

RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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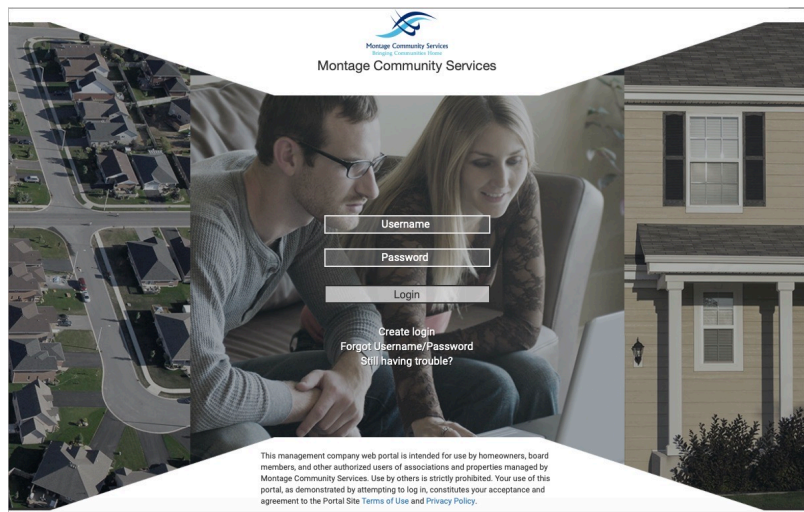
The 2020 Board of Directors for Royal Lakes Estates are **Teresa Ricard**, President, **George Prat**, Director of Asset Management/Facilities, **Lee Ivey Jr.**, Secretary, **Brendan Doran**, Treasurer, and **Kristi DeNardo**, Director of Communications.

CHANGE IS HERE!!

Welcome Montage Community Services,
your new management company

Montage is a privately owned company, is located right here in Richmond, and is backed by 17 years of community management experience.

You should have recently received an introduction letter from Montage in the mail. The letter includes instructions on accessing our new management portal, Caliber.Cloud. Once you register and set up your login, this is the main screen you will see:



If you have any questions on accessing the portal, the contact information for Montage is in the letter you received.

This new change of management companies should result in a more timely resolution of neighborhood concerns. You may notice a resurgence in violation letters, as that is something which was lacking for quite some time. We all want our homeowners to stay within our deed restrictions while keeping our neighborhood beautiful and pleasing to everyone who lives here. If you notice an issue near you, that you believe needs attention, please take a picture and report it to Montage Community Services right from the portal.

Your HOA Board has made these changes so that we can better serve our community and YOU!

Article submitted by Board President, Teresa Ricard

Due to Covid-19 regulations, HOA Board Public Meetings have been suspended until further notice. The Board will however continue with Executive Meetings until regulations have been lifted.



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.

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 and, if approved, we will post on the message board at the front entrance, and at each mailbox cluster. Messages will only be allowed to stay for two weeks. **PLEASE NOTE:** If we find messages that have not been approved and taped on the mailboxes, they will be removed immediately. No personal business flyers will be allowed. Thank you.

What's Been Happening Around our Neighborhood

Our HOA Board has been hard at work, and you may not have even noticed, but clean up, repairs, and improvements have been happening in our community over the past couple of months.

Fort Bend County recently cleaned out portions of the ditches on Royal Lakes Blvd., Nobel Court, and Crown Jewel to help with drainage in that area. The dirt that was removed from the ditches was placed at the barn pasture, which I am sure you have noticed, to repair ruts and the low areas that are retaining water. The dirt from the ditches turned out to be a great opportunity for free fill dirt to level out the pasture. The Board has contracted a person to begin spreading and leveling out the area the second/third week of June. The County already has RLE on their schedule in 2021 to clean the ditches on the east and west sides of Majesty Lane.

It was also discovered that there has not been working electricity, nor water to the barn, for quite some time. Kenneth Jansky and I spent numerous hours reworking the electrical lines and we finally have power back at the barn. We also raised and repaired the power box, which was continually full of water. Once figuring out the issue with the water, a brand new water line and backflow preventer was installed by Southwest Irrigation.

And last, but not least, a bit of excitement happened on Saturday, May 23rd. We had a surprise visitor walking the street and driveways of Majesty Lane. It was a 5-6 foot alligator!!! Camille Prat was alerted of the gator, used information that was in our previous newsletter, and started making phone calls. An alligator wrangler came out, and after some hard work to get the gator out of the culvert, he was finally rescued and was relocated to another area.

If you find you have a situation with an alligator in our neighborhood, here is what you need to do:

Notify Texas Alligator Information at 409-736-3625 and ask for a complaint number. Then contact a RLE Board member, give them the details, along with the complaint number, and they can locate a wrangler.

Article submitted by Board Member, George Prat



Strolling down Majesty



Headed to a new location



Gator wranglers trying to get him out of the culvert

Community CC&Rs Reminders



© Can Stock Photo - csp21199074

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 May, 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.

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 - Must be stored out of view from street
 Vehicles - Remove Trailer

Thank You



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Yard of the Month

The Royal Lakes Estates HOA is once again offering an award for Yard of the Month for the months March - August. 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.

Each winner will receive a **\$50 gift card from the HOA to Enchanted Forest, in addition to another \$50 donated from Enchanted Forest**. A sign will also be placed in your yard for 30 days. Due to the coronavirus issues, the Board is just now able to obtain the gift cards and signs, which is why we are announcing the winners for March - June in this issue.

March winner is Kaylark and Ina Henderson at 9122 Crown Jewel Drive.



April winner is Don and Wilma Devins 9010 Knightwood Court.

May winner is Salim & Noorjahan Merchant at 834 Kingsforest Lane.



June winner is Matt and Jennifer Sharp at 8827 Aubrey Lane.

Awards will be presented the week of June 22nd. Keeping our neighborhood looking beautiful takes time and hard work. All of the above homeowners have done a beautiful job with their yards and their hard work is being appreciated. **CONGRATULATIONS TO OUR WINNERS!!!** We have two more months of awards to give away, so who wants to be next?? Homeowners with outstanding violations are not eligible.

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 pleasing to the eye.

Everyone has time commitments, and we want everyone to be able to contribute, so in person meetings will be on an 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 email rlnewsletter@yahoo.com if you are interested in joining and we will forward your information to the appropriate volunteer.



Hospitality Committee Being Formed

We would like to start up the Hospitality Committee again.

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 the coming months:

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

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

Real Estate News with Melodie



What's The Big Picture In Our Real Estate Market Right Now?

We are seeing a shift in what buyers are looking for in home ownership. Several are choosing homes that are conducive for working where they live, with ample outdoor space versus having less personal space and sharing the limited common areas. In the beginning of shelter-in-place restrictions, real estate activity did slow down considerably in parts of the

country. Not so much in our area. We personally are seeing several out of state buyers looking to escape their current situations of high taxes and higher home prices where they live. These are very qualified buyers who are looking now. Loan approval requirements near the beginning of the virus became much tighter than they are now. Interest rates are near historic lows for excellent credit which is considered 740 plus.

With the current problems, come several solutions. Sellers who still occupy their home have several options to show their property, including requiring all buyers and their agents to wear masks and gloves, limiting the folks touring the property to one family at a time, and only to the decision makers. Sellers can leave on all lights and open all doors so that the only thing that gets touched is the front door to unlock and lock. Sellers not comfortable with those measures can consider virtual showings or virtual walking tours. Live open houses are now allowed and, from what we've experienced, welcomed by buyers.

With over 35 million Americans unemployed, we will possibly see more short sales and foreclosures. Right now, in our area, we have a seller's market due to low inventory of homes for sale. If that were to continue, then property values would appreciate and prices will stay up. But this is not the time for sellers to price their homes unrealistically high. If the 4 million homeowners in forbearance are not able to make their payments once the period is done, more homes will come on the market. It's possible this could lead to a buyer's market, but nothing is certain.

What about our market in particular? Let's look at the months of March through the end of May, the start of the virus to the present. There are 3 active properties listed for sale. These have been on the market from 17 to 84 days. In the same time block, one sold at the end of April.

Don't assume that things are not selling right now. They are. Deciding to sell now versus later, might actually net you more money, again, because of low inventory. Besides that, there will be less competition. Price and presentation is what sells your home. Stay safe!

NO DUMPING!!

It has been noticed by our HOA Board, that items are being dumped in our neighborhood. We have contracted Best Trash for our waste removal and they will take **EVERYTHING**, so please do not dump your trash in the wooded areas, along the slough, or on empty lots in our neighborhood. Please put out at the street with your regular trash on Monday or Thursday.

And, please do not have your lawn care companies leave your grass and tree/shrub clippings at the street, unless it is within 24 hours before our regular scheduled pick up. This usually doesn't seem to happen except when Monday is a holiday and we only have one pick up that week. Please place your clippings out of sight along with your trash cans until our next regular scheduled pick up.



Thank you for helping to keep Royal Lakes Estates beautiful for everyone!