

Lakeside Village Newsletter

PO Box 334
Riverside, TX 77367 / (936) 891-5132

Website: lsvpoa.com

FEBRUARY, 2022



Fellow Property Owners:

While Board members were doing the February monthly check for safety, maintenance, and deed restrictions, they observed 20 loose dogs roaming around. These were not lost or stray dogs; they were ALL identified as belonging to property owners. As many of you are aware, we have issues with dogs that have been dumped, dogs that have become lost, and with a dog hoarder. We have received some relief with the hoarding issue from the appropriate enforcement groups.

If you let your dog(s) run free, you may be subject to receive a county citation and/or for loss of your dog(s). The Association has received numerous reports of aggressive dogs – including dogs chasing people and jumping on the elderly.

County ordinance requires that dogs must be restrained at all times. We have asked for additional reinforcement of these county ordinances. Please do not contribute to the problem by allowing your dog(s) to run loose. The Association has made direct contact with several property owners whose dogs are loose.

With your cooperation, Lakeside Village will be a safer and more enjoyable place to live.

Gail Miller, President
Lakeside Village Board of Directors

County Animal Control Contact Number: (936) 524-3891

The Association has received several requests to repost the website to learn about properties that are scheduled to be auctioned at the county delinquent tax sale. Their site will also allow you to sign up to receive announcement of upcoming auctions.

pbfc.com (click on the Tax Sales tab at the top)

Summary of the February 12, 2022 Board of Directors Meeting

ATTENDANCE

Directors present were Chuck Cloe, Petie Grant, Tommy Green, Marcy Metz, Gail Miller, Steve Null, Peter Thrasher, and Danny Washington. Absent was Fay Earls and Kelly Scott. 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 Ed Martin, Jim Savoy, Tommy Herald, Alan Hutson and Ty Watson. Also present was guest Mark Nettuno, Commissioner of County Precinct 4.

READING OF MINUTES

The minutes from the January 8, 2022 Board meeting were read. A motion was made by Petie Grant and seconded by Chuck Cloe to approve the minutes as presented. The motion carried.

MANAGEMENT/TREASURER'S REPORT

The management/treasurer's report for January, 2022 was presented by Marcy Metz. A motion was made by Danny Washington and seconded by Marcy Metz to approve the report 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.
- Review of Board action plan – In addition to the repair/replacement of the pier at the main boat launch and the restoration of the front entrance, Board members will continue to identify other areas of concern that can be addressed during the new fiscal year beginning July 1. Members will discuss additional items at the March Board meeting. The loose dog issue is being addressed. There is no licensed animal rescue facility located in Lakeside Village subdivision.
- Camping/Visiting update – During the January meeting a property owner addressed the Board regarding the use of an RV parked next to her house. During its executive session the Board voted to give written permission to allow the property owner use of the use of the RV for sixty days until the Association could consult with its attorney to get a legal opinion for deed restriction enforcement options concerning the use of an RV for visiting/caretaking/camping. The attorney reviewed the wording of our deed restrictions, consulted other attorneys, and determined that the term camping refers to camping primarily on a vacant lot. Property owners who wish to temporarily use an RV

on their property that has an established residence would be required to seek written approval from the Association. Discussion was opened for those present to ask specific questions.

NEW BUSINESS

- Mowing contract for 2022 – Mowing contractors are being contacted to request quotes for mowing the subdivision. A status will be provided to Board members at the next monthly meeting. Commissioner Nettuno stated that the county may only mow easements up to twice per year with a brush hog. He explained that the equipment used by the county is very large and would not cut the grass very low and the weight of the equipment could cause ruts. Quotes are due in to the Association by April 6.
- Annual meeting – Board members were asked to make recommendations for refreshments for the upcoming annual property owners meeting to be held June 11. In the past, during the covid epidemic, refreshments were limited. Discussion will continue under old business at the next monthly meeting.

Executive Session Summary from the January 8, 2022 Board meeting

Properties were inspected January 6. A report of violations observed on that day, along with the status of property violations that are still unresolved as of that day, was presented to the Board of Directors. The following deed restriction violation correspondence was sent during the month of January:

Courtesy email, inoperable vehicle on Oakdale	1
Courtesy email, status lot debris cleanup on Oakdale	1
Courtesy letter, fence repair on Michael	1
Official first letter, mow, skirting on Shoreline	2
Official first letter, parking on easement on Shoreline	1

During the month of January, the following collection letters were written:

Chapter 209 first letter	1
Chapter 209, second (certified)	2
Other (courtesy email, phone)	1

COMMITTEE REPORTS

Architectural Review

There were no applications received during the month of January, 2022. Board President Gail Miller presented a review of the committee requirements, which included:

- The committee may consist of one or more persons who are not current Board members, living with a Board member, or related to a Board member.
- A property owner may request a hearing of the Board of Directors if their application is disapproved.

Maintenance & Safety

The wooden bench located under the pavilion at the main boat ramp is damaged and will be replaced soon. The Board will consider options for replacing the benches at the pavilion.

The water connection to the fish cleaning station was damaged during the freeze. This will be repaired.

The Board thanked Commissioner Nettuno for road repair performed on Lakeside Drive.

Community Relations

The Association newsletter was published January 16, 2022 via email, Association Facebook, and Association website. The minutes and financial reports and meeting minutes are updated on the website thru January, 2022.

The Board moved into Executive Session at 10:00 A.M.

With no further business, the meeting was adjourned at 10:45 A.M.

Calendar of Events			
MARCH		APRIL	
2	Texas Independence Day	9	POA Meeting
12	POA Meeting	10	Palm Sunday
13	Daylight savings time begins	15	Good Friday
20	First day of Spring	17	Easter
		21	San Jacinto Day
		29	Arbor Day (plant a tree)

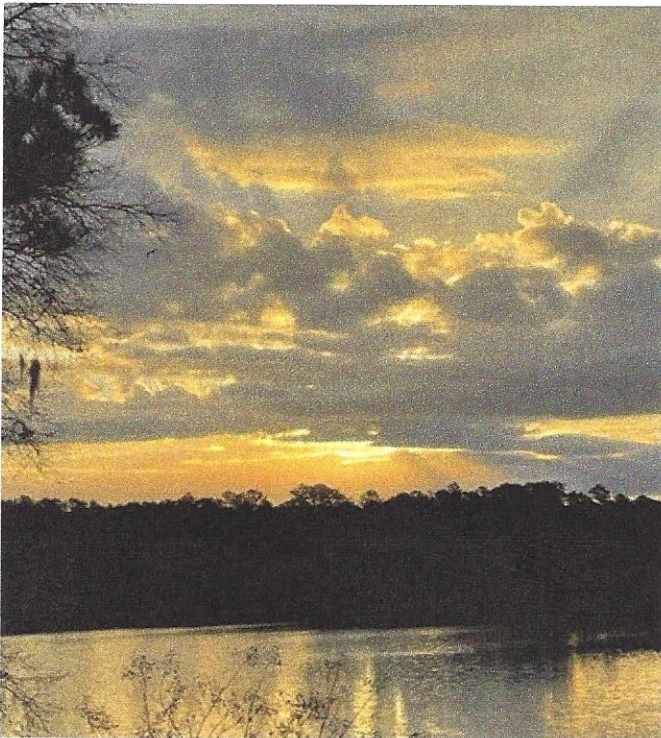
OTHER INFORMATION

A number of vendors have left contact information with the Association office (936-891-5132). If you have need of home repairs, lawn services, trash services, etc. we can provide the list we have accumulated. The Association does not recommend any particular vendor. This list is just for information purposes.

Texas passes Safe Outdoor Dogs Bill, which prohibits dogs from being left unattended or cruelly restrained outside. Senate Bill 5 was signed into law on October 29, 2021 by Governor Greg Abbott and goes into effect on January 18, 2022. Under the changes, owners will be barred from tying up their dogs outside with chains or weighed-down restraints. The length of an outdoor restraint must be 10 feet long or five times the dog's length from nose to tail. The law removes the 24-hour waiting period before law enforcement can intervene that existed in the 2007 tethering law. The new law establishes a Class C misdemeanor violation for first-time offenders and a Class B misdemeanor for subsequent offenses. Owners must now provide "adequate shelter" to leave a dog outside, which includes protection from direct sunlight, drinking water, and sufficient space for dogs to avoid standing water and exposure to excessive animal waste.



The construction project at the property located next to the main boat ramp is still ongoing. 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.



Another beautiful sunrise in Lakeside Village.

SAN JACINTO COUNTY
IMPORTANT CONTACT NUMBERS

Sheriff (non-emergency dispatch)	(936) 653-4367
Precinct #4 Commissioner (Mark Nettuno).....	(936) 377-2481
Precinct #4 Constable (Alvin Wyatt).....	(936) 377-5009
County Judge	(936) 653-2199
Property Tax Office	(936) 653-3292
Appraisal District.....	(936) 653-1450
Motor Vehicle	(936) 653-2311
Permit Office.....	(936) 653-3823
911 Addressing	(936) 653-3823
Game Warden.....	(936) 239-2711
Trinity River Authority (septic)	(936) 365-2292
SHECO (Electric)	(936) 653-5400 (800) 458-0381
SHECO (outage).....	(888) 444-1207
Riverside (WATER) Special Utility Dist.	(936) 594-5793
Voter Registration.....	(936) 653-5804
Windstream (phone/internet)	(833) 241-0100 (Kinetic)
980 North VFD (c/o Sheriff dispatch)	(936) 653-4367
Animal Control Deputy.....	(936) 524-3891
Justice of the Peace.....	(936) 377-2131

SJC Lakeside Village
Property Owners' Association, Inc.
Financial Report / January 2022
RECONCILED

CHECKING ACCOUNT								
Beginning Checkbook Balance		January 1, 2022						\$ 53,064.76
Income	Deposits							
	1/18/2022					1,073.48		
	1/15/2022	Transfer from Savings for key refund check 1906				10.00		
January	PayPal	(286.64, 213.30)				499.94		
		Total Inome January 2022				1,583.42	\$	1,583.42
Expenses								
	Draft	Riverside Water				33.17		
	Draft	SHECO Security Lights				555.45		
	Draft	SHECO Boat Ramp Area				20.50		
	Draft	Windstream/(Phone & Internet)				171.31		
1/18/2022	Debit	USPS/Admin/Postage/Deed Restriction Letters				17.30		
1/27/2022	1907	Elizabeth Ann Young/Contract Wages				1,000.00		
		Total Expenses January, 2022				1,797.73	\$	1,797.73
CHECKING ACCOUNT								
Checkbook/Register		January 31, 2022						\$ 52,850.45
	Add	Outstandings Checks						\$ -
	Subtract	Outstanding Deposits						\$ -
Bank Statement		January 31, 2022						\$ 52,850.45
		Fire Funds Collected July-January 2022						\$ 6,978.00
							<i>Actual Checking Account Funds Available =</i>	\$ 45,872.45
RESERVE ACCOUNT								
Beginning Balance		January 1, 2022						\$ 11,598.42
		Interest Earned						\$ 1.27
Ending Balance		January 31, 2022						\$ 11,599.69
SAVINGS ACCOUNT (Key Account)								
Beginning Balance		January 1, 2022						\$ 3,312.28
		Deposit						\$ -
		Transfer to Checking for Key Refund						\$ (10.00)
Ending Balance		January 31, 2022						\$ 3,302.28
		\$ 14,901.97	Total Reserve & Savings					