



May 2026

HOA

Board Meeting:

Tuesday April May 19, 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



Dear Neighbors,

I hope everyone is having a great spring.

We are very appreciative of all the neighbors who took the time to vote.

This was a critical election that will permanently affect the appearance of our neighborhood and our annual HOA dues.

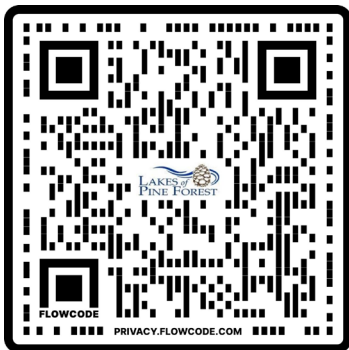
To clarify, The Barker Cypress MUD owns the land surrounding the lakes and has been demanding that LOPF residents pay more for the upkeep and maintenance of the MUD-owned public park.

We were unable to reach a new agreement with the previous MUD board but are optimistic that having new MUD board members will allow us to resolve this dispute.

Info About Our Pool

At the end of last year's pool season, the pool gate access system failed, requiring us to purchase new equipment. Because the original manufacturer no longer offers support or warranty, we have chosen a different supplier. Unfortunately, initial tests show that the current pool access cards do not work with the new system. We will soon verify and share the process for residents to get new cards. Please keep your existing key card until you receive the replacement.

Best regards,
John Leech
LOPF HOA Preident



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



Congratulations

*We are happy to announce that LOPF residents
Ann Walker and Rick Hiarker
have been elected to serve on the Barker Cypress MUD board.*

A big shout out and thank you to everyone in LOPF – our neighbors – who participated in the recent BCMUD election. Every effort is important: talking to neighbors, encouraging others to learn about the issues, and especially going out to vote. It's good to have discussion, and to have the opportunity to vote for the leadership you want.

In addition at a recent LOPF Board meeting, someone inquired about the reason behind the increase in HOA assessments last year.

Here is some background information on that. If you attend LOPF Board meetings, you can observe the process, such as the one that was considered over several months. LOPF had not raised HOA assessments (dues) for many years, since 2014.

There was one year when an increase was made, but the HOA Board changed, and that increase was refunded to homeowners that same year. The HOA Board is very careful with spending and strives to find vendors who provide quality work without overcharging. Although it is challenging, the Board puts in a lot of effort to manage this.

Our Management Company, Bedrock, understands our focus on cost control and assists in keeping expenses down. Thanks to this, and some unspent funds from previous years, we have been able to operate with lower dues and funds.

However, due to the general rise in prices, it became evident that additional funds were necessary to cover our expenses. Therefore, the LOPF HOA assessments were increased by 10%, which is the highest amount allowed without a special election. The LOPF Board hopes not to raise dues again soon and will continue to manage the HOA with cost-conscious efforts.

It is worth noting that many HOAs increase their dues regularly, sometimes annually, but due to the Board's efforts, this has not been the case at LOPF.



Gloria and Alana continue planning our 2026 Calendar of events. We are reaching out to ask for your assistance with suggestions for future events you would like to attend.

We encourage you to submit your suggestions by email. Send them to info@lakesofpineforest.com

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



The Social Committee needs more volunteers to help with planning and promoting events. We are into our 4th year as a committee of 2 and would like to expand our group. If you are interested and can commit to a few hours a month, participate in events from start to finish, like to laugh and have fun, need some time away from the kids... we are looking for you. Send and email to apply.

The LOPF Board welcomes volunteers who want to serve on the Board or a Committee!!! Our HOA benefits when more neighbors are involved, and the HOA depends on homeowner - volunteers to help share the load of the work of managing our community.

Reminders:



*Come out to our Lakes of Pine Forest
Community HOA Meeting*

*May 19th 5:00pm please bring the pool tag form to obtain your
Pool Tag or Key-fob.*

*If you do not come to the meeting
you will only be able to obtain your access device by going to*

Bedrocks office located

12808 W Airport Blvd, Suite #253

Sugar Land, TX 77478

Between the hours of 9:00am – 5:00pm

Our HOA meeting begins at 6:00pm

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.)*

HOA Dues Is Now Overdue

All homeowners should have received their homeowners association dues bill for 2026

*We encourage you to pay your bill on-line on the Vantaca
Website or send your check to Bedrock Management.*



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

Pick up Days are Tuesday & Friday

**BRING THIS FORM
WITH YOU**



Lakes of Pine Forest

KEY CARD REGISTRATION FORM

Please bring this form on Tuesday, May 19th from 5-7pm
Steve Radack Center
18650 Clay Rd
Houston, TX 77084

We have upgraded our Access System at the POOL

The recreational facilities at Lakes of Pine Forest require updated key cards or a key fob for entry. If you wish to use the facilities, please complete this form and bring it with you to the Steve Radack Center on Tuesday, May 19th from 5-7pm. Bedrock Association Management will be onsite to assist you. Please bring your ID. If you lease, you will need a copy of your license and a copy of your lease to obtain a card or key fob. Only (1) Key fob or card per family.

Name _____

Address _____

Phone _____ **Email** _____

List each person residing at the property by name and date of birth:

Name	Date of Birth
_____	_____
_____	_____
_____	_____
_____	_____

For Management Use Only:

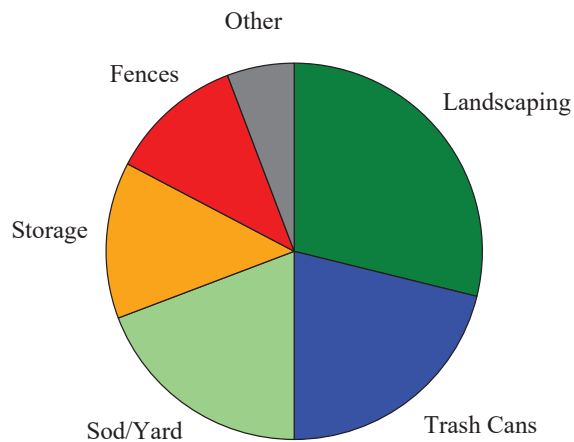
CARD | FOB _____ **Date Received/Mailed** _____

Community Update – Deed Restriction Violations (DRV)

March DRV Snapshot

First Notices Issued: 138
Second Notices Issued: 24
Violations Resolved: 66
Certified Letters Sent: 24

Top Violation Types – March



Message

We appreciate everyone's efforts in maintaining the community. Most violations are corrected quickly once identified, which helps keep Lakes of Pine Forest looking its best.

The most common items we are seeing right now are related to landscaping, trash can storage, and general yard maintenance.

If you receive a notice, please don't be alarmed—it is simply a reminder to address an item that may have been overlooked. If you have any questions or need additional time, feel free to reach out to management.

Top 3 Things to Watch This Month

- 1 Store trash cans out of view after pickup days
- 2 Maintain flowerbeds (mulch, weeds, plant health)
- 3 Avoid storing visible items in yards or driveways

Lakes of Pine Forest Homeowners Association, Inc.

Meeting of the Board of Directors
Tuesday, May 19, 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 – April 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
 - Repairs of Mailboxes
 - Signs-Proposals
 - Bedrock is assisting residents with transition to ltech's system for pool access
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: Tuesday, June 16 @ 6:00pm at Steve Radack Community Center**



Opening Day for Weekend Use ONLY begins on May 2nd Please see the lakes of pine forest website for the full calendar.

We encourage you to come to the Steve Radack Center
On May 19th At 5:00pm – 7:00pm
Community HOA Meeting to obtain your new
Pool Tag or KeyFob.

If you do not come to the meeting you will only be able to obtain your
access device by going to
Bedrocks office located
12808 W Airport Blvd, Suite #253
Sugar Land, TX 77478
Between the hours of 9:00am – 5:00pm
Monday through Friday

*Our Pool Opening vent will be Saturday, une 6th. Please watch for
your door hanger with more information and
how to RSVP your attendance.*

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.

Constables are on patrol daily call 281-463-6666 if you need assistance.

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 spotlight
Our Neighbor and Business owner*



*It could be
you !*

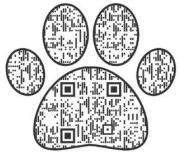
Neighbors Helping Neighbors



Brian Olewe
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📍 Houston, Tx Cypress, Tx Katy, Tx

f Facebook @ Instagram



ALANA KLAGES
Independent pawTree petPro

📞 631.241.8209 (call or text)

✉ happybellieshealthyhearts@gmail.com

Shop-Browse-Reorder

🌐 pawtree.com/happybellies



Aristotle and Catherine Castro
Real Estate Agents



THE CASTRO REALTY GROUP

☎ 832.660.4360
832.804.0373

✉ aristotlehomes@gmail.com
catherinecastrorealtor@gmail.com

🏠 13501 Katy Freeway,
Suite 3225
Houston, TX 77079



ANDREW CRAWFORD 713-305-3066



Tile Cleaning
Stone Sealing
Refinishing
Repairs
Service

info@poolpeoplehouston

Meowtel
Loving & Trusted In-Home Cat Sitter ❤️
Book with me on Meowtel today!

Jessica M.
TX Lynx Care

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