

RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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 *Royal Lakes Estates*

Monument Lighting
Friday, November 26th
Lights on at 6:30pm!
Cookies, Hot Cocoa, and Music
5:30 to 6:30pm
at the Royal Lakes Estates Ball Field

We will also be collecting New Toys in packaging for:

TOYS FOR TOTS!
5:30 to 7:00pm

Have a good time with your neighbors and spread some
Holiday Cheer!

Annual Board Meeting Update

The Board is excited to welcome two new members to the Royal Lakes Estates HOA Board. They were elected at the Annual Board Meeting and will serve for the next two years as Vice President and Treasurer. Here's what they had to say:

Jacob Lee - Vice President

"I want to thank you, my neighbors, for entrusting me with the responsibility of representing you on our neighbor HOA board. I ran for HOA board to serve you, my neighbors and community. My three reasons for running for HOA Board were 1) Safety in our community 2) Transparency and 3) Maintenance of our community assets. As your elected representative, I will work my hardest at doing all three of those stated reasons in the coming two years.

My family and I moved to Royal Lakes in April of 2020. I served on my last HOA community board for over 10 years. I am a small business owner and serial entrepreneur. My wife, Calee, runs her own business. My daughter, Audrey, is a sophomore in high school and is working hard at achieving her black belt in Karate. My son, Owen, is in 6th grade and plays on a select majors 11u baseball team. We love our neighborhood and our neighbors.

I look forward to hearing from you and working with you to continue making our neighborhood a great place to live."

Jay Bodnar - Treasurer

"The Bodnar's moved to Royal Lakes in 2020 and look forward to meeting more neighbors. Jay and Olivia are originally from the Cleveland, Ohio area and jumped at an opportunity to move to Texas 5 years ago for warmer weather. They have 3 children, Clara, Cadi, and Donnie that go to our local schools.

Jay is a veteran of the United States Marine Corps and is currently the Emergency Preparedness Manager at the South Texas Project Nuclear Operating Company.

He ran for the HOA Board to promote and advocate neighborhood safety and transparency, and the maintenance of current assets. Jay looks forward to the coming year as there are many issues facing the HOA that need attention. Jay says "many of our current assets such as the fence by the entrance, drainage culverts, and other common area assets need repairs or replacement."

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 know that the most talked about subject is the new entrance and the delays at the railroad track. First, the needed property for the new entrance has not been acquired and I have not received any new word. I check with them every 3 months and the last report indicated that it would turn into a court case. In the meantime, I have initiated a request with TxDot for a longer turn lane into the neighborhood from FM 2759. I will follow up in the coming week with them. Second, Sussan has sent out an email to all homeowners stating that the increased railroad traffic is due to work on the line from the Port of Houston and traffic being diverted through Arcola. I was told by my contact to expect this traffic through the remainder of the year.

I have a meeting scheduled with Fort Bend County Road and Bridge to go over the ditch cleaning and road repairs. They have already surveyed Royal Crest for ditch clearing and hopefully they will start in the first quarter of 2022.

You may have noticed new speed signs and curve warnings on Royal Lakes Blvd. and Kings Forest. We also asked for three four way stop signs, and I will continue to follow up on that.

I am still waiting to hear from the Fort Bend County Sheriff's Department on the contract for having officers perform traffic enforcement in the neighborhood.

I hope everyone enjoys the coming holidays, and a Happy New Year!

article submitted by George Prat, Board Member

Landscape Committee News

Fall/Winter seasonal color will be installed the week of November 22 and will be followed with more plants/shrubbery on the corners of the monument & around the lamp post.

In addition, the holiday lighting has all been installed at the front entrance along with all the other decorations. The lighting at the entrance to Royal Lakes Estates will be turned on for the holiday season on Friday, November 26 at the Monument Lighting Event, which will be held from 5:30 p.m. - 6:30 p.m. at the Ball Field. Hoping to see everyone there!

Happy Holidays and Happy New Year 2022!!

article submitted by Diana Garcia, Landscape Committee Chairman

Jay Bodnar - Treasurer (continued)

Jay would like to work with the HOA to ensure there is an up to date reserve study completed that will allow the HOA to make the right decisions on priorities with our neighborhood assets. Jay would like to see a Master Plan for our HOA reserves that will ensure our neighborhood common areas and assets are taken care of for the long term."

**PLEASE WELCOME JACOB AND JAY
TO THE ROYAL LAKES ESTATES HOA BOARD!!**



Holiday Hayride

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

Since we are doing the Holiday Decorating Contest again this year, we thought it might be a great time to include a new award, the **"Neighbor's Choice Award"**

Voting will be done during the hayride and 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 home 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 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 our community website.

***This is one event
you won't want to miss!!***

Holiday Decorating Contest 2021



It's That Time of Year Again!!!!

Neighbors,

The Royal Lakes Estates HOA Board Holiday Decorating Contest!!! As always, we want to recognize and show appreciation to individual homeowners for an outstanding job of decorating their homes during the holidays. We have continued to suffer in so many ways with the Covid-19 pandemic, so we want to continue bringing 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 Wednesday, December 15 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 Wednesday, December 15.
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 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 Friday, December 17.

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





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.



Real Estate News with Melodie



According to the Federal Reserve, households are spending less of their disposable income on debt, so the debt-to-income ratio is the lowest since the 1980's. Consumer debt is below the peak levels in 2010. People are ready to now, more than ever, look for a new job, move to a new community, start a family, move in with friends or relatives, retire, change marriage status, or get

engaged. All of these events mean more buying and selling homes.

Buyers are thinking about buying investment properties to vacation in or retire to. According to "Point 2", a research company in Canada, Mexico is and has been one of the most popular destinations to buy in the Americas. For US buyers, all property sales are transacted in cash. Canada is now number 2, even though the Prime Minister has promised to ban foreign buyers for the next 2 years. Costa Rica comes in third. Puerto Rico fourth, and Belize fifth. Some destinations have restrictions for foreign buyers wanting to buy near coasts or borders.

According to Corelogic, the National home ownership affordability dropped by 11.1% this summer. With year over year home price growth rising 18% in September 2021, a middle class household would need to spend 32.1% of its earnings to own a median price home. This is the highest cost of homeownership since 2008.

Economists are predicting the average rate on a 30-year fixed rate loan will rise to 4% near the beginning of 2022. With inflation rising, consumer spending slowing, and unemployment rates dropping, The Federal Reserve will start to raise short-term rates. Of course, none of us has a crystal ball. But waiting for the price of homes to come down, or interest rates to drop, is probably wishful thinking.

A snapshot of our neighborhood as of this writing shows no Active listings, nothing in Pending status or Option. One property listed in September and closed in October.

Anyone thinking of moving? Give me a call or send me an email. I will be happy to discuss our current market and, in particular, look at comparables for your home.

Happy Holidays!





Hospitality Committee and Community Events!!!

We are looking for a
COMMITTEE CHAIRMAN
to organize and revitalize our
neighborhood
Hospitality Committee

Volunteers will 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.

Here is what is planned for the remainder of 2021:

December 15
Holiday Decorating Contest Judging

December (date TBD)
Holiday Hayride

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.



Useful Royal Lakes Estates Information

RLE Board Members

Teresa Ricard, President
t-ricard@sbcglobal.net

Jacob Lee, Vice President
jacobglee@gmail.com

George Prat - Director of
Maintenance and Facilities
gprat98@yahoo.com

Jay Bodnar - Secretary
yajrandob@yahoo.com

Lee Ivey - Treasurer
docleejr@gmail.com

Management Company

Montage Community Services
Sussan Martinez, Owner
7002 Riverbrook Dr., Suite 400
Sugar Land, TX 77479
281-232-7659
www.montagecs.com

NOTE NEW ADDRESS!!!

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 Lawton 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/