Dear Members and Residents,

The Board of Directors is working to improve the landscaping throughout the entrances, common areas and ponds. We are reviewing existing contracts and maintenance agreements. At the November board meeting, we interviewed five landscape maintenance companies. If you have any comments regarding the landscaping, please email them to lakesofpineforestinfo@gmail.com. We want to hear from you!

The bridges between the ponds are also due for maintenance and bids have been solicited. Pending approval of both the Board and the Barker Cypress MUD, we anticipate the renovation of the bridges to begin in 2020.

As discussed in the last newsletter, please continue to submit Exterior Modification Requests for any changes to the exterior of your homes. This process is important for a number of reasons, some of which are not always obvious. For instance, if you are planning to install a new sprinkler system, you need to obtain an EMR. Sprinkler systems can generate the backflow of water directly from sprinkler pipes into the Municipal Utility District's water supply and cause contamination. Thus sprinkler systems need to be approved prior to installation by the HOA and the MUD's designated agent.

Santa Claus is coming to Lakes of Pine Forest on the afternoon of Saturday, December 14th. Come out and meet jolly ol' Saint Nick and his better half Mrs. Claus!

Seasons greetings and happy holidays!

Thank you,
Harold Vance--President
The November meeting was a little different due to the five vendor presentations. We apologize for the meeting thus running long and late. Any homeowner who had a specific inquiry that they were unable to make during Open Forum, please submit it via the website using the 'Contact Us' option. Apologies and appreciation for your patience! At the December meeting we will move Open Forum up earlier.

In between and after the vendor presentations for landscaping the following items occurred:

- Officer elections were made: Harold Vance will continue as President. Jim Storm will serve as Vice President. John Leech will continue as Treasurer. Val Krupin will serve as Secretary.
- Footbridge Repair and Replace Bids were submitted. Bridges are a shared expense with the Barker Cypress MUD and the MUD will need to approve the expense before any work can begin. The bids need to be buttoned up further.
- Electrical bids still pending for pool/playground area.
- Holiday decorations installed via Cypress Holiday Decorating Concepts.
- High Tech Lawn completed much needed drainage work and repair at the pool/playground.
- The temp or Ad Hoc Fence Committee was dissolved with thanks from the Board.
- Santa hours were locked in as 2-4 on Saturday December 14.
- Rules for managing Social Committee funds were established and approved.
- The three ARC (Architectural Review Committee) members were confirmed by the Board as Harold Vance, John Leech and Val Krupin.
Did you know?
Fun facts, helpful hints, friendly reminders

Mr and Mrs Claus are coming to LOPF!
Saturday December 14 from 2-4 up at the pool house!

Avoid the long lines at the mall!

Bring your adorable kids or grandkids, your smartphone or an old-school camera, and snap some pics with Santa!

If you are familiar with NextDoor you are likely well-versed in the following issues that impact other neighborhoods as well as LOPF:

- Slow. Your. Roll. The speed limit is 30 mph in our neighborhood with a marker of 20 mph on the curve off Merchant Springs onto LOPF Dr. and vice versa.
- Please secure your pets! Many animals seem to get loose and are found roaming the streets/lakes and then in posts online about being lost and/or found.
- If you need to replace your fence in order to keep your pets contained, please submit an EMR (Exterior Modification Request) through Crest Management. Thank you!

Have a question or helpful hint to share? Email us at lakesofpineforestinfo@gmail.com or 'Contact Us' via the website--for sure you've heard of it by now--lakesofpineforest.com!
Fall Fest

A hearty thanks to all who joined us at the Fall Fest--especially to the incredible cake bakers: Tammy Cheater, Kay Kennedy, Susan Martin, Kim McKee, and Reese and Nancye Thibodeau! Kim took First Place with her tiered Butter Pecan Cake with Maple Buttercream frosting! Tammy took Second place with her luscious Italian Cheesecake and Reese and Nancye claimed Third Place with their delightful Pumpkin Spice Bundt Cake!

While we enjoyed some super, delicious cakes~other neighbors helped provide and serve lunch at the current Habitat for Humanity work site up in Tomball! Very special thanks to: Mathew and Stephanie Bird, Mrs.Jain, Julie McKay, Neel and Shilpa Pandey, Patty Prasad, and Mimi Vance! If you are looking to volunteer with Habitat for Humanity please go to www.habitatnwhc.org! (Habitat for Humanity North West Harris County)
Lakes of Pine Forest is an HOA-managed and deed-restricted community striving to maintain a viable community through aesthetic uniformity and value between residences. There is an expectation that all residents will maintain their yard and the general appearance of their home.

The Master Declaration of Covenants, Conditions, and Restrictions for Lakes of Pine Forest and The Builder Guidelines formally state the standards that homeowners are required to maintain. These documents can be found online at lakesofpineforest.com and we encourage everyone to read them.

Common deed restriction violations in LOPF include over-grown yards and plant beds, mildew on homes and driveways/sidewalks, trashcans or miscellaneous items visible from the street, and failure to file an Exterior Modification Request (EMR.)

Our community partner, Crest Management Company, drives through our subdivision regularly assessing compliance with the deed restrictions. Any violations are documented and letters are generally mailed out to homeowners within 24 hours. While it is understandable that these letters may be perceived as a nuisance, they are necessary in maintaining our well-kept community.

If you plan to make ANY changes to the exterior of your home, you must complete an 'Exterior Modification Request' (EMR) available online at Crest-management.com. This would include replacing your fence, roof, garage door, trees, or changing any exterior paint color. These requests need to be made PRIOR to the modification/installment and these requests are filed electronically. Should you require assistance you can call Crest directly.

Your cooperation and compliance is appreciated!

LOPF Visioning Workshop

The Board plans to host a Visioning Workshop for the community in early 2020. (Look for the date to be posted on the website and in an upcoming newsletter.)

What amenities do YOU think the HOA needs that we don't already have? What do you want the common areas of LOPF to look like?

Send your suggestions to lakesofpineforestinfo@gmail.com or submit via the website using the 'Contact Us' option. Decisions on what happens in the HOA need to involve ALL homeowners. The Board welcomes and wants your input!
With thanks and recognition to all those who volunteered on the Board, on Committees, or at Community Events in 2019!

Our community is full of hard working, talented, dedicated individuals and we applaud and appreciate your efforts to positively impact our neighborhood!

We wish everyone the happiest of holidays and look forward to a 2020 with even greater community involvement, engagement, and participation!

 Alone, we can do so little; together, we can do so much.  
~Helen Keller