

RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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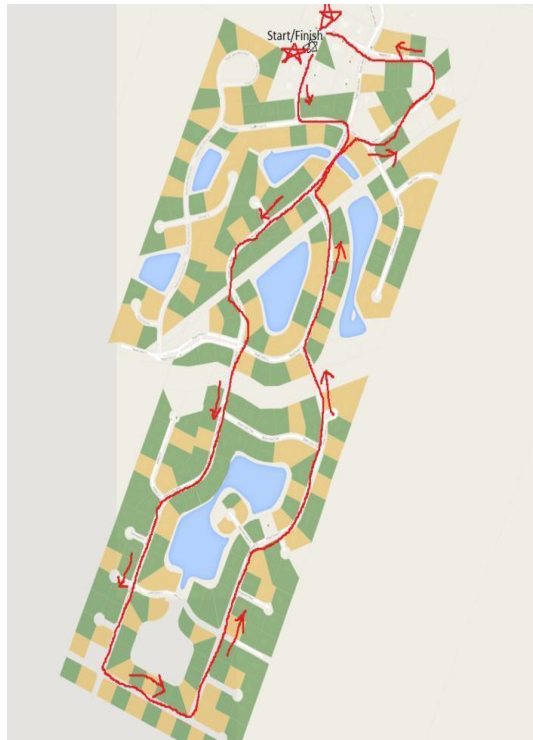
Message from the Board

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.



July 4th, 2021 Celebration

Josh Howell will be leading the plans for the annual parade again this year. If you are planning to participate in the parade, please arrive at 10:00 a.m. for lineup on Majesty Lane (west side). The parade will begin promptly at 10:30 a.m. The parade usually lasts about an hour, so for those of you who are not participating in the parade, but would like to watch as the parade goes by, please feel free to pull up a chair and join in the Royal Lakes Estates celebration of Independence Day!!



Route for parade. We will try to go through the Manor, as well.



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. The schedule and tips below are for souther grasses including: St. Augustine, Bermuda, and Zoysia

Lawn Care Schedule

June to Early July – Summer fertilization with same slow- or controlled-release fertilizers from spring

August (Optional) – Iron supplementation, specifically for those using heavy irrigation and seeing yellowing grass

Lawn Care Tips

Refrain from cutting too short, especially if you have St. Augustine grass. The taller the blades, the more shade for the roots, stolons and runners, and the more water you'll conserve. If you have a lawn crew doing the mowing, tell them to raise the deck.

Apply the 1/3 Rule (or less) when mowing (or pruning anything, for that matter). In selecting the mowing height, are you removing more than 1/3?

Water early! This has a double benefit: First, it allows the yard to use the moisture during the heat of the day. If you're watering at night, change to mornings right now to avoid inviting fungal diseases that come with evening watering in August and September.

Mulch mow. If you bag your grass clippings during the summer, you'll miss out on the nutritional benefits (like nitrogen) from pulverized clippings when left where they fall. Plus, they'll provide added protection from the sun, as they make their way deep down to the root zone.



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

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 have recently received some information on the new entrance from Commissioner Morales' office. Unfortunately, it leaves RLE with some questions. Commission Morales' office advised me that D.R. Horton is still in negotiations with the land owner for the purchase of the property to the west of our neighborhood to FM762. I asked if the new road is dependent on the purchase of the property and was told that it was not, however the County is in a waiting game to see how the purchase will proceed before they commit to starting the project. Evidently only two of the three land owners are agreeing to go forward with the sale.

Around the neighborhood, we are still dealing with projects such as new signs in the common areas, landscaping, and repairs to the bridges. The County recently made repairs at both bridges, but the slope on the Kings Forest Bridge has failed again. They will be returning for additional repairs when weather permits.

Some of the ditches feeding the lakes appear to not be moving water. This is due to the lakes being at full capacity. Once the outlets can fully drain into the slough, the water in the ditches will begin to flow again. Remember, we have received over a foot of rain in a very short a period of time. The rains have also delayed land grass cutting in some of the common areas. Utilizing the mowers will cause rutting in areas prone to having standing water, and can damage equipment.

I drive through the neighborhood noting problem areas, and try to resolve the issues as quickly as possible, but some issues require time. The County is backlogged and it's hard to get them out as quickly as we would like. I have discussed with them the issue with getting Majesty Lane repaved, but we may be waiting until next year. The ditches in Section 1 are still a concern and we hope to be able to start working on that project as soon as weather permits.

Lastly, let me just say that the members of the HOA Board appreciate your questions and comments, and hope you will attend the monthly HOA meetings via Zoom. Most of the comments that we receive are covered during these meetings, and by attending, you should be able to get the answers you are looking for.

Article submitted by Board Member, George Prat



The next Royal Lakes Estates HOA monthly Board Meeting will be held via Zoom on June 23, 2021 at 6:30 p.m.

PLEASE JOIN US!!!!



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.



April, 2021 - 902 Kings Forest



May, 2021 - 1002 Kings Forest



June, 2021 - 9107 Crown Jewel

Congratulations to the winners of the April, May, and June Yard of the Month Award. All of these yards were immaculate and beautifully revamped after the freeze we had in February.

Each winner received a \$50 gift card to Enchanted Forest. Thank you for your hard work to keep our community beautiful!!

Thank You



Landscape Committee News

Happy June, neighbors!!

The Landscape Committee has finally finished the spring seasonal color planting at the entrance. We are anticipating the perennials to take root and grow in nicely. The shrubbery planted along the berm is beginning to grow, as well. Some of the shrubbery was uprooted by the hogs and that will be replanted as soon as we can get the new plants.

With the unprecedented rainfalls we have had recently, the grassy areas have been tough for our landscape company to mow, so please be patient as they are doing the best they can to keep everything mowed and looking pristine. We should have everything back to normal in the next week.

Due to rising temperatures the next few months, there will be no additional plantings until the fall.

Until then . . . keep yourself, your yard, and your family hydrated.

Have a safe and happy summer 2021. Enjoy!

article submitted by Landscape Committee member, Diana Garcia

**NO LIFE
IS WITHOUT
DIFFICULTIES
NO GARDEN
IS WITHOUT
WEEDS**

C.L. Fornari

Real Estate News with Melodie



Happy June, everyone! Yes, we are still in a big time seller's market and buyers have more competition than ever before!

Finding a home people would love to live in, in today's market, usually means figuring out how much over list price one needs to offer to be competitive. "Highest and best" is standard now when submitting an offer. If a house doesn't sell in the

first week, not only is that rare, but from a buyer's standpoint, it raises the question of what is wrong with this house? Why is it not under contract yet?

Buyers have had to learn to be patient, stay positive, and trust the process. They no longer have the luxury of waiting to decide, or waiting until it's convenient, to go see a property. Proof of Funds also need to be ready to submit immediately. Pre-Qualified Letters from a lender are not good enough. Buyers need Pre-Approval or Underwriter-Approved Letters ready to go.

Looking at the big picture on the national level, on average, 51% of homes sold above list price and in 17 days or less. Other interesting statistics during the pandemic indicate that nearly three-quarters of homebuyers moved to a new area, while 59% remained in the same state.

Closer to home, the median list price for Richmond, 77469, is \$400,000 plus. According to Altos Research, "current supply and demand levels show no sign of price changes from the current trend". Median days on the market was 21. Zooming in to Royal Lakes Estates, for the months of April and May, there were no listings, nor sold properties.

When asked if someone has considered moving any time soon, the most common response is "move where?" For now and the foreseeable future, this is our market.

NEIGHBORHOOD SAFETY



Recently, we have had vandalism to numerous personal properties in our neighborhood, as well as some of the common areas. The damage was witnessed as several dirt bikes were leaving ruts in the grass.

We have a very special community in Royal Lakes Estates, so please, respect your fellow neighbors and keep the vehicles on the roadways.

Royal Lakes Estates
HOA Board



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 rlnewsletter@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).

The number one violation in our community reported by our management company is not having your a/c and pool equipment screened from street view. This is a violation of our Deed Restrictions. Now that the weather is better and we can all get outside and improve our yards, please remember to screen your equipment from view with the required shrubbery.

It has been 4 months since the freeze in February, if you have not taken out, cut back, or cut down the landscaping that did not survive, now's the time for that too.

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
docleecjr@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, 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

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/