

# RLE CROWN REVIEW

Royal Lakes Estates, Richmond, TX

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Message from the President

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Dear RLE Homeowners,

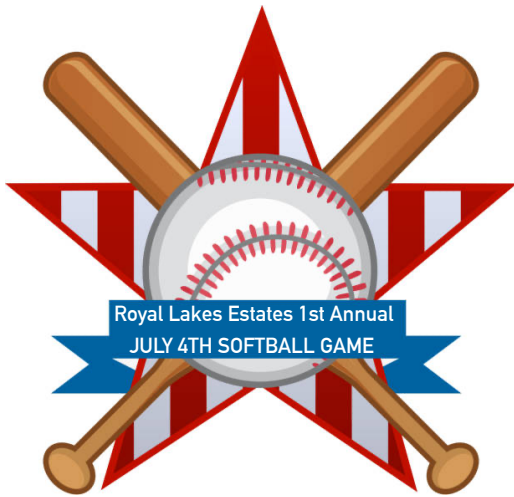
I want to thank our former president, Teresa Richard, for her years of hard work and service to the Board. Due to other obligations, she has resigned from the RLE Board. At our April Board meeting, Steve Bridges was appointed to fill her remaining time on the Board, which will end in November of this year. The Board also reorganized, and I was elected to serve as your President and George Prat was elected as your Vice President. Dr. Lee Ivy will remain your Treasurer, Jay Bodnar will remain your Secretary, and Steve Bridges will be a Member at Large.

Over the next coming months, I will be sharing with you both the long and short-term financial status of our community. We are in the process of completing a reserve study, upgrades to our electrical system in the barn to be more energy-efficient, and hiring an engineer to review our drainage issues and give us recommendations.

This year, I hope to bring back and expand many of the events neighbors have enjoyed over the years. We will have a 4<sup>th</sup> of July Parade with a softball game (after the parade). We will be bringing back the National Night Out in October, and will be hosting a Town Hall in the fall to hear from our neighbors on the future of the neighborhood and to talk about the reserve study.

I look forward to serving you as your President and you are more than welcome to reach out anytime to me at: [jacobglee@gmail.com](mailto:jacobglee@gmail.com)

Jacob Lee, HOA President



**Royal Lakes Estates**

**1st Annual**

## **Independence Day Softball Game**



### **Are you ready for some Softball?**

Right after the parade is over, about 11:30 a.m. on July 4th, Jacob Lee is hosting a softball game at the ball field at the front of the neighborhood. Anyone (boys, girls, men, women) can play. Bring your glove, favorite bat, plenty of water, sunscreen and wear a cap.

If you need more information, contact Jacob at [jacobglee@gmail.com](mailto:jacobglee@gmail.com)



LET'S PLAY SOME GOOD OL' TEXAS  
SOFTBALL

**RED TEAM VS BLUE TEAM**

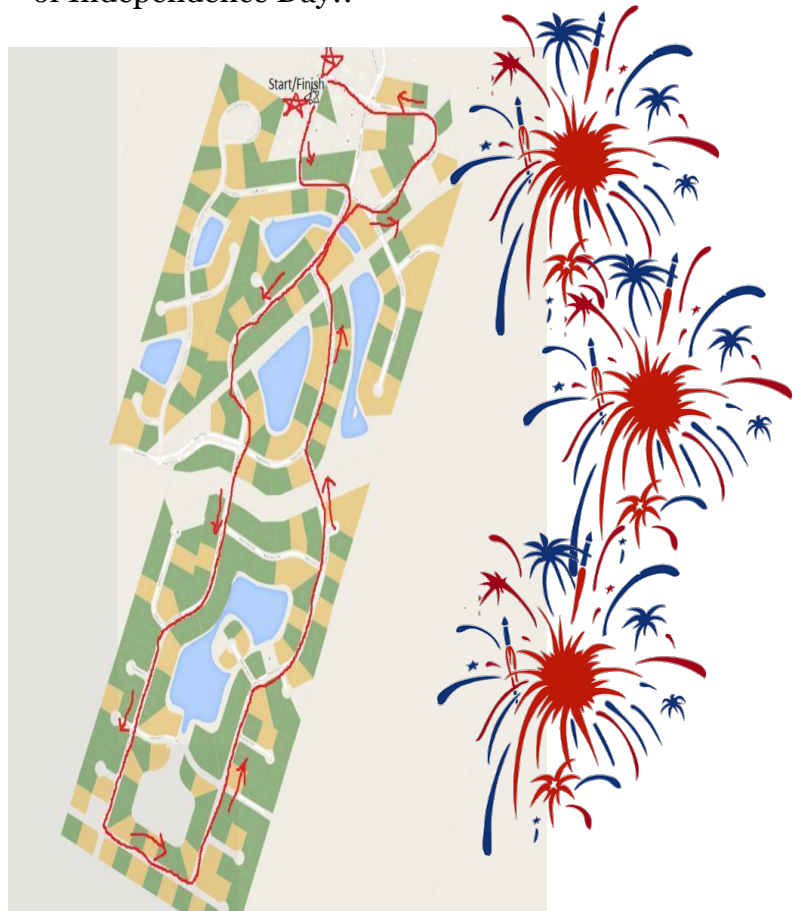
Want to Reserve the baseball field  
for a practice or a game?

Visit: <https://royallakesestateshoa.com/forms>



## **July 4th, 2022 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.*

## Reserve Study

The Board of Directors at the beginning of the year hired a company to do a Reserve Study for our HOA. A reserve study is a financial forecasting tool that gives the Board and homeowners a financial picture of the HOA. It lists all of the assets of the HOA and a projected useful life of them.

The first phase of the process has been completed and the Board has been given a draft. We are working on some additions and changes to the reserve study and will be sharing the information as soon as it is complete. A Reserve Study is a living document that will be updated as repairs and upgrades are made. Since the neighborhood is 23-years-old, we have major repairs and improvements that will be needed to be done in the coming years. We will also be hosting a neighborhood town hall in the fall where we can answer your questions and get your input in this process. Be looking for a date to be announced in the next newsletter.



*Article submitted by  
Jacob Lee, HOA President*

## Watch Out for our Neighbors



Don't forget about our animal friends that reside all over our neighborhood too!



They were here before we were. We have lots of mama's with new babies everywhere, especially during the evening hours.

**Please slow down when driving and keep an eye out!!!**

## What's Been Happening in the Neighborhood!

**Our HOA Board has been working very hard to improve our neighborhood. Here's what has been happening behind the scenes the past two months . . . . .**

Dear neighbors,

Many of you, like me, may have had a price shock on your most recent water bill. There is a fee on there that is SLGWRP. My water bill was twice what it was at this time last year. SLGWRP stands for Sugar Land Ground Water Reduction Program. Its current rate is \$3.63 per 1,000 gallons. This fee is charged by Sugar Land for well water use. You can find information about the program from the following website: <https://www.sugarlandtx.gov/331/Groundwater-Reduction-Program>

At our June HOA meeting, we met with Robert Thompson, Assistant General Manager for the Fort Bend Subsidence District, to discuss the water situation. Here is what we found out:

- If we moved under the county, our rate would be \$6 per 1,000 Gallons.
- The current rates will most likely go up in 2025 or 2027 when the next phase of the Ground Water Reduction plan goes into effect.
- Any new water wells require at least 60% of the total water usage to come from a public/private utility, if one is available.
- Currently, there are no county permits or fees on wells that have a 4-inch or less pipe, powered by a windmill (Sugar Land may or may not have rules or restrictions).
- The Board expressed to Robert that we only have one source of water and it is well water. We have no options for getting surface water.

In a recent email I sent out to homeowners, I laid out the Board's plan to address the current water issues. Here is what they are and what has been done, or found out.

- 1) We will keep the front entrance lakes full and the fountains going. **Update: We are planning on keeping this in place.**
- 2) We will be adding a dye into the lakes to slow the evaporation and keep the algae down. **Update: We have put in a request to our vendor and this should be done shortly.**
- 3) We will be shutting down two of the fountains on Lake One to slow evaporation. **Update: These have been shut down.**
- 4) We will investigate ways to improve the lakes and alternative ways to keep water in the lakes. **Update: Based on our latest Board meeting, we may investigate the possibility of windmill wells to provide water for the lakes. We are seeking quotes.**
- 5) We are looking into the possibility of moving to a Water District that may have more favorable rates. **Update: Based on our meeting with the Fort Bend Subsidence District, we have the best rate possible at this time.**
- 6) We will continue to monitor and address the situation as it progresses. **Update: This will remain a topic on our agenda for the next Board meeting.**

*Article submitted by Jacob Lee, HOA President*





## Hospitality Committee and Community Events !!!

We are looking for a

### COMMITTEE CHAIRMAN

to organize and revitalize our neighborhood  
**Hospitality Committee**

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, RLE newsletter, etc.)
3. Planning and implementing community events.

## Landscape Committee

Hello Royal Lakes residents,

I hope all is going well with you & your family. I wanted to share with you the summer plantings you see at the front entrance. Here is a list of what was planted:

### Front Entrance Flowerbed & Mailbox Flowerbed:

Angelonia Serena  
Color: Rose

Vinca  
Color: Titan Mix



### Monument Flowerbed:

Trailing Vinca  
Color: White

Rudbeckia Denver Daisy  
(not deer resistant)



### Side of the Street Flowerbeds:

Pentas  
Color: Bee Bright Red

Vinca  
Color: Cora Apricot



Article submitted by Diana Garcia,  
Landscape Committee Chairman

## Real Estate News with Melodie



I'm sure everyone has experienced the winds of change in the air. Temperatures in the high 90's, mostly sunny and little to no rain. Lakes drying up. The return of peaches, which means yummy peach cobbler. Well . . . there are even more changes than just

a change of season in the past 3-4 weeks. The real estate market is shifting. Interest rates are above 5%. Rates may increase even more before coming back down. Rates 3% or less probably will not be available in the near future because of inflation. Inventory is going Up as fewer buyers can qualify for loans, and have to drop out of the market for now. Having said that, there are still a significant number of potential sellers who feel they would have nowhere to go if they did sell, which continues to perpetuate low inventory. Reading from several sources, one in every five homes on the market in May 2022 needed to drop their original listing prices. Bidding wars are not as competitive as even one month ago and Days on the Market (DOM) are starting to increase. These are signs of a market that is ever so slightly starting to favor homebuyers. This does not mean that home prices will start to fall, but it does signal home price Growth Rates starting to decline. The message to sellers to consider is: the record shattering home prices seen over the last several months is likely in the rear-view mirror. Yes, one can still make a profit, but maybe not set your sights on the moon and expect to get the sun and stars as well.

This example cited by Tim and Julie Harris Real Estate says it all:

### "3 Years in the Life of a \$300,000 House"

Year	Price	30 yr. Fixed monthly payment	Interest rate
2019	\$300,000	\$1,192	4.33%
2020	\$315,000	\$1,119	3.41%
2021	\$362,250	\$1,245	3.15%
2022	\$438,322	\$1,991	5.5%

**What are we advising homebuyers to do?** It's never going to be a better time to buy homes than right now. Even with interest rates on the incline, if one can qualify, one can always refinance when the rates start to go back down. There are more Adjustable Rate Mortgages being obtained now for that reason. Get in with a lower rate, then refinance later at a fixed rate mortgage. Overall, mortgage applications are down 14% from a year earlier, according to Redfin. Of course, first-time homebuyers are going to have the most challenges. Demand is still high in the higher end markets. Rates for 30 year Fixed Jumbo Loans (over \$647,200), averaged 4.93%. 15 year fixed-rate mortgages averaged 4.59% the last week of May. The average rate for an Adjustable Rate Mortgage was 4.46%, while the 30 year fixed-rate was 5.33%. These change daily, of course.

..... continued on Page 5



## Drainage Update

With hurricane season approaching, several neighbors have come to the Board concerned about different drainage problems around our lakes, pasture, and other areas within the HOA. Age of the neighborhood, the settling of the ground, and construction of homes has caused a change in the original drainage plan.

Due to these issues, the Board voted at our last meeting to hire an Engineering Company to come out and give us recommended fixes, upgrades, and improvements.

We will keep this item on the Board Meeting Agenda and update you as we have more information.

*Article submitted by  
Jacob Lee, HOA President*

## Real Estate News with Melodie

*.....continued from Page 4*

In our neighborhood, as of 6/6/2022, two properties are pending at 5 days and 24 days on the market. There were three homes sold in April and May in 1-5 days on the market, at List Price or Above List. There continues to be much interest in buyers wanting to own their piece of land in our little hidden gem here in Royal Lakes Estates. **Call me. 713-885-6058**

## Fast Budget Facts About RLE

- 1) Royal Lakes Estates has a total of 86 acres of land and water that the HOA maintains.
- 2) It is broken down into 53 acres of land and 33 water and waterfront acres.
- 3) We have 250 lots and homes in the HOA.
- 4) We have a budget of \$313,000.
- 5) We have an income of \$294,000.

### MAJOR BUDGT CATEGORIES ARE AS FOLLOWS:

\$132,000 landscaping

\$35,000 utilities

\$34,000 general maintenance

\$29,000 lake management

\$22,000 general administrative expenses

\$22,000 management, accounting, and legal services

\$18,000 reserves

\$12,000 insurance

\$5,000 pest control

*Article submitted by Jacob Lee, HOA President*



*Royal  
Lakes  
Estates*

**YARD of the MONTH**



May winner  
The Michaels/Pavlica Family  
827 Kings Forest

June winner  
The Noltensmeyer Family  
9018 Kingsmen Pt.

*Thank You*

*ENCHANTED*  
FOREST

10611 FM 2759  
Richmond, Texas 77469  
(281) 937-9449 nursery  
(281) 545-8234 fax



**Congratulations to our Winners!!**

**Each winner receives a gift card in the amount of \$50 to Enchanted Forest**



## 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 [rlenewsletter@yahoo.com](mailto:rlenewsletter@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 immediately.



## Useful Royal Lakes Estates Information

### RLE Board Members

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

George Prat - Vice President  
[gprat98@yahoo.com](mailto:gprat98@yahoo.com)

Jay Bodnar - Secretary  
[yayrandob@yahoo.com](mailto:yayrandob@yahoo.com)

Lee Ivey - Treasurer  
[docleerjr@gmail.com](mailto:docleerjr@gmail.com)

Steve Bridges - Member at Large  
[sbridges@compliancekings.com](mailto:sbridges@compliancekings.com)

### Management Company

Montage Community Services  
Sussan Summer, Owner  
7002 Riverbrook Dr., Suite 400  
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 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  
FrontSteps

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/](https://www.facebook.com/groups/318290285978980/)