

# RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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## Message from the Board

A great 2021 celebration in Royal Lakes Estates this Independence Day. Thank you **Josh Howell** for coordinating the event again this year. You always do a great job!!! I have to say, I think this was the best year yet, especially since we had to worry about the weather. Here are just a few photos showing the participation and fun that was had by all. Until next year . . . **God Bless America!!!!**

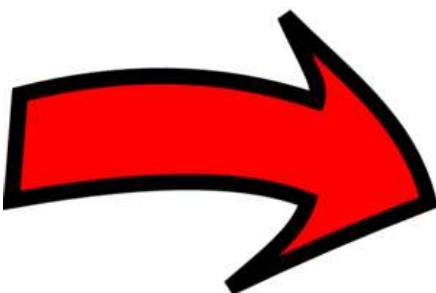


The HOA meeting for August will be held:

**Tuesday, August 31, 2021 at 6:30 p.m. on Zoom.**

You will receive an email link from our management company, Montage CS, to join.

Looking forward to seeing you online.



## Lawn Care Tips

### AUGUST TO DO LIST!!

#### **Prune**

OKAY to prune red oaks and live oaks until February. Spray immediately with clear varnish.

No need to apply pruning paint to other trees.

Dead head flowering plants.

Late August to early September: lightly prune perennials and roses to encourage fall blooming.

Cut stalks of plants like coneflower to the rosette.

#### **Fertilize**

Foliar feed flowers and vegetables with liquid seaweed.

Container annuals.

Citrus with high nitrogen fertilizer like Citrus-tone. Fertilize every few weeks through growing season.

#### **Insects**

Watch for aphids and spider mites. It's easy to spray them off with a hard blast of water. Be sure to get the undersides of the leaves.

Aphids and other insects can plague crape myrtles and other trees in summer ("raining trees" are due to the honeydew secretions). Blast with water hose on regular basis.

Aphids and other insects can create sooty mold on plants, a fungus that develops from their secretions (honeydew). Wash off the culprits and the leaves. Remove damaged leaves to the trash (not the compost pile). Think about next spring and the perennializing bulbs to add this fall.

#### **Lawn**

Keep that lawn mower setting on high. Keep the roots cool by leaving the grass long. Don't remove more than 1/3 of the top at a time. Leave clippings on the lawn to naturally fertilize.

## 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 . . . .

### **Rain, Rain and more Rain!!!!!!**

We have been trying to complete various repair projects throughout the neighborhood, but the weather has taken its toll.

The slope behind the baseball field has been repaired, and the enclosure behind the entrance monument was also completed. The new enclosure has a wider gate just in case the transformer needs replacement, and the ground has been elevated to improve drainage. The sump pump next to the enclosure was also replaced and luckily is was under warranty.

Lights were replaced at the entrance, but we will be replacing more that have burned out. The pasture was finally mowed, but another cutting is around the corner. Two drainage projects are still on hold due to the weather.

I have a call into Commissioner Vincent Morales' office, but have not received an update on the new front entrance. Will post his comments on Next Door when available. I have made two requests to Fort Bend County Road and Bridge for the repaving of Majesty Lane, as well as repairs on Royal Lakes Blvd., and Royal Crest Lane. An attempted patch repair job on Majesty by the County did not fare well.

Please participate in the coming August 31st Zoom meeting when we will discuss unlicensed vehicles in driveways and home maintenance.

I will conclude by saying that I will be leaving the HOA Board when my term ends. However, I will still be active and use my available contacts in assisting the Board. This neighborhood is very important to me, and I was hoping to see a couple of the projects to their completion, but time is running out.

Participation and constructive input on the needs of the community are always welcomed.

*Article submitted by Board Member, George Prat*

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### **Lawn Care Tips (continued)**

It's very important to keep the grass high in August. If September brings cooler weather and rain, weed seeds will start to germinate.

#### **Other tasks**

Deeply water new plants. Even if rain comes, check the soil to 3" deep to make sure their roots have water. A brief shower doesn't mean it penetrated to the roots.

#### **Tips**

Prune herbs often to encourage new growth. Water fruit and nut trees deeply to avoid fruit drop-off. Accept August! Plants are hunkered down, like we are. They'll perk back up soon.

(source: [centraltexasgardner.org](http://centraltexasgardner.org))



## 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](mailto: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.



July, 2021 - 1010 Kings Forest



August, 2021 - 1018 Kings Forest

Congratulations to the winners of the July and August Yard of the Month Award each receiving a \$50 gift card to Enchanted Forest.

We had six exceptional winners this year, with each one taking time and effort to keep their lawns maintained to beautify our neighborhood.

I would like to make a special recognition to the winners for July. They are a two time winner, as they also won last year. These homeowners are seniors in their 80's and are out in their yard most everyday trimming, planting, and keeping things looking beautiful for all to see. Charlie actually lays down on the ground to edge his lawn by hand, both at the street, and around the flowerbeds. For this reason, these homeowners deserve being two time winners.

Thank you to Enchanted Forest for always matching the HOA's contribution for the Yard of the Month program.

Yard of the Month will begin again next March!!!!

Thank You





## Landscape Committee News

Hello Royal Lakes Homeowners,

Plans are finally coming together for planting at the entrance. Superior LawnCare will be adding sod to what we call the "horseshoe" area that has been void of grass for some time. This area continues to retain water after rains, serves no real purpose, and just stays muddy. Filling it in will just make maintenance so much easier.

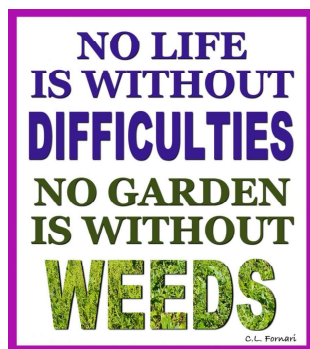
We have decided to add more native plants to the front area that are deer resistant and will grow wild with minimal maintenance. These will include a holly tree, flax lilies, fire bush, boxwoods, and red yuccas. Lantana will be planted around the lamp post. After this has been installed, we will be adding some color via flowering plants. We hope you will like the new look!

Don't forget . . . let's keep Royal Lakes looking clean & neat, and look around your home & yards for any trash or debris, and dog walkers, please be kind and pick up after your pet. Homeowners will thank you!

Good luck with your spring planting! I am including a list of deer resistance flowers to consider for your garden:

Indigo Spires (Salvia spp.)  
Larkspurs (Delphinium consolida)  
Marigolds (Tagetes spp.)  
Mealy Cup Sage (Salvia farinacea )  
Periwinkles (Catharanthus roseus)  
Zinnias (Zinnia spp.)  
Spider Flower (Cleome Hasslerana)

**HAPPY PLANTING!!**



article submitted by Landscape Committee member, Diana Garcia

## Real Estate News with Melodie



Know anyone seeking to become a first-time homebuyer?

Fannie Mae announced it will factor rental payment history in its underwriting decisions starting September 18. According to RealPage, a real estate data analytics company, the monthly average rent payment for July was \$1549, an 8.3% annual gain!

Thinking along the lines of rental payment history, late payments are often time deal breakers, and evictions are worse than that. Life isn't always fair. Case in point: We are working with someone who generously rented an apartment for her adult children. They were evicted from the apartment for bad behavior 3 years ago. Whose credit is affected? You're right, the parent whose name the apartment was rented in. Now she finds herself in an unforeseen place in life where she now needs to lease, but cannot because of that eviction.

Another takeaway when trying to either lease or purchase a real property, is to be sure to have some credit history. If you have none, take out a credit card. For people who have no credit at all, there are only 3 companies that will offer you a credit card. They are Merrick Bank, Capital One, and First Premier. They come with a high price tag attached, a very low limit, and rates nearly 30%. Use it every month and pay off the balance every month. Make only on time payments. Another case in point: We are also working with clients who have never paid anything with credit. Nothing. They are proud of this fact, but now they need to lease a home. They have funds in the bank, as well as income equaling at least 3 times the rent, but their applications have been repeatedly turned down. The best credit history is possible with 3 revolving credit cards, 2 installment loans, and 1 mortgage. There are other innovative ways to get a credit score, as well. Contact me for details if interested.

The real estate market is still a sellers' market, yet there are definite changes afoot. In just the past couple of weeks, we have received daily emails from builders about buyer incentives now being offered again. Less than a month ago, most builders did not have to offer much at all in the way of incentives. They had waiting lists to purchase new builds. In some cases, buyers had money on lots that were not even going to be started for up to eight months. The market was crazy competitive. Resale homes saw multiple offers, several over list price. Buyers offered cash, waived appraisals, and even inspections. Multiple offers continue, but appear to be slowing. School is about to start and fewer buyers are now looking. More inventory is coming on the market. Prices of homes are not necessarily coming down, but are not rising at the pace we've seen in the previous months.

Looking in Royal Lakes Estates for June and July, there is currently one home listed on the market for 35 days as of today. There are none pending at the moment. One home sold on June 2 after only 19 days on the market. After speaking with a couple of lenders, interest rates have been quite volatile, and with the current rise of inflation, rates could be going up.

Call 713-885-6058 or email [melodieirvinrealtor@gmail.com](mailto:melodieirvinrealtor@gmail.com) if you have any questions or want advice. Take care.





## 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 is what is planned for the remainder of 2021:

December 16 Holiday Decorating Contest Judging  
December Holiday Hayride to look at (date TBD) community lights

Please email [rlenewsletter@yahoo.com](mailto:rlenewsletter@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 repercussions from the freeze should be taken care of by now, however our management company is still finding violations such as a/c & pool equipment not being screened by vegetation from street view. This is in our Deed Restrictions, so please take the time to screen your equipment and save the management company from having to send out so many letters. Your neighbor takes care of their yard for You, why not take care of yours for Them.

## Useful Royal Lakes Estates Information

### RLE Board Members

Teresa Ricard, President  
[t-ricard@sbcglobal.net](mailto:t-ricard@sbcglobal.net)

George Prat - Director of Asset Management/Facilities  
[gprat98@yahoo.com](mailto:gprat98@yahoo.com)

Lee Ivey - Secretary  
[docleejr@gmail.com](mailto:docleejr@gmail.com)

Brendan Doran - Treasurer  
[brendan@doranjohnston.com](mailto:brendan@doranjohnston.com)

Kristi DeNardo - Director of Communications  
[KDenardo@igloocorp.com](mailto:KDenardo@igloocorp.com)

### Management Company

Montage Community Services  
Sussan Martinez, Owner  
1006 Thompson Rd #100  
Richmond, TX 77469  
281-232-7659  
[www.montagecs.com](http://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 Lawfton 281.960.9163 and Brian Rice 281.845.3878

### Architectural Control Committee

Camille Prat - Admin/Member  
[camilletx1@aol.com](mailto: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](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](http://Flowatch)

### Links to Neighborhood Sites

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