

# Lakeside Village Quarterly Newsletter

PO Box 334

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Website: [lsvpoa.com](http://lsvpoa.com) / Facebook: Lakeside Village on HWY 980

APRIL, 2023



## **ANNOUNCEMENTS:**

*The Association has a new phone number and email address. Please make note of these changes so that you can contact the Association with your property needs.*

Email: [lsvpoa980@gmail.com](mailto:lsvpoa980@gmail.com)

Phone: (936) 222-5732

## **ANNUAL MEETING**

The Annual Meeting for the Property Owners Association is coming up soon! It will be held on June 10<sup>th</sup> at 11am at the 980 North Volunteer Fire Department. Doors will open at 10:30 for registration. There will be coffee and snacks. Please update any changes to your contact information, including mailing address, email, and phone by contacting the Association as soon as possible. There will be six vacant positions available to vote on for the Board of Directors. If you wish for your name to be on the ballot, please notify the Association by email no later than Monday, May 1st. This year when the annual meeting announcement goes out to property owners, all eligible nominees will be printed on the absentee and proxy ballots. No nominations will be taken from the floor during the annual meeting. This practice will give all property owners a fair opportunity to know who is running for election and an equal opportunity to vote for those eligible to run.

Annual Meeting announcements will be mailed to property owners around May 15th. The announcement will include absentee and proxy ballots for property owners who wish to vote but are unable to attend the meeting in person. A return envelope for the ballot will be included in your announcement. Please vote! If you do not receive your announcement, please contact the Association to update your contact information. A copy of the annual meeting announcement may also be seen on the Association website and Facebook page after May 15th.



**Reminder**  
Update your Email by emailing  
[Lsvpoa980@gmail.com](mailto:Lsvpoa980@gmail.com) if you  
did not receive this Newsletter  
by email!

**NOTICE:** The Association no longer accepts cash payments. You may pay using check, money order, bank bill pay, or Zelle (using phone number 936-222-5732 or email [Lsvpoa980@gmail.com](mailto:Lsvpoa980@gmail.com)). The Association is currently working on the ability to accept debit/credit cards. We hope to have this go into effect prior to accepting payments for annual dues.

If you still need to pay your dues for 2022 – 2023 please contact the Association for your balance and make your payment before statements go out to avoid more late fees.

Minutes from Board meetings can be found on the Association website ([lsvpoa.com](http://lsvpoa.com))



## **980 North Volunteer Fire Department**

Fire Chief: Scott Huckabee

(832) 776-8778

The Volunteer Fire Department hopes that everyone has had a wonderful start to 2023. We all hope that the wild weather is behind us and a fantastic summer lies ahead.

Currently, there are fifteen members who have responded to twenty-five calls in the first quarter of the year. Five of our members attended the Livingston Live Burn Training School and one attended TEEX Fire School. We are happy to announce that two firefighters have returned to the department in officer positions. They are Tyler Harris as Assistant Chief and Gabe Johnson as Training Officer.

The latest, non-personnel, addition to the department is a 2019 Dodge truck that was provided by the Emergency Services District for the purpose of being a Utility Vehicle. It is currently being upgraded with emergency lighting and logos for station identification. Work continues in the training room to update the décor and function of the space. We have expanded this effort to the grounds by removing three trees in front as well as the old fence.

Under the guidance of Chief Huckabee; our emphasis throughout this year will be preparing all of your firefighters to be the most educated and experienced in the county. We look forward to seeing the residents over the course of the year and invite all to come to our business meetings which are held the first Thursday of the month at 6:30pm at the Fire Station.

Many volunteer opportunities are available with the department; so please, ask us how you can get involved.

### **OTHER INFORMATION AND GENERAL REMINDERS**

#### **Boat Launch**

The boat launch is provided by the Association; however, the water is owned by the Trinity River Authority. Any use of the boat launch is to be done so at your own risk. There are signs prohibiting swimming in the area due to the dangers of the water. Caution should be taken when using the ramp as well.

The closer we get to summer the more the gate at the ramp will be used, which means more keys will be lost. If you find a key, please turn it in to the Association so it can be returned to the property owner. If you lose a key, please notify the Association so we can note it in the file and return it to you if found. The fee for keys or replacement keys is \$25 (no cash accepted).

## **Architectural Approval**

All property owners are required to get approval from the Association's Architectural Review Committee for certain improvements to be made on their property. Those improvements requiring prior approval include:

- Clearing property for new residences;
- Building a house;
- Placement of a mobile home;
- Addition of a new building, storage building or shed to property;
- Exterior remodeling / add-ons of your existing home.

The application process is easy. The property owner must submit an application for the improvement along with a site plan drawing of the improvement. Applications can normally be approved within 10 days. The forms are available upon request from the Association office.

## **Old Vehicles**

If you have any old vehicles you wish to be removed from your property, and you hold the title for the vehicles, please contact the Association and we will try to assist you in having it removed. In addition, there are places that are willing to take scrap metal as well. This may not bring you an income but will help clean up your property and save you the hassle of having to do it yourself.

## **Water**

Riverside SUD has a website: [www.riversidewatersupply.com](http://www.riversidewatersupply.com) that you may visit to see any current issues. You can subscribe to have news, notices, and alerts delivered via email or text. Just another way they are working to better serve our community. A lot of property owners are not full time. It would be good to get into the habit of turning your water off when you are going to be away in case of any leaks or busted pipes.

## San Jacinto County Animal Regulations

Section IV – M states:

“PUBLIC NUISANCE” shall describe any animal that:

1. Continually barks or other noise making;
2. Soils, defiles or feces on a public walk or recreation area and the owner does not immediately remove such waste; or
3. Chases or pursues pedestrians, cyclists, or vehicles.

Additionally, San Jacinto County does have a leash law. All animals must be restrained at all times. If you have any issues with this you may contact the Animal Control Deputy at (936) 653-4367 and ask for a deputy to be dispatched.

Per Deed Restrictions there is a maximum of three (3) dogs allowed per lot.

### Other

Please observe, and follow, speed limit signs in the neighborhood. All roads in the subdivision are 30mph.

Please remember that the discharge of firearms within the subdivision is strictly prohibited on all lots at all times. The discharge of firearms may also be unlawful.

Please notify the Association of any street lights out or not working properly. (936) 222-5732.

### NON-EMERGENCY & NON-MEDICAL HELP NEEDS

Residents of Lakeside Village: If you have a non-emergency, non-medical need for help for someone who has fallen and can't get up without assistance, please call 911 and **tell the dispatcher you are located in San Jacinto County and that you have a non-emergency and non-medical need for a lift assist, and you are requesting the 980 North Fire Department located in the subdivision to be toned out to provide assistance.**

**You must tell them the county you are in if you are calling from a phone that is registered to a different county.**

By having the fire department assist in these cases, it will help free up the medical emergency responders who have more serious calls to attend.

### ROAD HAZARDS

Property owners who observe a hazard on any road in Lakeside Village may notify the Association (936) 222-5732, or contact the Commissioner directly (936) 377-2481. ***All roads in Lakeside Village are county maintained and not privately owned.***

### PROPERTY AUCTIONS FOR DELINQUENT TAXES

The Association has received several requests to repost the website that lists 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. **pbfcm.com (Click on the Tax Sales tab at the top.)**

SAN JACINTO COUNTY  
**IMPORTANT CONTACT NUMBERS**

Sheriff (non-emergency dispatch) .....	(936) 653-4367
County Animal Control Deputy.....	(936) 653-4367
Precinct #4 Commissioner (Mark Nettuno) .....	(936) 377-2481
Precinct #4 Constable (Brian Cosme) .....	(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 (Wide Area Outages) .....	(888) 444-1207
Riverside (WATER) Special Utility Dist.....	(936) 594-5793
Voter Registration .....	(936) 653-5804
Windstream (Kinetic) (phone/internet) .....	(833) 241-0100
980 North VFD (c/o Sheriff dispatch) .....	(936) 653-4367
Justice of the Peace.....	(936) 377-2131