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# RLE CROWN REVIEW

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Royal Lakes Estates, Richmond, TX

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## Message from the Board

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### Whats Inside

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Message from the Board -  
Railroad Issues Being  
Addressed

What's Been Happening in  
the Neighborhood!

Yard of the Month Awards

Real Estate News

Hospitality Committee and  
Community Events - Easter  
Egg Hunt - April 16th

Neighbors, It's Planting  
Season!

Baseball Field is Now  
Open!!

Useful RLE Information  
and links to Neighborhood  
Sites

## RAILROAD ISSUES BEING ADDRESSED

Fellow neighbor, Darlene Miller, has taken it upon herself to do some research due to the latest train blocking at our entrance, which lasted over two hours.

She has reached out to several avenues including Representative Troy Nehls' office, the Federal Railroad Administration, and the County.

Following, is pertinent information Darlene has been given and each one of us, as homeowners, need to take very seriously if we want to stop this madness.

### REPORTING BLOCKED RAILROAD CROSSING AT ROYAL LAKES ESTATES BLVD.

Below is the Railroad Administration's site for reporting train blockages/issues that occur at our railroad crossing at Royal Lakes Blvd:

1. Go to : <https://www.fra.dot.gov/blockedcrossings/>
2. Click: "I Understand"
3. Click: "Continue to report"
4. In Search Box, type in: "Royal Lakes Blvd TX"
5. Hit enter and a map of our entrance with a yellow Railroad sign should appear.
6. Click on the "yellow railroad sign" and the information with the crossing ID 022673Y should appear.
7. Click on "General Public Report" and the questionnaire should appear.
8. After you fill out the form, you can right click the page (*nice to have a record*) and print it before sending.

(Continued on page 2)

**RAILROAD ISSUES BEING ADDRESSED** (continued from page 1)

Please take a picture of any train car or engine and *make sure the car number is visible in the photo.*



In addition, please email Darlene Miller ([D.mt.t@hotmail.com](mailto:D.mt.t@hotmail.com)), our Federal Railroad Administration Representative, a copy of your "train car photo with the train car number visible."

**Your email must include the following:**

1. Day and date of blockage (i.e., Monday, April 11, 2022).
2. Time of day (i.e., 4:15 p.m.).
3. Duration of blockage (i.e., 10 minutes).

Once your report, and photo with train car number, is sent to Darlene Miller, it will be forwarded to the Federal Railroad Administration for further investigation. Completing and submitting this report is essential; and the passing along of the train car photo with DAY, DATE, TIME OF DAY, and DURATION OF BLOCKAGE (10 minutes+) will streamline the FRA inquiries with the BNSF Dispatch Center. We thank you for your help and cooperation.

**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 . . . . .**

Welcome to a new year, of new maintenance challenges, as we stay on top of repairs for our aging neighborhood. In May, we will be meeting with Reserve Advisors LLC in order to document all our assets and prepare an in depth report that will outline the future repairs along with cost estimates. As we have all noticed, inflation is putting a strain on our budget for new repairs and this company will help us better plan when, and where, we do our maintenance.

Since the last newsletter, we have completed taking down the white fence in front of the neighborhood and plan additional plantings to cover the slope. The County has completed cleaning out the ditches on Royal Crest and may be coming back in the fall for additional work. Let me just add, we work with the County in showing them the ditch conditions, but do not select the streets that they will work on. If you have any complaints on their work, they can be addressed by going to the Fort Bend County Road and Bridge website and submitting a work request.

Jacob Lee, our current Vice President, has been working very hard on completing repairs to our ball field with his own labor and funds. Additional dirt has been added to the ball field parking area before covering with a road base material at a future date. The field looks outstanding and is now being used. Thank you, Jacob!!

Jacob has also done an assessment of the barn area that will be passed on to Reserve Advisors during their May inspection. Minor repairs continue, as needed. We are currently collecting \$900/month in total rental income to defer the cost.

We are replacing the mailbox pad in the front and adding wheelchair ramps. We also put new bolts at the base of the mailboxes, since we had one fall in the middle of the road. We will be taking bids to have the mailboxes power washed and painted. Initial inquiries show that replacement of the all the mailboxes could reach \$60,000, therefore this will be discussed when we get closer to having a new entrance.

*Submitted by Board Member George Prat*



*Royal Lakes Estates*

**YARD of the MONTH**

Thank You



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



March winner  
The Taylor Family  
902 Kings Forest



April winner  
The Greer Family  
9002 Majesty Ln.

**Congratulations to our winners!! Each winner receives a gift card in the amount of \$50.**



## 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, etc.)
3. Planning and implementing community events.

### RLE EASTER EVENT 2022 APRIL 16th RLE BASEBALL FIELD

Set up: 8:00 a.m.

Egg hunt times:

Ages 0-4: 9:00 a.m.

Ages 5-9: 9:30 a.m.

Ages 10+: 10:00 a.m.



Activities & meeting your neighbors continues till 12:00 p.m.

## Neighbors, It's Planting Season

Time to get your yards back into shape from this year and last year's freeze. We know you may have lost some plants and trees, and if they didn't come back, it's time to remove and replace them. Beginning in June, the Property Management Company will be driving through our neighborhood making sure it is looking great, that dead plants and trees have been removed, and ones required around your a/c equipment, pool equipment, or generator, have been replaced.

*Please get on it, and get planting!!*

## Real Estate News with Melodie



Well, there has certainly been a lot of activity back here since the beginning of the year. Houses go on the market, and in the blink of an eye, they are under contract. In every case, our listings back here have garnered multiple offers and offers over list price. Since the last newsletter, 2 homes sold at an average of

\$167/sq.ft. Average days on the market was 4 days. Both sold for several thousand dollars over list price. As of this writing, there are two active listings, and one pending. Not only is our neighborhood desirable to buyers in the area, but to cash buyers from out of state, California in particular. Properties out here look like a bargain to them compared to home sizes and prices in their states.

According to *Knight Frank's* 2021 Annual Wealth Report, luxury home prices jumped 44.4% from December 2020 to December 2021 . . .in Dubai. Luxury home prices increased in warmer climates up 10.2%, while in ski areas, up 7.2%. Behind Dubai and Moscow, San Diego came in third, up 28.3%. No city in Texas made the top ten list. The report believes that low mortgage rates, pandemic-inspired shifts in lifestyle, more flexible working patterns, and wealth creation all contributed to the high increases in luxury home prices. 5 million new millionaires were added in 2021! *Knight Frank* also believes that luxury housing will stay on track in 2022 for another record year.

As you probably know, the lowest of low interest rates have come and gone. Mortgage rates have jumped up by more than one percentage point since the start of 2022, with more increases likely. Yet, home prices are continuing to rise to record highs. "It's been 40 years since interest rates, home price growth, and inflation have all increased simultaneously. On top of that, add the severe housing shortage" (Edward Seiler, economist). The average monthly mortgage payment in February in Texas rose to \$1,490. More and more potential homebuyers are finding themselves priced out of the market, hence more demand for renting. Yet the prices for renting have soared, as well. Rents follow inflation. As property taxes go up, so does rent. If you think that bidding wars only happen when purchasing real property, it is also happening in the rental markets, as well. Last year in Austin, home prices went up 40% on average, and this year rentals in Austin are up 40-50%! Two of my children attending school and working in Austin have each experienced those increases in February and March when their leases were up. What people perceive today as overpaying, might very well be quite a deal in just a few months.

As promised in the prior newsletter, we will continue the limited discussion of Metaverses. *Sandbox* and *Decentraland* are the two current platforms at the moment. Land in one, does not exist in the other. Facebook, Microsoft, and Apple are exploring virtual world building in those two platforms. Any and all virtual real estate deals in the metaverse can be very high risk. No one yet knows where this is all going, and whether or not any of it will succeed. You want to buy or sell property in the *Sandbox*? Don't call me. Looking to buy or sell your home? Please call me. I can help in this crazy market.

## Baseball Field is Now Open!!

If you would like to reserve the field for a team practice please see the HOA website: <https://royallakesestateshoa.com/forms>

We ask that for team practice you do the following:

- 1) Reserve the field.
- 2) Have your league, or travel ball team add RLE to their list of insured fields.
- 3) Fill out the release of liability form for each player.

The board has adopted the following rules for the field:



# BASEBALL FIELD RULES

1. TEAMS WITH RESERVATIONS HAVE PRIORITY, OTHERWISE FIRST COME FIRST SERVE.
2. PLEASE CLEAN UP TRASH, AND RAKE THE FIELD WHEN YOU ARE DONE.
3. RESPECT HOMEOWNERS ALONG THE FIELD! (DON'T HIT BALLS INTO THEIR YARDS OR ENTER THEIR PROPERTY. YOU ARE RESPONSIBLE FOR ANY DAMAGE!!).
4. LEAVE THE FIELD AS YOU FOUND IT. IF YOU MOVE EQUIPMENT, BASES, MOUND, ETC., PLEASE PUT IT BACK.
5. FOR TEAM PRACTICE WE REQUIRE:

### **INSURANCE:**

CONTACT YOUR LEAGUE OR SELECT BALL ORGANIZATION FOR INSURANCE AND HAVE THEM SEND DOCUMENTATION TO THE ROYAL LAKES PROPERTY MANAGER.

### **WAIVERS:**

EACH PLAYER NEEDS ONE. PLEASE SEND TO PROPERTY MANAGER.

### **RESERVATIONS:**

IF YOU DON'T RESERVE THE FIELD, YOU MAY BE ASKED TO LEAVE.

ROYAL LAKES RESIDENTS HAVE PRIORITY RESERVING THE FIELD FOR THEIR KIDS AND TEAMS.

WAIVERS AND RESERVATIONS CAN BE FOUND AT:

[WWW.ROYALLAKESESTATESHOA.COM/FORMS](http://WWW.ROYALLAKESESTATESHOA.COM/FORMS)

- USE BASEBALL FIELD AT YOUR OWN RISK!
- ROYAL LAKES ESTATES HOA ASSUMES NO RESPONSIBILITY FOR ANY INJURIES.
- ONLY USE EQUIPMENT IF YOU ARE IN PROPER HEALTH CONDITION.
- ABSOLUTELY NO GLASS CONTAINERS.
- ROYAL LAKES ESTATES HOA IS NOT RESPONSIBLE FOR LOST OR STOLEN ITEMS.
- PLEASE REPORT FAULTY OR DAMAGED EQUIPMENT TO ROYAL LAKES ESTATES PROPERTY MANAGEMENT COMPANY:

MONTAGE COMMUNITY SERVICES  
7002 Riverbrook Drive, Suite 400, Sugar Land, TX  
77479 281-232-7659  
[www.royallakesestateshoa.com](http://www.royallakesestateshoa.com)



## 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](mailto: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 immediately.



## Useful Royal Lakes Estates Information

### RLE Board Members

President - Vacant

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

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

Jay Bodnar - Secretary  
[yayrandob@yahoo.com](mailto:yayrandob@yahoo.com)

Lee Ivey - Treasurer  
[docleerjr@gmail.com](mailto:docleerjr@gmail.com)

### Management Company

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

Dana Rathmell - Member

Ben Wilson - 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](http://Flowatch)

### Links to Neighborhood Sites

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/)