation. After years of rains, floods and droughts, we should be adding trace minerals that help fertilizers do their job. Azomite, Soil Mender, Nature's Way Resources and others offer them in bags.

End of March to Early April – Spring fertilization with slow or controlled-release 3-1-2 or 4-1-2 ratios, such as Nitro-Phos Super Turf 19-4-10, Easy Gro Premium 19-5-9, and Fertilome Southwest Greenmaker 18-4-6. Fertilome also has a zero-phosphorus 18-0-6 formula, but it's not widely marketed.

End of April to May – 2-in-1 pre-emergent herbicide (Barricade or Dimension-based).

(source Randy's Lawn Care Schedule from GardenLine with Randy Lemmon on NewsRadio 740 KTRH)



**CONGRATULATIONS
TO OUR
MARCH WINNERS!!**

SUSAN & HENRY SANTOS



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

I spoke to Brent ?? with Ft Bend County Road and Bridge and he has informed me that their schedule is very busy with projects until the end of the year. He has told me the plans to repair the pot holes on Majesty @ Royal Lakes Blvd., and the areas on Royal Lakes Blvd that have started to sink will be addressed soon. He also noted that it will most likely be the first part of next year before they will be able to resurface Majesty Lane, both East and West sides. We have to take what we can get at this point.

The Board has agreed to stain the fence that crosses the entrance to the ballpark in the upcoming future.

Article submitted by Board Member, George Prat

INFORMATION ON OUR NEW ENTRANCE

(Continued from page 1)

Scenario #2:

The current entrance remains open. This would require extra maintenance and cost for two entrances. Additionally, we would have an increase in traffic from persons utilizing the neighborhood as a shortcut. This would be similar to the situation on Macek Road into the Greatwood Subdivision. Remember, that the the additional homes from D.R. Horton would also add traffic into our area. At this time, I have no data on the number of homes that they propose to build. D.R. Horton neighborhoods are normally built on small lots. Also, remember that criminals love neighborhoods with multiple entrances. The County would like this situation in that it would free them of the requirement of having two entrances.

Scenario #3:

BNSF puts an emergency gate at the current entrance that would only be used in the event such as flooding from the slough.

This scenario would involve the creation of a gated community in which we would bear the cost of infrastructure repairs in our subdivision including roads, ditches, and bridges.

In closing, I ask that you think of your neighbors, as some will be impacted more than others, with scenarios 2 and 3. We have people that like taking walks and this would add to our current problems with speeding drivers. Looking forward to hearing from you on this matter.

Article submitted by Board Member, George Prat

Thank You
for your
donation to our
Yard the Month
program.





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 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.



How to Protest Property Taxes DEADLINE FOR FILING IS MAY 15!!

It is almost deadline time to file with Ft. Bend County to protest your property taxes. The final date to file a protest is May 15.

Here are a few thoughts to consider when filing a protest:

- Is it worth it to protest property taxes?***
YES, you should protest your property taxes annually. Each year, the Appraisal District has the right to raise your property taxes up to 10%. What do you have to lose? Your taxes won't go higher if you protest, but could possibly be reduced.
- Do you have a homestead exemption on your home?***
If you do not, the Appraisal District is not limited to the 10% cap on the property tax increase. And a reminder, don't forget once you reach 65, you can also apply for the 65 years old senior exemption.
- How to protest your property taxes in Texas?***
Step 1 - Find out your homes current value. (Any realtor can get you this information).
Step 2 - File written notice of your protest no later than May 15 at 2:00 p.m. CST.
Step 3 - Discuss your issues with the Appraisal District.
Step 4 - Appear before Appraisal Review Board.
You can protest your property taxes yourself online or hire a company.
- There are numerous companies that will file a protest for you.***
Two companies that are well known in our area are:
O'Connor & Associates - poconnor.com
Bettencourt Tax Advisors, LLC - btanow.com
This is not an endorsement, just suggestions.

(Information found on the Appraisal District and above tax advisors websites)

NEIGHBORHOOD SAFETY



We have recently had an incident in our neighborhood of a young man swimming in one of the lakes. This is incredibly dangerous and could have turned out with a very bad outcome.

We have signs posted around the lakes stating no swimming or diving in the lakes and no feeding the alligators.

Please follow our suggestions for the safety of our community.

Royal Lakes Estates
HOA Board

Landscape Committee News

Hello Royal Lakes Homeowners,

Plans are finally coming together for planting at the entrance. Superior LawnCare will be adding sod to what we call the "horseshoe" area that has been void of grass for some time. This area continues to retain water after rains, serves no real purpose, and just stays muddy. Filling it in will just make maintenance so much easier.

We have decided to add more native plants to the front area that are deer resistant and will grow wild with minimal maintenance. These will include a holly tree, flax lilies, fire bush, boxwoods, and red yuccas. Lantana will be planted around the lamp post. After this has been installed, we will be adding some color via flowering plants. We hope you will like the new look!

Don't forget . . . let's keep Royal Lakes looking clean & neat, and look around your home & yards for any trash or debris, and dog walkers, please be kind and pick up after your pet. Homeowners will thank you!

Good luck with your spring planting! I am including a list of deer resistance flowers to consider for your garden:

- Indigo Spires (Salvia spp.)
- Larkspurs (Delphinium consolida)
- Marigolds (Tagetes spp)
- Mealy Cup Sage (Salvia farinacea)
- Periwinkles (Catharanthus roseus)
- Zinnias (Zinnia spp)
- Spider Flower (Cleome Hasslerana)

HAPPY PLANTING!!



article submitted by Landscape Committee member, Diana Garcia

Real Estate News with Melodie



Thought I'd start off with a little bit of humor. I don't know who thought to give the credit.

"Think of the real estate market as a game of musical chairs. During a buyer's market you've got 10 chairs and 8 people playing. During a seller's market, you've got 8 chairs and 10 people playing. During Today's market you've got about 3 chairs, 37 people playing. But now

the chairs are on fire, and you're being chased around the room by an axe wielding psychopath."

Funny, yes, but that is honestly how it feels right now. According to Inman, a leading real estate news source, what we're experiencing right now is a historic persistent lack of inventory, now mixed with the springtime usual rush to buy a home, making a housing shortage soar to new heights. This problem is countrywide, with bidding wars and price increases that are astounding. Many buyers are offering cash, or larger down payments, or even waiving contingencies such as appraisals, even in some cases, inspections, willing to accept a property "as is". As each resale home sold over list price closes, those properties now go into the pool of comparable sales, driving the subsequent listings to be even higher.

According to Zillow, the number of homes for sale in the U.S. in February 2021, was down more than 30% from just one year ago. New builds are having a very difficult time keeping up with the demand. They are balancing prices with a very real shortage of building supplies. Many materials come from China. Right now, if a lot in a medium price community goes under contract expecting the home to be ready in 8 months or more, by the time that date arrives, the house actually can no longer be built for the price nailed down in the contract. We know of at least one builder in town who refunded buyers' earnest money for future builds, otherwise they face going out of business. The price for material has skyrocketed that much. Another builder we recently spoke to, is only releasing 3 homesites at a time to sell. After every third home, the price is increased by \$2000. They easily are selling 3 plus every single day, including having buyers on speed dial to reach if a contract "busts out".

Looking at Royal Lake Estates, only one property sold in under a day in the time period from February 1 to March 31. There are buyers looking to move into this neighborhood, but currently there is nothing for sale. There are none in pending status, as well.

Call me or send me an email if you have any questions or someone you know needs expert advice.

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



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



Join the Hospitality Committee!!!

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

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, etc.

Here are just a few ideas for 2021:

July 4	Independence Day Parade
October 5	National Night Out
December	Holiday Decorating Contest
December	Holiday hayride to look at (date TBD) community lights

Please email rlenewsletter@yahoo.com if you are interested in joining the Hospitality Committee, and meeting new neighbors through the planning of events for our neighborhood.

Community CC&Rs Reminders



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).

Our management company has noticed a large number of violations in the neighborhood lately and have held off on some of the violations due to the freeze. We are now getting back in to our normal March/April weather and your dead plants need to be removed and replaced.

As noted in our previous newsletter, not having your a/c and pool equipment screened from street view is a violation. To avoid getting violation letters, please screen your equipment from view with the required shrubbery.

Useful Royal Lakes Estates Information

RLE Board Members

Teresa Ricard, President
t-ricard@sbcglobal.net

George Prat - Director of Asset Management/Facilities
gprat98@yahoo.com

Lee Ivey - Secretary
docleejr@gmail.com

Brendan Doran - Treasurer
brendan@doranjohnston.com

Kristi DeNardo - Director of Communications
KDenardo@igloocorp.com

Management Company

Montage Community Services
Sussan Martinez, Owner
1006 Thompson Rd #100
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, 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

Camille Prat - Admin/Member
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.

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 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/