Dear Members and Residents,

The HOA has received several complaints regarding the storage of legally inoperable vehicles in driveways. This issue is important to the community as it has the potential to negatively affect our property values. Vehicles that are left to rot in driveways, such as vehicles with flat tires, detract from the appearance of the neighborhood and discourage potential home buyers. Therefore, the HOA is creating a parking policy to prohibit the storage of legally inoperable vehicles in driveways. The HOA will present the new parking policy at the March board meeting.

The HOA has also received complaints about vehicles parked on public sidewalks. In one case, a vehicle was blocking children who had just left a school bus from safely walking home. The children had to walk back into the street and then around another vehicle that was parked in the street, forcing them into the middle of the street and creating a public safety issue. In the State of Texas, parking on sidewalks is prohibited by law per the Texas Transportation Code. (See Chapter 545, Subchapter G, Section 545.302 for further detail.) Be courteous to the children of your neighbors, and refrain from parking vehicles on sidewalks. Note that the Harris County Sheriff has the authority to cite vehicles parked on sidewalks.

Thank you for continuing to file Exterior Modification Requests (EMRs) for any changes to the exterior of your homes. Note that the EMR needs to be filed before any work is started. Crest Management will assist you with the filing process and the HOA will process your request promptly. Thank you!

Harold Vance-President
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.

We are looking for volunteers to help provide, prepare, and serve lunch to a Habitat for Humanity crew on Saturday April 18th. Details on where the specific work site is will be provided next month. It will be in northwest Harris county--possibly Tomball.

In the interim, if you wish to volunteer please copy and paste the link below in your browser or click the link directly off the Events page on lakesofpineforest.com. Sign up to serve and/or beside an item to provide for the luncheon.

This is a different way to meet some of your neighbors, build a sense of community and volunteer at large!

https://www.signupgenius.com/go/30E0449A4A622A0FE3-lopf

Have any questions:

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!
LOPF Visioning Workshop and Survey

Some preliminary results and questions:

To date 55 surveys have been completed. We are hoping to receive more results before shutting the survey down completely. Since the survey is anonymous, we will try to answer your submitted questions here in the newsletter.

1) Overall rating of LOPF:
    7.1 stars out of 10

2) Amenities used:
The walking paths are the most used amenity. (44)

3) Common Area Maintenance rating:
    6.8 stars out of 10

4) Deed Restriction Enforcement: (The most common comment here was 'inconsistent.')
    35 About right
    16 Not strict enough

5) Improvements: (number in parentheses indicates number of respondents citing)
   - Security (12)
   - Club house/rec center (11)
   - Perimeter Fence (9)
   - Duck poo/lake aprons (8)
   - Car parking/blocked sidewalks (7)
   - Landscaping (7)
   - Path lighting (5)
   - Entrance signs on Queenston (3)
   - More socials (3)
   - Communication (3)
   - Gated community (3)
   - Widen walking paths (2)
   - Street lights/green energy (2)
   - Picnic tables (2)
   - Rid fireworks (2)
   - Basketball Court/Tennis Court/Splash Pad/Dog park-Mailboxes (1 each)

6) How can the HOA can better serve you:
   This question was skipped or answered N/A by multiple respondents. Other answers reflected back to the improvements mentioned above or to general thanks to the BOD for their service. Additional comments included:
LOPF Visioning Workshop and Survey

Some preliminary results and questions continued:

- Reduce cost of pool, reduce costs
- More on community safety
- Not all Thursday meetings
- Follow covenants, introduce fines
- Reduce ducks
- Newsletter
- Windsong needs speedbumps
- Parking enforcement
- Increase fee
- Gated entry with security guard
- Enforce the rules
- Better consistency

Additionally we would like to answer specific questions posed:

(Respondent comments/inquiries in bold.)

-The community would like an update on the security provided by the sheriffs department & how well it is working for us or do we need extra back-up
The Barker Cypress MUD has three contracted Harris County Sheriffs deputies who patrol the district which includes the Brookhollow, Westglen and Pine Forest Green subdivisions. We have reached out to the MUD for more information and will provide follow-up next month (as no information was provided at time of posting.) We will follow-up directly with the Harris County Sheriffs office as well and can invite them to an HOA meeting.

-I would like to know what is going to be the decision on the surrounding fences?
According to the Master Declaration of Covenants, Conditions and Restrictions, the fences are the responsibility of the homeowners, including the fences on the perimeter of the HOA. This issue will be addressed in more detail in a future newsletter.

-I see deed violations all of the time and they don’t appear to be actively pursued. Unkempt yards, Christmas decorations still up, backyards of houses along the lake are not kept up (trash, etc everywhere)
Crest rides our community and notes the violations. We are working with them on consistency and uniformity in their citations. Each violation receives a letter to resolve the infraction before the next ride. If the issue remains after 2 letters it is referred to the attorney at which time demand letters are sent and that cost is charged to the homeowner. The matter will continue to escalate until resolution is achieved. All costs of the enforcement are applied to the homeowner's account and can result in fines or liens being applied against the property.
-...it feels like our area is prone to street flooding. Not quite sure if its an HOA issue or city issue.
The streets are engineered to handle rain run-off, directing it to the lakes and ultimately to the bayous. During periods of excessive rain, water may seem to stand in the streets/collect along the curbside, but this is by design and the rain water generally drains off shortly.

-I have one concern the amount of rentals in our neighborhood.
There are a total of 542 homes in LOPF and we believe 41 properties are currently being leased and are not homeowner occupied.

-How much did this cost?
The survey was free. The postcards and the room rental for the Visioning Workshop cost under $100 total. ($81.94)

If you have not yet completed the survey, you can find the link to the survey in the promo bar along the top of the community website: lakesofpineforest.com. We will keep the survey active for another month and provide more feedback/info regarding it in the April newsletter.

The LOPF Visioning Workshop on February 8th

There was minimal turnout at the actual workshop. We thank the few homeowners who attended. Items discussed:

• Who owns the land around the lakes
• Options to controlling the amount of rentals
• Forming a Deed Restriction Committee
• Prioritizing safety/security, maintenance, community additions
• Installing motion sensor lights to pool restrooms
• Adding perennials to monuments
• Forming a sort of neighborhood "Bucket Brigade"
• Dyeing the lakes blue
• Perimeter fence/soundproofing
Committee Review:

Communications: There was a brief report out of the survey results thus far and inquiries made regarding procuring more homeowner email addresses. Please go to www.lakesofpineforest.com and "Subscribe."

Finance: The Assessments collection rate is at 88% which seems on par with previous years to this calendar date.

Open Session:

This HOA meeting was predominantly focused on presentations by three pool vendors: Texas Aquatic Enterprises, American Pool Services, and Greater Houston Pool Management.

The LOPF Board is reviewing all current vendors and contracts and is specifically looking to elongate the swim season to include weekends in May and September.

- Community Garage Sale will be Saturday March 21.
- Reminder that Census Takers will be in the neighborhood this spring. They are NOT solicitors. (If you complete the 2020 Census via mail, phone or online, no one should be knocking on your door.)
- We have three LOPF residents who have applied to serve on the Barker Cypress MUD Board of Directors effective in May. More to follow.
- A homeowner inquired about rental properties.
- A homeowner stated she had erroneously received an escalation letter about assessment payments previously.
- Pool coping repairs to be made March 7th.
- Footbridge repairs in flux because vendor misunderstood the specs and scope of work.
- High Tech Lawn has officially taken over landscaping duties.