

# RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

## Message from the President

### Whats Inside . . . . .

Message from the President

Keep A Watch Out for Alligators

Lake Improvements

New Master Document

July 4th Annual Parade

2nd Annual Neighborhood 4th of July Softball Game

Deed Restrictions

Did You Know?

Real Estate News

Issues with Speeding in RLE

Considering a Home Improvement Project?

Landscape Committee

Hospitality Committee

Useful RLE Information and Links to Neighborhood Sites

Dear Members of the Royal Lakes Estates Homeowners Association,

I hope this letter finds you well. As the President of the Association, I am writing to provide you with an update on the recent developments and projects that the Board has been working on. We have been diligently reviewing bids for major drainage projects, and I am pleased to inform you of the progress we have made.

Firstly, we have received bids and have approved drainage improvements for the inflow on the east side of Lake 3 and the outflow on the south side. These improvements will help enhance the overall drainage system in the area and contribute to a better living environment for all residents. Furthermore, we are currently in the process of gathering bids for the inflow on the south and east sides of Lake 5. We aim to select a reputable company for this project during our upcoming board meeting and commence the necessary work promptly. Similarly, we are also obtaining bids for the main outflow on the northeast side of Lake 4. In addition to the aforementioned projects, we are actively seeking bids for the inflow on the north side of Lake 1. It is crucial that we address drainage concerns in this area to maintain the safety and well-being of our community. Furthermore, we are pleased to announce that we are receiving bids for a major drainage project in the barn pasture area. This initiative will contribute significantly to the overall water management system of our neighborhood, ensuring its resilience during adverse weather conditions.

Secondly, the Board has decided to rebid our mowing contract. We believe that exploring different options will allow us to identify the most suitable and efficient service provider for maintaining our common areas.

Lastly, to enhance safety awareness, we will be installing new signs around the lakes and slough, cautioning residents about the presence of snakes and alligators. We understand the importance of ensuring the well-being of our community members and this proactive measure will promote a safer environment for all.

Furthermore, we will also be installing new slow-down signs throughout the neighborhood to encourage responsible driving and to foster a peaceful atmosphere for everyone.

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## Lake Improvements

On May 12th, two of our board members conducted a walkthrough of the lakes in the neighborhood with LakePro to assess how we can better manage the water quality and appearance of the lakes. We are in the early phase of assessing options such as additional fountains, stocking, and possibly planting some of the areas that tend to dry up and become unsightly and smell terrible. This could also be beneficial in reducing the amount of chemicals used to treat algae and other nuisance vegetation. LakePro was asked to put together proposals and the Board is awaiting their response. This is an exploratory measure which we hope to present to the lakefront owners at a later date and give the lakefront owners, options to improve the quality of the lakes. This project would be a special project that would need to be funded by lakefront owners as per our governing documents.

Steve Bridges, Treasurer  
Royal Lakes Estates Homeowners Association

## New Master Document

Have you ever wanted to gain a comprehensive understanding of how our HOA is governed, along with the current rules and restrictions in place? We understand that accessing this information has been quite challenging, if not frustrating, in the past.

In response to this concern, the Board has taken significant steps to address the issue. We have meticulously re-typed all our recorded and governing documents, errors and all, and transformed them into a searchable document. This means that you can now easily find the specific information you are looking for without any hassle.

You can access this comprehensive document on both the Town Square app and the Royallakesestates.com website. It's important to note that only the official recorded documents hold legal weight. The reproduction we have made is not only easily searchable but also includes the original documents attached for your convenience.

We believe that making these documents easily accessible will empower you to become well-informed about our HOA's governance and gain a clear understanding of the rules and restrictions that guide our community. It is essential for all residents to be aware of these guidelines to ensure a harmonious and well-regulated environment that we can all enjoy.

**Neighborhood Phone App:**  
IMS townsquare

**Neighborhood website:**  
[www.royallakesestateshoa.com](http://www.royallakesestateshoa.com)

## Message from the President . . . . . continued

We value your input and involvement in our community, and we encourage you to attend the upcoming board meetings where we will discuss these projects in more detail. Your participation and feedback is instrumental in shaping the future of Royal Lakes Estates.

Thank you for your continued support, and please do not hesitate to reach out to us if you have any questions or concerns.

Together, we can make Royal Lakes an even better place to call home.

Jacob Lee President,  
Royal Lakes Estates Homeowners Association

## Keep a Watch Out for the Alligators

The Board wanted to provide you with some additional information and updates regarding the presence of alligators in our community.

As mentioned in our previous newsletter, there has been an increase in alligator sightings this year due to the elevated rainfall and increased water flow between our lakes and natural waterways. In response to this, the Board held a meeting where we discussed and voted on implementing new signage to warn residents about the presence of alligators.

Living in their natural habitat limits our options in managing their presence. As an HOA, we are only able to remove nuisance alligators from our lakes. A nuisance alligator is defined as one that displays aggressive behavior towards people or pets. We must monitor and document such instances and currently pay \$800 per alligator to have them relocated.

When interacting with our lakes and sloughs, it is crucial to be aware that alligators are present and can potentially pose a threat to you, your children, pets, or guests. Please exercise mindfulness and keep a safe distance from them. Remember, alligators are protected federally, and it is illegal to feed them under any circumstances.

In order to further educate our community about alligators and promote safety, we are actively looking into inviting the Texas Department of Wildlife to conduct a session during our upcoming National Night Out in the fall. This session will provide valuable information and guidelines on alligator awareness and coexistence. We will communicate the specific dates and times as soon as they are arranged.

During the board meeting, we thoroughly reviewed the guidelines provided by the Texas Department of Wildlife regarding alligator removal. It is much easier for you to remove an alligator from your yard than it is for the HOA to remove them from our lakes and slough, which is considered part of their natural habitat. If you find an alligator in your yard, you can contact the sheriff's non-emergency line or the game warden to request its removal.

Thank you for your attention to this matter and your cooperation in adhering to these guidelines. We value the safety and well-being of our community members, and we appreciate your understanding as we navigate this unique aspect of living in our natural surrounding.

Should you have any questions or concerns regarding alligators or any other matters, please feel free to reach out to the HOA.

## Deed Restrictions

The following deed restriction violations will be focused on in May and June:

### **During the Month of May:**

1. Weeds in garden areas and tree wells that may need to be pulled. Those same areas may need fresh mulch.
2. Landscaping that may need to be pruned or replaced.
3. Grass areas that may need to be over-seeded or sodded.
4. Lawns that may need treatment for weeds.

### **During the Month of June, all of above and:**

1. Exterior surfaces that may need to be power washed for mold & mildew.
2. Exterior surfaces or trim work may need to be repainted or replaced and painted.
3. Fences that may need repainting.
4. Driveways that may need power washing or require concrete repairs.

**Please complete repairs or clean up prior to the month noted above. After that month, the Inframark property inspector will conduct an inspection and escalate any violation letters to homeowners who still need to perform maintenance to bring their home up to Royal Lakes Estates standards.**

## Did You Know?

### **GOLF CARTS:**

They are legal in the HOA, BUT the following applies:

1. Driver **MUST** have a driver's license ([state law](#))
2. Daytime only. ([state law](#))
3. Traffic laws apply. IE: Stop signs, proper direction of travel, drinking and driving etc. ([state law](#))
4. They are prohibited on sidewalks, paths, trails, bayous, levees, etc. This also applies to 4-wheelers, go-carts, mini-bikes, etc. ([state law](#))
5. They are legal to ride on your land or on hunting leases only.

The above information was put out by our Sheriff's Department. Basically, you can drive them on the road if you are licensed, to pick up your mail, visit a neighbor, drive them to the ball field, park them by a lake, or down by the slough.

You can be cited by law enforcement if you drink and drive, take them off road not on your property, or your unlicensed children are driving them.

**This is not an HOA rule this is the state law.**

## July 4th Annual Parade

Join us for a spectacular celebration of the 4th of July at our annual neighborhood parade! The festivities will begin on Majesty Lane, located in the northwest section of our community (exact time to be determined).

Get ready to show off your creative spirit by decorating your preferred mode of transportation. Whether it's a golf cart, 4-wheeler, cool car, bicycle, rollerblades, or anything else you can drive, the parade welcomes all! Let your imagination run wild as we parade through our beautiful neighborhood, spreading joy and patriotic cheer.

The parade will follow a scenic loop throughout the community, showcasing the collective spirit of our residents. We conclude the parade, back at the starting place on the north east side of Majesty Lane.

Don't miss this opportunity to come together as a community, express your creativity, and celebrate the independence of our great nation. Mark your calendars, prepare your decorations, and get ready for an unforgettable 4th of July neighborhood parade!

Further details will be shared closer to the event date, so stay tuned for updates. We look forward to seeing you there!

Happy 4th of July!

The Royal Lakes Estates  
Neighborhood  
Association



## How About a Pre-July 4th Softball Game to Start off the Holidays?

Get your gloves, bats, and patriotic spirit ready because the **2nd Annual Neighborhood 4th of July Softball Game** is just around the corner! Join us on the **3rd of July at 6 PM** at our community baseball field for an evening filled with friendly competition and community bonding.

Whether you're a seasoned softball player or a novice looking to have some fun, all skill levels are welcome to participate. It's a fantastic opportunity to meet your neighbors, make new friends, and enjoy the camaraderie that comes with a good old-fashioned game of softball.



Bring your family, friends, and a picnic blanket to cheer on the teams and enjoy the summer evening festivities. Feel free to bring snacks, refreshments, and lawn chairs to make yourself comfortable.

## Issues with Speeding in RLE

During the past few months, we have had a series of vehicle accidents throughout our neighborhood. One vehicle went into a lake, another struck a light post, and lastly there was a collision with a landscape rock. Not wanting to leave things out, several of our signs have also been destroyed by vehicles. Speeding through the neighborhood continues to be an issue and several people have almost been struck. In one incident, a neighbor lost her footing while trying to get out of the way of a speeding vehicle, took a fall and had minor injuries to her knee.

Considering the current events, we are going back to paying for deputies to perform traffic enforcement throughout the neighborhood. It is sad that it has come to this, and that we have to incur this cost for something that should not be taking place. Our money could definitely go to other needed improvements.

I have contacted the office of our current County Commissioner and was advised that we should consider a contract with the Constable's office. I believe this to be a huge waste of money for a full year, one shift contract, that would exceed \$80,000. Again, take time to reflect on your driving habits including your family members. Summer is upon us and children will be out and about. We don't want to have a fatal accident in our community.

The last thing I want to cover, is the safety of our runners and walkers. We do not have sidewalks, therefore all running and walking takes place on our streets. The night and morning joggers need to be wearing the appropriate reflective material to be easily seen. I leave my house around six in the morning and have barely seen the runners. The use of your cell phone as a warning device is useless, especially during this time of year. The phone does little during dawn light. How many times do you see workers wearing the proper clothing for the environment they are working in?

Have a safe summer and, PLEASE, let's slow things down.

George Prat, Member at Large  
Royal Lakes Estates Home Owners Association



## Real Estate News with Melodie



It's Almost Summertime!

Hope everyone is ready for school to be out, temperatures on the rise, vacations, and a somewhat stagnant housing market for the rest of the year. In April there was less than a 3 months' supply of existing homes for sale compared with a typical 5 months'

supply. New home builds under construction are near the highest level since 1970.

Has anyone stopped in at nearby Harvest Green's newest model home park? The salespeople we recently visited with across the board told us that all lots are currently sold out and they might not be able to release additional lots until later in the year. Buyer demand is obviously high for new homes. According to Zonda, a building consulting company, "Buyers should expect that over the next 12-24 months there will be a notable increase in the number of entry-level homes available." Mortgage rates seem to be holding in the 5.00-5.25% range with current forecasts of rate cuts expected in November.

Anyone interested in Del Webb-Fulshear? It is the third 55 and older Del Webb community in the Houston area. Groundbreaking was in 2021. The other two communities are in Richmond and The Woodlands. Building plans appear to start in the \$280,000's and go over \$500,000. They have 6 new Pickleball Courts, and an 18-Hole Putting Green. If you plan to visit a Del Webb community and seriously consider it as a move-to option, you need to bring your realtor with you on the first visit. Remember, sales agents represent the builder, not you.

There are currently two properties on the market in Royal Lakes Estates. One terminated after 49 days, but was put back on the market a couple weeks later.

Are there buyers looking to move in here? Are the mosquitos out yet? Yes and Yes. I work out of a very large office with over 600 agents in Sugar Land. We and several other agents have buyers just waiting for the right property to go on the market. You may not be thinking of moving right now, yet life events happen even when we least expect it. Pricing your home correctly, exciting first impressions both curbside and online, and a knowledgeable agent will help you get the most money for your property, as well as insure a great experience.

No one took me up on my offer to teach a class in making Macarons. They are not scary...promise! Call me if you are having a fund-raiser and would love to auction off a dinner prepared by yours truly.

Happy Father's Day &  
Happy Memorial Day celebration

Melodie Irvin with the  
Irvin Team at Keller Williams SW  
713-885-6058



## Hospitality Committee

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The RLE Hospitality Committee was formed in January of this year to help identify and welcome new residents, provide resources in the way of information to new and existing residents, assist in neighborhood events, and help provide assistance to residents in need.

One of the responsibilities we have is our “Welcoming Wagon”, which will consist of one or two members from our committee delivering a welcome packet and warm greeting to new neighbors upon moving in. The welcome packet will contain helpful information such as a list of HOA management and utility contacts, Calendar of Events for the year, assessment information, and information on the Architectural Review process for making any exterior changes to your home. Also included in your packet will be a copy of the latest RLE Crown Review (neighborhood newsletter), information to locate our neighborhood website, social media sites, along with various helpful tips you might be interested in while living in Royal Lakes Estates.

We are planning to begin a “Meal Train” for families in need, such as the birth of a baby, a death, or a possible medical/surgery need.

The members of our committee are Chairman, Julie Bridges, Judith Gooch, Darlene Miller, Dan Noltensmeyer, Camille Prat, Dana Rathmell, and Mary Schmerker. You may run across one or more of these ladies or gentleman, on your street, or just meet while you are out walking in our beautiful community. If there is a need you may have, or you know someone in or community that could use our assistance, please reach out to one of our members or the Committee Chairman, Julie Bridges at [jbridges5102@hotmail.com](mailto:jbridges5102@hotmail.com) or 832-726-2860.

Events that will be coming up for the remainder of 2023, are our Annual July 4th Neighborhood Parade, National Night Out and food drive in October, and our Annual Christmas Monument Lighting event held the Friday after Thanksgiving.

*Welcome!*



## Considering a Home Improvement Project?

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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 last 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.

## Landscape Committee

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We are in the midst of contract negotiations for the neighborhood landscaping, therefore until that has been decided, the planting of spring flowers is on hold. Hopefully we will have something to report and show in the July/August newsletter.

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## Useful Royal Lakes Estates Information

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### RLE Board Members

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

Dean Miller - Vice President  
[dean.miller@rice.edu](mailto:dean.miller@rice.edu)

Steve Bridges - Treasurer  
[sbridges@compliancekings.com](mailto:sbridges@compliancekings.com)

George Prat - Member at Large  
[gprat98@yahoo.com](mailto:gprat98@yahoo.com)

### Management Company

Inframark Management Services (IMS)  
2002 West Grand Parkway North,  
Suite 100 | Katy, TX 77449

Customer Service: 281-870-0585 |  
Mobile: 346-482-8994  
[Customercare@inframark.com](mailto:Customercare@inframark.com)  
[www.inframarkims.com](http://www.inframarkims.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](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

### Links to Neighborhood Sites

**Neighborhood Phone App:**  
IMS townsquare

**Neighborhood website:**  
[www.royallakesestateshoa.com](http://www.royallakesestateshoa.com)

**RLE and Friends Book Club Group  
on Facebook:**

[https://www.facebook.com/groups/  
213224013247821/](https://www.facebook.com/groups/213224013247821/)

**Royal Lakes Estates Facebook  
Group**

[www.facebook.com/groups/  
318290285978980/](http://www.facebook.com/groups/318290285978980/)

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