

RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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Issued for September, 2020

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.

The Royal Lakes Estates HOA has had a very productive year!

We have been working on the lake water flow and infrastructure. Steps have been taken to complete drainage projects that our neighborhood is responsible for, so the County can complete the trenching to improve ditch/drainage flow in Phase I and Majesty Lane of Phase II of Royal Lakes Estates. When a neighborhood starts to age (we are 24 years old), we need to rework or replace systems to manage the landscape irrigation as well.

At the berm, the white fencing and columns are continuing to fail. Due to numerous repairs over the years, and the fact that the fencing we have is impossible to purchase any longer, we have made the decision to create a natural fence on the berm. In the future, this landscape will be less expensive to maintain yet provide a park like aesthetic in our common areas. We have a five year planting design.

Our holiday decorations at the front entrance and throughout the neighborhood project is in it's third year. The first two years, we ordered and installed holiday wreaths on the all the light poles. This year, we have designed new lighting for the monument along with a new 72" wreath and two 42" tear drop swags. Two oversized ornaments have been added to the toy soldiers and will be placed at the entry, as well.

Yard of the Month Awards were a tremendous success this year. One of the positive side effects of the stay-at-home order was that more people were taking time to refresh their landscapes. Enchanted Forest matched Royal Lakes Estates HOA in presenting a \$100.00 gift card to each monthly winner. The signs that were ordered for this recognition program will be re-usable for years to come.

Signs with cables attached to posts are being placed across the driveway to the slough on Kings Forest and the athletic field denoting that these areas will be closed at dusk.

We have also transitioned to a new management company this year. We have Sussan Martinez and her team at Montage Community Services to thank for a smooth experience. The board looks forward to working with them this next year to make additional improvements in 2021. *(continued to page 2)*

ANNUAL MEETING
NOVEMBER 7, 2020
10:00 a. m. - 12:00 p. m.
Velasquez Elementary School Gym
402 Macek Road

Message from the Board

(continued from page 1)

What we have to look forward to in 2021...

- Three board members will renew and/or start a new two year term.
- Phase I of the new walking path will be started between Royal Lakes and Royal Crest.
- Refurbishing/Replacing mailboxes.
- Updating and enhancing lighting at the entrance.
- Prepping land for projected new entrance.
- Fencing 4 acres of the equestrian center.
- Continually addressing landscaping needs and design projects.
- Designing and projecting plans to develop the balance of the land adjacent to the equestrian center.

We would welcome all that have an interest with these projects to attend the Annual Meeting at Velasquez Elementary in the gym with social distancing on November 7th.

Article submitted by Board President, Teresa Ricard

Yard Signs

Per the RLE Deed Restrictions, signs for work being done at your home, such as roof repair, concrete leveling, painting, etc. should only be posted when a project is currently being done. Once the project has been completed, the sign must be removed from your yard. This is the same for political signs. They should be removed from your yard after the election.



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.

Replaced drainage pipe on Lady Laura

For some time, we suspected that the drain pipe from lake #5 to #4 was blocked or collapsed. We contacted American Leak Detection to utilize a camera system for a visual inspection and our suspicions were confirmed. Matt Sharp, an RLE neighbor who owns JLM Construction, performed the repair at a very reasonable cost and we are very thankful for his help. After the pipe was replaced, the County resurfaced the road.



Dredge ditch on Kings Forest

Jay Gooch and I spent many hours working to clean out the ditch that runs from lake #3 to the slough, but the dirt/mud had built up at least 6-8 inches in the culvert and the ditch needed to be lowered to get the water to flow to the slough. It was more than two old men could do, so the Board contracted John Dworaczyk with Southern Services, who just happens to be the same person that built this entire neighborhood in 1996. He has expert insight in how these lakes and ditches are suppose to rid our community of unneeded water.



Clearing brush along the slough areas



It was brought to our attention that a lot of the area along the slough had not been cleared out in quite some time. We had John come clear and mulch all the underbrush. It is now quite a pretty site to see. We will also need to be clearing the area on the east side of the neighborhood along the power lines. If there is every an issue with power, the electric company will need to be able to get in that area for repairs.

Median Strip on Royal Crest

The County has agreed to take care of the water buildup in the median strip across from the water plant on Royal Crest. They have contracted with a company for the removal of the trees and will then return to backfill the strip to prevent standing water when it rains. This will save the HOA a good bit of money, as this area will one day be the new entrance site for RLE.

Article submitted by Board Member, George Prat

Monument Lighting

We have a surprise for the community this holiday season!!

Last year the holiday decorations were less than par, so we have gone all out and purchased all new lighting, decorations, and have contracted a company that will now install the decorations, make sure every bulb at the front entrance will be working for the duration of the season, take everything down at the end of the year, and store them.

2020 has been a very challenging year for everyone and we want to light up the front entrance so we can all witness something beautiful when driving in to our community after a long day.

We would like to have a monument lighting ceremony on Friday, November 27, at 7:00 p.m. We will be set up with hot chocolate and cookies for the kids. Hope that you can attend, it will be beautiful!!



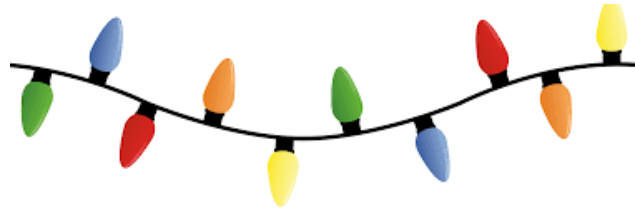
Holiday Hayride

Russell Sackett has once again agreed to take on the hayride through the neighborhood to look at holiday lights our neighbors have displayed. Meeting location and date is yet to be determined.

Since we are doing the holiday decorating contest again this year, we thought it might be a great time to have a “Neighbors Choice Award.” The voting will be done during the hayride. Ballots will be handed out as you get on the trailer. You will be able to pick 3 houses that YOU believe are the best of the best. The one with the most votes will win. The votes will be tallied the following day and a sign will be placed in the winner’s yard. Notification of the winner will be posted on NextDoor and on our new community website.

Voting will only be done on the hayride, so make sure you join in the fun. Once the date for the hayride has been determined, we will post it on NextDoor and the community website. ***This is one event you won't want to miss!!***

Holiday Decorating Contest 2020



It's Baaaaack!!!!

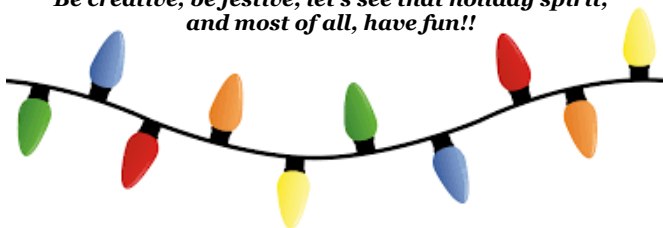
Neighbors,

The Royal Lakes Estates HOA Board has decided to bring back the Holiday Decorating Contest this year to recognize and show appreciation to individual property owners for an outstanding job of decorating their homes during the holidays. We have all suffered in so many ways with the Covid-19 pandemic that we wanted to bring the beauty of lights and decorations to our community, and bring back that feeling of oneness and unity.

The criteria for this year’s annual event should include lots of sparkle and lights, tons of holiday spirit, a sprig of joy, creativity, and/or a message of peace.

1. Participation is open to all residents of Royal Lakes Estates who are in compliance with HOA dues.
2. Contest is for exterior decorations only, including decorations in windows that are visible from the exterior.
3. Judging will be based on “curb appeal” as viewed from the street only. Therefore only those decorations located on the street side of the property will be judged (corner lots will be judged from both streets).
4. Judging criteria will include the following categories:
 - a. Unique design and creative use of lights and decorations
 - b. Storyline or theme
 - c. Display and placement of decorations, animated objects, etc., and
 - d. Overall presentation.
5. Judging will be done from 6:00 p.m. to 9:00 p.m. on Friday, December 18 by non-resident, impartial judges.
6. Participants should ensure that all lights, animations, and decorations are in place and activated prior to 6:00 p.m. on Friday, December 18.
7. This year’s contest will feature 5 categories:
 - a. “Best Overall Award” (best of the best)
 - b. “Kids Choice Award” (theme of children’s characters from television cartoons)
 - c. “Reason for the Season Award” (featuring a religious holiday display)
 - d. “Best Light Display” (lots and lots of sparkle and lights)
 - e. “Best Neighbors Award” (participation of 3+ adjoining yards with a combined theme)
8. Photos of winners will be published on NextDoor and the Royal Lakes Estates website following the judging. Signs and awards will be given out on Saturday, December 19.

Be creative, be festive, let's see that holiday spirit, and most of all, have fun!!



Landscape Committee News

Soon you will see the selection of winter annuals on full display. We have removed some of the plant material at the entrance and are revitalizing the soil for Spring planting. In some areas, we are simplifying the landscape design for efficient maintenance without sacrificing the aesthetic. We have also spent time and money cleaning up the perimeter areas and the slough that have been neglected in recent years. Phase I of the landscape design for the entry berm will soon be planted.

In the next four years, you will begin to see additions to the berm that include more flowering shrubs, trees, ornamental grasses, plants that attract butterflies, hardscape and more.

As always, if you would like to be involved with the landscape committee, Chris Taylor and Diana Garcia would welcome your participation.



Join the Hospitality Committee!!!

We are still looking for volunteers to help in welcoming new neighbors to our 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 the end of the year:

December 18 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.

Real Estate News with Melodie



Happy October!----and the delightful cooler weather it brought! As of September 30, there are no Active homes for Sale in Royal Lake Estates. Since the last newsletter, 2 new listings in RLE came on the market and went under contract in 5 days. In fact, 3 of the 4 homes which sold since August 1, closed between September 25 and September 30. The average sold price per square foot was \$133, which compares with the average of

\$128 per square foot for the surrounding all-inclusive 77469 area. The low inventory of homes in 77469 is about the same over the past two months, keeping us in a Seller's Market. The median List Price was \$300,000. The usual spring rush to house shop and get moved before the new school year was pushed forward due to the virus. Now that school has begun, the urgency to move has somewhat plateaued. However, the reality of working from home, coupled with ongoing super low interest rates, or wanting larger spaces and an office, buyers are still actively looking. Continuing as over the last several months, a big percentage of buyers are moving here from states such as California and New York.

If you are considering putting your home on the market, make any repairs that are needed before listing the property. Get everything in presentation shape. In addition to obvious de-cluttering, deep cleaning, caulking and painting, make sure to service your AC units to insure they are cooling properly. Once a buyer decides they like a property, more serious questions arise regarding the Foundation, Roof, and HVAC systems. If any of these require attention, go ahead and make the necessary repairs before they are noted on an inspection report. Make sure the sprinkler system is in good working condition.

One last thought on some new mortgage regulations. It is a possibility that if a large debt such as a school loan was acquired before entering a marriage, the debt might not have to be counted in the debt ratios. However, the debts on student loans cannot be in default. Nice to know and pass on to students paying their own way to higher education.

An aside, we are looking forward to hosting our Haunted House as in previous years. Look for us on the trick or treat map on NextDoor.

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



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



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.

Community CC&Rs Reminders



© Can-Stock Photo - 0921199076

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 September, 2020 is listed below. Your neighborhood governing documents are available on our new management "Caliber" portal under "Documents," or you may contact the 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

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 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](#)