

Lakeside Village Newsletter

PO Box 334
Riverside, TX 77367 / (936) 891-5132
Website: lsvpoa.com
JANUARY, 2022



ANNOUNCEMENTS

Please do not use the road easement for parking. Parking on road easements for longer than 24 hours is a deed restriction violation. In addition, mowers are not able to reach those areas and also makes mail delivery and garbage pickup difficult. In some areas, parking on the road easement causes a traffic hazard. Thank you for your cooperation.

Dogs – The Association is aware that there are a number of stray dogs roaming the neighborhood. Many property owners have contacted the County Animal Control deputy concerning the dogs and the nuisance they present. The county is unable to address this issue and has no capacity to take the animals. We have been advised that animal attacks or threats from aggressive dogs should be reported immediately to the sheriff's office. (936) 653-4367

The Association is submitting a public nuisance complaint against one property owner in the subdivision that has taken in a number of animals under the guise of operating a rescue. An animal rescue is not allowed to operate in Lakeside Village. This property owner does not operate within the guidelines of a legitimate rescue/shelter. Additionally, under Texas law, nuisance is a "condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities attempting to use and enjoy it." (Texas Supreme Court Addresses Nuisance Law, June 27, 2016)

Summary of the January 8, 2022 Board of Directors Meeting

ATTENDANCE

Directors present were Chuck Cloe, Fay Earls, Petie Grant, Tommy Green, Marcy Metz, Gail Miller, Steve Null, Kelly Scott, Peter Thrasher, and Danny Washington. Also present was Ann Young, Administrative Assistant.

CALL TO ORDER

With a quorum met, the meeting was called to order at 9:00 A.M. by Gail Miller, President.

PROPERTY OWNERS (MEMBERS)/COMMENTS

Present were Ginger Williamson, Robert (Bob) Toney, and Duane and Fran Brown. Also present was guest Mark Nettuno, Commissioner of County Precinct 4. Ms. Williamson addressed the Board about an RV that is parked and occupied on her property.

READING OF MINUTES

The minutes from the November 13, 2021 Board meeting were read. A motion was made by Petie Grant and seconded by Fay Earls to approve the minutes as presented. The motion carried.

MANAGEMENT/TREASURER'S REPORT

The management/treasurer's reports for November and December, 2021 were presented by Fay Earls. A motion was made by Danny Washington and seconded by Steve Null to approve the reports as presented. The motion carried.

OLD BUSINESS

- Update on status of pier replacement - The Association is waiting on another quote from a contractor for the replacement of the old pier.
- Summary of discussion with Environmental Officer Adams – Officer Adams is actively executing a nuisance complaint filed by the Association. He is following the Texas Health & Safety Code 343 in this matter and has issued a citation to the property owner. The Association is also preparing to submit an additional nuisance complaint against a property owner who is hording animals under the guise of operating a licensed animal rescue center.

NEW BUSINESS

- Mowing contract for 2022 – Gail Miller opened a discussion about the forthcoming contract that will be needed for the mowing of the subdivision. The Board will continue the discussion during the February 12 monthly Board of Directors meeting.
- Board members were asked to review and be prepared to discuss at the next meeting action items that may be considered for the upcoming new fiscal year July 1, 2022 – June 30, 2023.

COMMITTEE REPORTS

Architectural Review

The following architectural improvement applications were received and approved during the months of November and December, 2021:

- 11/15/2021 – Lot 250 (Lakeside Drive) New home
- 12/2/21- Lot 16,17 (Marla Circle) New storage shed
- 12/4/21-Lot 49 (S. Lakeside Dr.) New carport
- 12/7/21-Lot 456 (Oakdale) New mobile home
- 12/9/21-Lot 531 (Mary Dr.) New home
- 12/14/21-Lot 167 (Pecan) Garage add-on

Maintenance & Safety

Nothing to report

Community Relations

The Association newsletter was published November 22 and December 16, 2021 via email, Association Facebook, and Association website. The minutes and financial reports and meeting minutes are updated on the website thru December.

The Board moved into Executive Session at 9:40 A.M.

Summary of Executive Session:

Properties were inspected December 9, 2021 and January 6, 2022. A report of violations observed on those days, along with the status of property violations that are still unresolved as of that day, were presented to the Board of Directors. Since the January inspections were done two days before the Board meeting, correspondence for January 6 violations will be sent to property owners during the week of January 10. A report of the number of correspondences will be included on the February 12 agenda and will be published in the January, 2022 Newsletter.

With no further business, the meeting was adjourned at 10:55 A.M.

Calendar of Events			
JANUARY 2022		FEBRUARY 2022	
1	New Year's Day	2	Groundhog Day
8	POA Board Meeting	12	POA Board Meeting
17	Martin Luther King Jr. B'day	14	Valentines Day
19	Texas Confederate Heroes' Day	21	Presidents' Day

OTHER INFORMATION

All of the roads within Lakeside Village are county roads which are maintained by the County Precinct 4 Commissioner, Mark Nettuno. He regularly fills pot holes and performs other maintenance as needed. He recently repaired some hazardous issues on our main road, Lakeside Drive. Also, he cleared brush and limbs that had overgrown into the road easements. This will allow mowing of easements to be more effective. Thank you, Mr. Nettuno for the response that you are able to provide when we call. We understand budget restraints prevent some of the things on our wish list.

The Association is waiting for another quote from a contractor regarding the replacement of one of the piers at the main boat ramp area. We have been assured the pier is safe at this time. We have also been informed that there is a backlog of projects with all of the pier building companies in our area and that after a quote is approved, a project may be started as much as 12 months out.



There is a construction project at the property located next to the main boat ramp. We have been assured by the property owner that this common area will be cleaned up and restored as soon as the project is completed.



Sunrise in January. One of the lovely amenities living in Lakeside Village!