



August 2026

HOA

Board Meeting

Tuesday August 18, 2026
Steve Radack Community Center,
18650 Clay Rd, Houston, Texas
77084

Open Session **6:00pm**
(Open to all)
Executive Session **After**
(Board only) **Open**
 Session

Lakes of Pine Forest

Board of Directors:

John Leech - President
Harold Vance - Treasurer
Ron Radnik - Secretary

Community Manager

Martha Bravo

832-588-2485

mbravo@bedrocktx.com

Bedrock Office Hours:

Monday-Friday 9:00- 5:00



What makes August so special?

August is the glorious final stretch of summer. It is named after the Roman emperor Augustus Caesar. It blends peak warm weather, outdoor travel, and a nostalgic transition toward the autumn harvest.

History and Meaning

Emperor's Name: Rome named the month after Augustus Caesar.

Old Name: It was once called Sextilis because it was the sixth month on old Roman calendars.

Latin Roots: The root word connects to ideas of being majestic and grand.

Nature and Vibe

Summer Peak: Days stay long, warm, and bright.

The Sunday of Summer: It carries a cozy, reflective mood as people soak up final vacation days before autumn arrives.

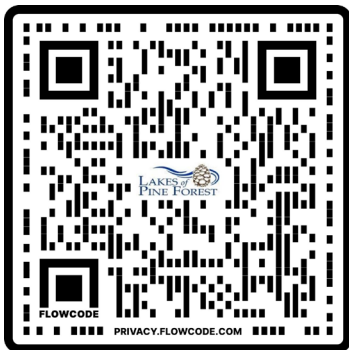
Harvest Time: Gardens overflow with fresh tomatoes, melons, and berries.

Symbols and Traits

Birthstones: Peridot, sardonyx, and spinel.

Zodiac Signs: Leo (until August 22) and Virgo (starting August 23).

Night Skies: Warm weather makes it a prime time for late-night stargazing and meteor showers.



Scan with your smart
phone for the LOPF
Website at your fingertips.



Dear Neighbors,

I hope everyone is having a wonderful summer.

As I shared in a previous newsletter, the BCMUD (Barker Cypress Mud District) wants Lakes of Pine Forest homeowners to pay more of the expenses for the Barker Cypress MUD-owned public park located within the Lakes of Pine Forest Subdivision (essentially, the lakes and the land surrounding them).

The BCMUD is a public taxing authority to which residents already pay taxes to.

The agreement between Lakes of Pine Forest and the MUD details that the BCMUD will be responsible for “the hydraulic aspects and the designed storm water quality and detention capacity of the Detention Facilities.” It states that the LOPF HOA will be responsible for most of the aesthetic features including the trees, and outlines some joint/shared responsibilities and includes cost sharing information.

The MUD is seeking to shift portions of their responsibilities and costs to the LOPF HOA.

LOPF HOA residents have historically paid around \$87,000 of the annual HOA dues for the BCMUD-owned park – which is approximately 20% of our total annual budget. (\$160/household of the current assessment rate.)

I am including some excerpts from what the BCMUD calls “offers” they have sent to LOPF HOA.

The BCMUD letter from March of 2024 seeks to add an additional responsibility of “water fill” of the lakes to the LOPF HOA.

According to the BCMUD’s letter, that would add another \$177 or more in expenses to each LOPF home. This is equivalent to another 20% of the current LOPF HOA budget – all of which is already allocated for required budgetary needs.

The BCMUD letter from December of 2024 seeks to further reduce BCMUD contributions for the BCMUD-owned property by shifting those costs to the LOPF HOA. It is estimated that the costs of the proposals in this second letter could be an additional \$100 - \$250 annually for each household.

It is not clear from the communications from the MUD if they intend to pursue both “offers” or if they are only pursuing the second one. In any case this would require a significant increase in annual HOA dues as well as a reduction in spending.

The MUD is taking the position that they spend more on the MUD-owned property/public park within Lakes of Pine Forest than they do in other BCMUD neighborhoods. No other neighborhoods have BCMUD-owned parks with lakes.

There is no guarantee that the BCMUD will not continue to seek to shift other costs for the BCMUD-owned property to the LOPF HOA.

We are in discussions with our attorney as we consider the best solution to this conflict.

Reminders:



All Neighbors are welcome

*Our HOA meeting is on the 3rd Tuesday of every month
and begins at 6:00pm*

Location

Steve Radack Center

18650 Clay Rd,

Houston, Texas 77084 .

*You are welcome to bring your small children provided they have an
activity to keep them occupied. (i.e.: coloring pages, iPad, quiet games.)*



**Your, Trash, Sewer and Water Bill
are combined.**

Pick up Days are Tuesday & Friday

Lakes of Pine Forest Homeowners Association, Inc.

Meeting of the Board of Directors
Tuesday, August 18 @ 6:00pm
Steve Radack Community Center 18650 Clay Rd,
Houston, TX 77084

Meeting Agenda

1. **Confirm Quorum and Call Open Session Meeting to order**
2. **Approval of Meeting Minutes**
 - Approval of prior Meeting Minutes – July 2026
3. **Ratifications between meetings**
4. **New Business**
5. **Finances**
 - Finance Committee
6. **Business in Progress**
 - Continuation of negotiations with Mud and lake maintenance
 - The Board may discuss additional Association matters or routine items that arise during the normal course of operations
7. **Committee Reports**
 - Social Committee
 - Grounds Committee
8. **Homeowner Forum**
 - Owners may speak, please limit comments to up to 3 minutes per owner so everyone has a chance to be heard before repeating turns
9. **Executive Session**
 - Legal matters and attorney communications
 - Delinquent accounts and collection actions
 - Enforcement and compliance issues
 - Other confidential matters as permitted by Texas Property Code §209.0051
10. **Executive Session Adjournment**
11. **Next regularly scheduled Board of Directors meeting: | Next Meeting Tuesday, September 15th @ 6:00pm at Steve Radack Community Center**

Lakes of Pine Forest

Community Update, Deed Restriction Violations (DRV), June 2026

45 FIRST NOTICES	5 SECOND NOTICES	1 CERTIFIED LETTERS	41 NEW VIOLATIONS
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Top Violation Types

Trash bins visible	32%
Lawn dead patches	22%
Lawn height	22%
Landscaping-Flowerbeds	10%
Trash Cans/Recycling Containers	7%
Dead shrubs/plants/trees or plant material	5%
Weeds	2%

Message

Thank you to the many neighbors keeping our community looking great this June. This month, our most common friendly reminders were about trash bins left visible from the street and lawn care items like brown patches and mowing height. With the summer heat settling in, a little extra attention to watering and bin storage goes a long way. If you receive a notice, it's simply a gentle nudge, and you're always welcome to reach out to management with any questions.

Top 3 Things to Watch

- Store trash and recycling bins out of street view except on collection day
- Water lawn regularly during summer heat to prevent dead patches
- Mow grass before it exceeds the maximum height in our guidelines

Lakes of Pine Forest

Community Update, Deed Restriction Violations (DRV), July 2026

167 FIRST NOTICES	7 SECOND NOTICES	1 CERTIFIED LETTERS	177 NEW VIOLATIONS
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Top Violation Types

Lawn dead patches	31%
Lawn height	23%
Trash bins visible	19%
Weeds	6%
Fence damage	5%
Storage Of Unapproved Items	3%
Landscaping-Flowerbeds	3%
Commercial vehicle	2%
Mow and Edge	2%
Dead shrubs/plants/trees or plant material	1%

Message

Thank you to the many neighbors who've kept up with lawn care during July's summer heat. This month we noted 177 new items, with lawn dry patches and mowing height being the most common, along with trash bins left visible from the street. Please remember that any notice is simply a friendly heads-up, and we encourage you to reach out to management with questions or if you need guidance on getting things back on track.

Top 3 Things to Watch

- Water lawn deeply to prevent brown patches during hot, dry weeks
- Mow regularly and keep grass at proper height per guidelines
- Move trash and recycling bins out of street view after pickup

SUGGESTIONS & COMMENTS

We welcome your feedback

As the Social Committee continues to plan for our future Calendar of events.

*We are always happy to receive your recommendations and suggestions and encourage you to submit them by email.
info@lakesofpineforest.com*

If we use your suggestion you will receive a gift card from the Social Committee.



*The Pool is Open on weekends only beginning
August 15– September 27.
Please see the lakes of pine forest website for the full calendar.*

If you are still in need of a Key-Fob or Pool Card

You will need to go to our Management Office.

***Bedrocks office located
12808 W Airport Blvd, Suite #253
Sugar Land, TX 77478
Monday through Friday
Between the hours of 9:00am - 5:00pm***

Questions and Answers

Have a question for our Board? Although we encourage you to come in person to the monthly HOA Meetings. We understand it's not always possible.

You can send your questions via email to Lakes of Pine Forest:
info@lakesofpineforest.com

We will try and answer as many as we can in the next issue.

**IF YOU SEE SOMETHING SAY
SOMETHING**



As a community it is important to watch out for each other.

**We are now patrolled by Harris County Sheriffs Dept.
Their non emergency number is 713-221-6000.**

Crimestoppers of Houston Tip Line 713-222-8477

Please contact the Texas Parks and Wildlife Warden at 281-842-8100

**If you wish to report an incident involving damage to birds,
their nests or their habitat**

Please be Courteous

***Please try to refrain from blocking sidewalks or access to
mailboxes. When parking your cars please Park Friendly.***

Local Business SPOTLIGHT

We will be spotlighting a community business each month. If you would like to be included, send your submission to info@lakesofpineforest.com with Your name, flyer, and blurb about your business and your business card.

*This month we received a request
to spotlight*



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BEFORE



AFTER



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great customer service.



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FAST SERVICE

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PERFECT FOR SMALLER JOBS

We focus on the smaller jobs
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FOR A FREE QUOTE!**



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CLEAN SWEEP
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SMALL LOADS. CLEAN RESULTS.

**WE HAUL IT.
YOU RELAX.**

WE HAUL:

- Furniture
- Mattresses & Box Springs
- Yard Debris
- Garage Cleanouts
- Small Appliances
- Curbside Pickup
- Single Items & Small Loads

WHY CLEAN SWEEP?

- LOCAL & RELIABLE
- FAIR, AFFORDABLE PRICING
- FAST SERVICE
- PERFECT FOR SMALLER JOBS

**SEND US A PHOTO
FOR A FREE QUOTE!**

SERVING THE HOUSTON AREA | 832-674-6657 | Clean.sweepjunk112@gmail.com

If you have a business you would like to share with the neighborhood. Please send an email with your information to: info@lakesofpineforest.com