Dear Members and Residents,

As we sail into 2020, into the New Year, we are seeking input from the HOA members for their vision of the neighborhood. For instance, if you could make one change to Lakes of Pine Forest, what would that be? Make your vision count by attending the January Board meeting or the vision planning workshop in late January. Or drop a note with your comments to lakesofpineforestinfo@gmail.com.

We receive quite a few comments on the parking of cars and trucks around the neighborhood. Examples include the long-term storage of vehicles, some of which are unregistered, in driveways and streets and the parking of large commercial vehicles at residences. Your Board is working to create an enforceable parking policy to address these thorny issues. Street parking is difficult to regulate due to the fact that Harris County owns the streets, but the State of Texas has laws that limit the parking of commercial vehicles in the subdivision. We also strongly encourage all residents to utilize their garages for long-term vehicle storage in order to help keep the neighborhood looking its best. (Many vehicle storage facilities are also available nearby if space is an issue.)

Please continue to submit Exterior Modification Requests before making any modifications. Please note that the homeowner must submit the EMR; if you are renting a home, contact the owner and have them submit the request for you. Crest Management and the Architectural Review Committee will promptly process your EMR.

Last and most importantly, I extend a special thanks to all of the volunteers who served on committees in 2019, for working on everything from budgets to bids to By-laws; from leaking sprinklers to the fab new website/newsletter; and from National Night Out to Santa’s jolly visit. Great effort. The HOA is largely dependent on volunteers to get things done, and we are always looking for new volunteers. Come join a committee in 2020 and help get things done!

Thank you,
Harold Vance–President

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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

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Pay before February 1 and you owe $589.00.*
Pay after February 1 and you owe $654.00
*Your account must be paid in full with nothing in arrears.
Did you know?  
Fun facts, helpful hints, friendly reminders

Committees are the life blood of a community. Please consider volunteering on committee in the new year!

We currently have committees for Bylaws, Finance, Communication, Grounds, and Social. We are looking to resurrect our Neighborhood Watch Program in some form or fashion as well. We could really use your help and involvement!

Please use the 'Contact Us' option on our website if you are interested in joining or forming a committee.

Would there be any interest in forming a Welcome Sub-Committee or a Volunteer Group to help within the neighborhood and greater community? Please let us know!

VOLUNTEER OPPORTUNITIES

LOPF neighbors are currently involved with helping Habitat for Humanity and the Cy-Fair Women's Club. If you have interest in either organization you are encouraged to view their websites: habitatnwhc.org and cyfairwomensclub.org.

If you have specific interest in helping provide and serve lunch or swinging a hammer for a day with Habitat, let us know via the 'Contact Us' option on the lakesofpineforest.com website and we'll see if we can get a group from the neighborhood together to assist for a day!

As a reminder: LOPF pet owners are subject to Harris County Leash Laws. Complying with Leash Laws will help you avoid unfortunate consequences including altercations with people and other pets, vehicles, or Animal Control Officers. Please keep your pets under restraint. Reference: www.publichealth.harriscountytx.gov/Resources/Animal-and-Pets/AnimalLaws/AnimalRegulations

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.

Homeowners are responsible for paying all utilities. Water and sewer is paid to Barker Cypress MUD. (281-579-4500) Trash and recycling service is paid to Texas Pride Disposal. (281-342-8178) Please ensure your methods of payment are up to date and accurate to avoid interrupted service. 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!
Board Meeting Highlights  
December 19, 2019

Committee Review:

Communications: Still seeking email addresses from homeowners. (Please 'Subscribe' via the website lakesofpineforest.com.)

Social: Santa Event was successful. Roughly 20 families attended with approximately 30 children visiting Santa. Special thanks to Wayne Kennedy for coordinating with Mr. Claus!

Bylaws: Looking to re-convene meetings in the new year.

Grounds: Overflow drain at Pond A seems fully repaired and fence hole is zip-tied shut. Fire hydrant replaced at Quiet Loch Ct. Landscapers appear to have completed tree trimming; looking to remove two scrub trees on LOPF Dr.

Finance: Fewer revenues with lowered assessments to be made up from non-capital reserve funds. Adjustment needed to landscaping figures.

Open Session:

- Homeowners expressed appreciation for Board and Committee efforts. Homeowner inquired about the mass mailings we do and the dissemination of information as well as leash laws and enforcement.
- Footbridge repair/replace bid: Bellex (Need to present to MUD.)
- Landscapers: High Tech Lawn
- Replacing select fountain lights to LED for consistency
- Social Committee Funds procedures updated
- New Fence Updates/Guidelines tabled
- Visioning Workshop date tentatively set for January 25th

website: lakesofpineforest.com  email: lakesofpineforestinfo@gmail.com
### Lakes of Pine Forest HOA
#### 2020 Budget Pie Chart
as of 12/30/19

![Pie Chart]

<table>
<thead>
<tr>
<th>Category</th>
<th>Amount</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>A Utilities</td>
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<td>23.94%</td>
</tr>
<tr>
<td>B Grounds Maintenance</td>
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<tr>
<td>C Pool</td>
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<tr>
<td>D 2019 Assessment Credit</td>
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<tr>
<td>E Lakes and Fountains</td>
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<tr>
<td>F Administrative</td>
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<td>H Other</td>
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</tr>
<tr>
<td>I Professional Services</td>
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</tr>
<tr>
<td>J Insurance</td>
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</tr>
<tr>
<td>K Repairs and Maintenance</td>
<td>$12,400.00</td>
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</tr>
</tbody>
</table>
The Board plans to host a Visioning Workshop for the community in early 2020. The tentative date for this is Saturday January 25th. The thought being that a weekend day would generate more attendance! Preliminary discussions will begin at the January Board Meeting on Thursday January 16 as well.

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? What would you like to see in the neighborhood?

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!

Current submissions include:

- Adding signage/monuments to the Queenston entrances
- Adding a clubhouse
- Adding a basketball court/outdoor activity space
- Adding path lighting around the lakes
- Adding another bank of swings at the playground

Maybe you are interested in the above submissions as well. Maybe you have different suggestions. Maybe you would like to see better deed restriction enforcement. Maybe you would like to have more community events.

We cannot make changes and improvements without feedback and input. Please email us or better still, come to the HOA Board Meetings! The next meeting is Thursday January 16th!

Please bear in mind that no decisions or actions will be immediate. Any improvements will depend on available funding and community wide agreement. Proper vetting and research will be necessary. Neighborhood input is the first step in this process.
Children of all ages came to see Santa--from sleeping babes to cowboys--smiles, candy canes, and Christmas wishes were plentiful! Thanks to all who came out--especially to jolly ole St. Nick!

More pics online at lakesofpineforest.com on the Events page!
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!

**Article VII, Section 9**

"The term "vehicles" as used herein shall refer to all motorized vehicles including, without limitation, automobiles, trucks, motor homes, boats, trailers, motorcycles, minibikes, scooters, go-carts, campers, buses, and vans. No vehicle may be parked or left upon any Lot in the Properties, except in a garage or the Board may specify other area designated by the Board, and in driveways for such temporary periods as from time to time........Any vehicle parked or left not in accordance with this section shall be considered a nuisance."

You are encouraged to park your vehicle in your driveway. You are not allowed to STORE it there indefinitely however. If you have a trailer or disabled vehicle please store it in your garage or find suitable storage facilities elsewhere. This would include unregistered vehicles.