Dear Members and Residents,

The playground project is complete, and the Board is continuing to focus on common area maintenance projects, particularly the pool and monuments. We recently replaced and repaired corroded hardware on the pool gates and doors. A new drainage project for the pool house is underway for preventing internal flooding. We are also reviewing the entrance monuments for a landscape makeover and are planning to present ideas at the next Board meeting. Let your opinions be heard--attend the next Board meeting!

The reason for the focus on the common areas is simple: attractive neighborhoods attract buyers. Buyer demand helps sustain and improve our home values. This is a win-win for everyone. The HOA is charged with maintaining the common areas for the benefit of the entire community. That is one of the chief roles of the HOA.

That said, you, the HOA member or resident, also play an integral role in keeping our neighborhood attractive. You maintain your lawns and landscaping, you maintain the appearance of your homes, and you volunteer with the HOA to help the neighborhood succeed. The success of LOPF is largely dependent on your efforts.

So how do I help the neighborhood succeed? By ensuring that the appearance of the neighborhood remains consistent and in accordance with the architectural guidelines as found in the Builder Guidelines. Homeowners file Exterior Modification Requests (EMR) with the Architectural Review Committee (ARC) when making changes to their homes, such as the replacement of roofs and fences.

Are members required to file EMRs? The answer is Yes! When you decide to replace your roof, fence or sidewalk, call Crest Management to file an EMR. Once filed, the ARC will process the EMR promptly and your project can commence. This procedure helps ensure the property values of our homes.

Please help us make Lakes of Pine Forest a neighborhood people want to live in, want to enjoy, and want to support. Help us by keeping your own piece of the neighborhood looking its best.

Thank you,
Harold Vance--President
Did you know?
Fun facts, helpful hints, friendly reminders

The neighborhood speed limit is 30 mph. Signs are posted at each entrance into our community. Please do not speed out of the neighborhood just because you cannot see the sign when you are exiting. Please drive slowly and courteously throughout. Watch your speed. Watch for children. Put down your phone. Thank you.

Fall Fest Event!
Saturday November 16th
12-4 at the pool/playground

*PLEASE BRING YOUR OWN CHAIR
- Bounce House
- Cake Bake Contest
- Corn Hole
- Horse Shoes
- Ring Toss

Come and be social! Meet your neighbors! Hopefully enjoy a crisp, autumn afternoon and some yummy home-baked cakes!

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.

Fall Fest Cake Bake Contest!

First Prize: $50 Visa Gift Card
Second Prize: $25 Visa Gift Card
Third Prize: $25 Visa Gift Card

Please sign up via the website lakesofpineforest.com using the "Contact Us" button.

You must be an LOPF resident to enter and you must home-bake your cake! No store bought entries please!

Cakes due at the pool house for judging by 12:30 on Saturday November 16th.

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!
Four elected Board positions were available at the Annual Meeting. Due to a series of resignations and appointments, three appointed Directors were required to be voted in at the Annual Meeting. (Bylaws: Any Director elected to fill a vacancy shall serve as such until the next annual meeting, at which time the Members shall vote to fill the remaining term of the Director whose position he or she was elected to fill.) John Leech, Jim Storm and Val Krupin were the recent appointees who were elected by acclamation of the Members present. Harold Vance (whose term was expiring) was also elected by acclamation to a new three year term. Board Member photos and term ending dates on the right.

- Quorum established
- With no opposition, candidates elected by acclamation after brief introductions.
- The September 31, 2019 financials were read. Changes have been made based on Budget/Finance Committee recommendations and Board vote at the September Board meeting. Trying to make financials more clearly reflect funds available and actual expenditures.
- Board Members reiterated the following: a commitment to transparency especially as regards financials; an assessment credit of $65 to those whose accounts are paid in full by January 31, 2020; an emphasis on monthly meetings not quarterly; a thorough review of service levels of all providers to the HOA; a thank you to the Committees formed and the volunteers serving.
- Homeowner questions:
  - What does the HOA own
  - What is the plan for holiday decorations
  - Will there be a new park rules sign at the playground and can it say 'Residents Only'
  - An inquiry about ‘force mows’ and deed restrictions, but as regards homeowners who have fallen on hard times and may need help from volunteers
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!
**HOA To-Do's**

There are a variety of outstanding and neglected maintenance issues the HOA is trying to address.

- The landscaper is assessing irrigation and drainage throughout the common areas and especially at the monuments. They are further tasked with assessing all current plantings and trimming trees.
- There is a problem/leak with one of the pool pumps that needs to be repaired.
- There is a drainage issue at the pool house where water keeps infiltrating the building.
- The footbridges need to be replaced/repaired in conjunction with the Barker Cypress MUD. Bids are being procured.
- The lake aprons need power washing and we have requested this from the MUD—who alone is responsible for this. The HOA cannot act on this. (The MUD also needs to repair the hole in the cage.)
- The monuments have electrical, masonry and drainage issues being assessed.
- There are trash receptacle tops that need to be replaced and secured.

These lists are by no means comprehensive and change almost daily. Is there something we are missing? 'Contact Us' via lakesofpineforest.com or email at lakesofpineforestinfo@gmail.com.

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**HOA To-Done's**

- Pool security addressed with new locks, door hardware, and lighting.
- Pool chemical room cleaned/organized and up to code with proper OSHA signage.
- Pool fence repairs/painting completed.
- Rotted boards replaced on footbridges. (Pending further improvements.)
- Playground installed with additional drainage.
- MUD repaired leak in Pond A.
- Dead trees removed from main entrance.
What is an HOA?

An HOA or Home Owners Association is a non-profit corporation created by a developer when a community is in the planning stages. The primary purpose of an HOA is to maintain and enhance property values. Membership in the homeowner association is mandatory and effective upon buying a home here. (Renters are also subject to the same rules and governing documents.)

An HOA is governed by a Board of Directors duly elected by the association members. Board Members are volunteers who are not paid for their time and efforts to help manage the community. The HOA also has governing documents which include the Master Declaration of Covenants, Conditions and Restrictions (CC&Rs); Bylaws; and Builder Guidelines.

What are Deed Restrictions?

Deed Restrictions (or restrictive covenants) are provisions in a deed (CC&Rs) that limit what can be built on a property, or how that property can be used. This is a legally binding document that is officially recorded and filed with the state. Deed restrictions "run with the land," meaning they apply to all future owners of the property. Deed restrictions can control everything from fences, sheds, pools, and paint color.

What is an EMR?

An EMR or Exterior Modification Request is the electronic form or application you MUST submit prior to making ANY exterior changes to your home. The HOA and the governing documents require this of all homeowners.
Our Neighborhood

Lakes of Pine Forest is an HOA-managed and deed-restricted community striving to maintain 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!