HOA

Next meeting:
Thursday Feb 20
at Clay’s

- Executive Session  6:00pm  
  (Board only)
- Committee Review  6:30pm  
  (Open to all)
- Open Session  7:00pm  
  (Open to all)

Lakes of Pine Forest
Board of Directors:

- Harold Vance - President
- Jim Storm - Vice President
- John Leech - Treasurer
- Val Krupin - Secretary
- Robert Charpiot

Community Manager: 
Pam Hummel 
281-945-4618
Pam@Crest-Management.com

Crest Office Hours:
Monday-Thursday 8:30- 5:00
Friday 8:30-12:00, 1:00-5:00

After-Hours Emergency
281-579-0761

If you are a homeowner in this community you are automatically a 
member in the HOA (Homeowners Association.) If you feel the HOA is 
not doing 'anything' or not doing 'enough' to promote and protect 
property values and our community as a whole--this is your opportunity 
to SPEAK UP!

There are 542 homes in Lakes of Pine Forest. There are five Board 
members and maybe two dozen or so committee members who are 
striving to make meaningful impacts on our community. (That is less 
than 10% of the subdivision!) They cannot do this work alone. YOUR 
opinion, input, and participation are needed and valued.

To that end the Board of Directors is conducting an informal online 
survey to solicit your opinion. The BOD will also be conducting a 
Visioning Workshop at the Deerfield Rec Center Annex on Saturday 
February 8 from 1-3 to hear what YOU have to say. Please take this 
opportunity to engage and have your voice HEARD. The HOA cannot 
improve and thrive without your participation.

The online survey and Visioning Workshop are initial attempts to gage 
the community's consensus on where we are and where we would like 
to go. Some of you may prefer status quo. Some of you may want 
new amenities. Some of you may want stricter deed restriction 
enforcement. Nothing can change without your input. And while 
nothing will change overnight, together we can make tremendous 
progress.

The Deerfield Rec Center Annex is located upstairs at 4045 Deerfield 
Village Drive. Space is limited. We would love to see everyone there, 
but anticipate a low turn out. We thus ask that you please take a few 
minutes to complete the online survey regarding Lakes of Pine Forest 
at https://www.surveymonkey.com/r/VC5LV7Z.

Thank you!
Did you know?
Fun facts, helpful hints, friendly reminders

- Please be mindful of the weather when you are putting out your trash and recycling. Strong wind gusts can blow bins and trash helter-skelter into the streets or neighbors' yards. Please do not set your trash out days in advance of pick-up. Please try and pull your bins in asap once emptied. Thank you!

- With spring approaching you might want to consider pressure washing your driveway or sidewalk before Crest starts citing for that in their Deed Restriction Drives.

  (Better than shoveling snow!)

Cy-Fair Women’s Club is open to women in the Cy-Fair area. Their focus is fellowship and community service. They welcome new members throughout the year. See specific email contact information below or join them the first Thursday of each month at the Berry Center (8877 Barker Cypress Rd, Cypress, TX 77433) at 6:30pm.

Check out their website for more info and/or events: www.cyfairwomensclub.org.

Membership inquiries please email: membership@cyfairwomensclub.org

New Fire Station

Station 5 of the Cy-Fair Volunteer Fire Department is moving nearby! That is the construction you are seeing out on Kieth Harrow between Windsong and Queenston.

Hurricane Harvey substantially damaged the existing Station 5 on Aspenglenn in the Bear Creek subdivision. A tract of land was purchased spanning Kieth Harrow and French Rd and will soon house the new Station 5!

As a reminder:

Kindly remove your ho-ho-ho holiday décor! Thank you!

At Lakes of Pine Forest we really want to foster a sense of community pride and community spirit. Please help us maintain our family friendly neighborhood by practicing random acts of neighborliness.

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!
Board Meeting Highlights

January 16, 2020

Committee Review:

**Bylaws:** The committee is looking to start meeting again regularly now that the holiday interruptions are over. The goal is to make the Bylaws more applicable to today's homeowners versus the original developer.

**Communications:** The committee is working on a Welcome Letter for new homeowners and seeking input/suggestions towards improving the community website and newsletter. www.lakesofpineforest.com

**Grounds/Facilities:** The committee reported that new back-flow cages have been installed and that the fire hydrant has been replaced at Quiet Loch Court.

**Finance:** The committee is preparing financials for landscaping and shared expenses with the MUD. The MUD has approved footbridge repairs with Bellex.

**Social:** The committee is looking for suggestions for a possible Easter community event.

Open Session:

- Cody Cogdill with Verizon came to inform the HOA that two small cell locations would be installed on existing CenterPoint power poles out on Queenston. (4G technology)
- Homeowner inquired about implementing a Yard of the Month or holiday décor prize program. Homeowner inquired if the HOA can cite for fireworks. Homeowner reported that the Houston Chronicle/Katy Rancher solicitation was a nuisance. Homeowner inquired if the downed fence on Windsong was being resolved. (Yes, by the impacted individuals.) Homeowner inquired if the contract with Texas Pride Disposal was expiring soon. (It is not.)
- Pool Bids are being solicited for the 2020 season. Specs to include the option for weekend openings in May and September.
- LakePro replaced select fountain lights so that they are all LED and consistent.
- Pool coping repairs need to be made as well as pool lights.
- Social Committee debit card arrived.
- Bids for monument repair being solicited.
- Visioning Workshop slipping to February 8 from January 25.
Our Neighborhood

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!

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**Article VII, Section 10**

*No trash, rubbish, garbage, manure, debris, or offensive material of any kind shall be kept or allowed to remain on any Lot, nor shall any Lot be used or maintained as a dumping ground for such materials. All such matter shall be placed in sanitary refuse containers constructed of metal, plastic or masonry materials with tight fitting sanitary covers or lids and placed in an area adequately screened from public view by planting or fencing. All rubbish, trash, and garbage shall be regularly removed and not allowed to accumulate.*

This is a common deed restriction violation in LOPF. Please do not store your garbage cans beside your home, visible for all to see. Please store them in your garage or behind your fence. Please also try and retrieve your cans as promptly as possible after trash has been picked up to avoid cans blowing down the street and becoming a road hazard. Thank you.