Dear Members and Residents,

Your Board has been hard at work around the neighborhood. Members helped replace rotted and damaged boards on the foot bridges and helped clean and organize the chemical room at the pool house.

A brand new playground and swing set are being installed next to the pool. We look forward to our many neighborhood children enjoying the updated amenities. Special thanks to member Loc Dang for consulting on the drainage issues associated with this project!

LOPF hosted another successful National Night Out on Oct 2. Well over 100 people attended this year. Joining us were Harris County Deputies Lacy, Rojas, and Aslam, as well as the Cy-Fair Volunteer Fire Department Station 5 and their shiny red, high-tech fire engine. Huge thanks to all those who helped spearhead this event--especially to Robert Charpiot for grilling the hot dogs and to Val Krupin and Marlene Tyras for their assistance with food prep and setup.

The LOPF HOA Annual Members Meeting is Tuesday October 8 at 7pm at Tipps Elementary School. Four Board positions are open for election. Please come out and vote or give your proxy to a neighbor!

We are also pleased to present our new community website: lakesofpineforest.com, which is owned by the HOA and managed by the Communications Committee. In addition to increasing communications with members, the website will reduce costs by reducing the need to pay for expensive mailings, each of which costs the HOA about $500. We strongly encourage all members to subscribe to the website. You will receive email updates, notices of meetings and events and the great LOPF Times Newsletter. Homeowners will also gain access to a Members area which is under development and will provide access to financial documents. Please subscribe!

The Board wants to hear from you! Send your suggestions and questions to lakesofpineforestinfo@gmail.com or click “Contact Us” on the website.

Thank you,
Harold Vance--President
**Committee Review**

- **Bylaws**
  The Bylaws Committee has completed review of 60-70% of our current bylaws. Their goal is to make our bylaws more applicable to our community today.

- **Communications**
  The Communications Committee has launched a community website: lakesofpineforest.com. Please check it out and please SUBSCRIBE.

- **Budget/Finance**
  The Budget/Finance Committee presented both 2019 amendment proposals as well as 2020 budget proposals. More below.

- **Grounds/Facilities**
  The Grounds/Facilities Committee reported that there is a crack in lake 4 that the MUD will repair.

**Board Decisions**

- The Board approved the suggested amendments to the 2019 Budget.
- The Board is soliciting bids for landscape, pool, holiday decorations, foot bridge repair/replacement, and electrical provider services.
- The Board thanked members for cleaning the pool chemical room, installing shelving, and establishing an organized space for the pool contractors to maintain.
- The Board announced Meeting Minutes will be posted in 'Draft' form on the website prior to their official approval at the subsequent meeting.
- The Board officially formed the Social Committee.
- A Vision Workshop was proposed for early 2020 to solicit homeowner input on future capital projects.

**Budget Amendment Review**

The Budget/Finance Committee recommended reworking the labeling and categorizing of line items within the 2019 Annual Budget. For example: The "Reserves" budget will be more clearly labelled "Capital Reserves" which corresponds to the verbiage in the Reserve Study. "Cash" will be labelled "Operating Cash" and the additional funds beyond current year cash needs will be segregated in the "Non-Capital Reserves Account."

Any movement in and out of these accounts must be clearly noted in the annual budget. What was labelled as "MUD Contribution" in Revenues/Income is a reimbursement. Those transactions will now be shown as a reimbursement in the Expenses section related to landscaping costs.

2020 Budget Proposals:
- Perform a financial audit.
- Make necessary repairs to monuments as regards masonry, drainage and electrical issues.
- Elongate pool season to include weekends in May and September.
- Perform a reserve study. (Suggested every 5 years.)
LOPF Neighbors--thank YOU for making National Night Out a success! It was wonderful seeing so many of you and your children at the event!

Special thanks to Michael Wilson and to all of those who donated to the Memorial Fund for Deputy Dhaliwal.

Four hundred and fifty dollars was generously contributed and will be presented to the deputy's brother-in-law.
Did you know?
Fun facts, helpful hints, friendly reminders

Spring and fall leads to tree trimming. Did you know that you must bundle and tie your trimmed branches in order for Texas Pride to haul them away with your trash? (Unless they fit in your barrel!)

"Why can't I fish?!"
Do you want to be 'on the hook' for costly repairs? Did you know that fishing line and tackle can damage the fountains and backflow equipment? Please do not fish the lakes. Thank you!

Did you know Halloween was originally a Celtic holiday?! That makes it more Irish than St. Patrick's Day!

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.

- If you see trash, please pick it up.
- Or maybe your neighbor's empty recycle bin got tossed in the street and you can pull it to their curb or garage door.
- We love our pets, but please clean up after them.
- Maybe your neighbor is new to Houston and doesn't know that the grass needs to be edged and trimmed. Give them a friendly heads up!

Did you know we have a new community website?! Spread the news! Get online!
Subscribe to emails! Tell us what is missing! We want the website to best serve YOU!
lakesofpineforest.com

IN A WORLD WHERE YOU CAN BE ANYTHING BE KIND AND COURTEOUS

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!