

# Lakeside Village Newsletter

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

Website: lsvpoa.com / Facebook: lakeside village on hwy 980

August 2021



## Announcements:

- **Maintenance fees were due July 1 for the current fiscal year.** Late fees will be added to accounts with balances after October 1. If you have not received your statement, please contact the Association office to update your contact information.
- Please be careful with outside fires. Weather conditions have dried all the grasses from earlier rains and have created a potential fire hazard.
- Please—no swimming in or around the boat launch area.

### **SUMMARY OF MONTHLY BOARD OF DIRECTORS' MEETING SATURDAY, AUGUST 14, 2021**

#### **ATTENDANCE**

Directors present were Chuck Cloe, Fay Earls, Petie Grant, Gail Miller, Steve Null, Danny Washington and Melvin Williams. Absent was Tommy Green, Raymond McCann, and Marcy Metz. 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 Mabel Williams, Ed Martin, Will Breaux, Lynn Trotter and Brooks Vasquez.

The Board recognized the passing of Garland Ricks who was a longtime property owner in Lakeside Village and a very important founding member of the 980 North Volunteer Fire Department. A memorial service for Garland Ricks will be held at the 980 North VFD on August 28 at 11 A.M. Any who wishes may attend.

### **READING OF MINUTES**

The minutes from the July 10, 2021 Board meeting were read. A motion was made by Petie Grant and seconded by Danny Washington to approve the minutes as presented. The motion carried.

### **MANAGEMENT/TREASURER'S REPORT**

The management/treasurer's report for July, 2021 was presented by Fay Earls. A motion was made by Chuck Cloe and seconded by Melvin Williams to approve the reconciled report presented for July, 2021. The motion carried.

### **OLD BUSINESS**

- Pier Rails – Tabled until September meeting
- Lakeside Village entrance signs – there was a discussion about the condition of the entrance signs and shrubs and options for making improvements. Additional information will be presented to directors for a decision.
- AED unit – the 980 North VFD will order an AED unit next week to have available when needed on a call out.
- Quarterly yard sales - Tabled until September meetingx

### **NEW BUSINESS**

- New HOA/POA laws passed by Texas Legislature – Gail Miller presented a list and summary of the new laws enacted by the Texas Legislature that will go into effect September 1, 2021. A summary of those new laws is listed below. A copy of these laws and complete details of each one may be found on the Association website and will be included in the next Association Newsletter:
  - Collection of Assessments (fines) – must be filed with county real property records.
  - Religious Displays – are allowed on private property by State law.
  - Swimming pool fences - cease enforcing existing provision prohibiting pool enclosure.
  - Security measures – cannot prohibit property owners from installing private security systems; cannot regulate type of fence a property owner wants to install.
  - Resale certificates – affects fee charged by associations (not applicable to Lakeside Village)
  - New Management Certificate to be filed by 12/31/21 – update and modify management certificate and file electronically with the Texas Real Estate Commission.
  - Architectural Review committee - prohibits a person from serving on an architectural review committee (“ACC”) if the person is: 1) a current board member; 2) a current board member's spouse; or 3) a person residing in a current board member's household. An owner is permitted to appeal a decision by the ACC to the board.
  - Meeting notices - must be given six (6) days in advance

- Association contracts - applies to association contracts requiring contracts over \$50,000 to comply with applicable Section 209.0052 requirements as well as requiring the adoption of a formal bid process policy.
- Assessment delinquency notice - Update procedures to ensure 209 notice gives owner 45 days to cure delinquency, not 30 days, before collection action is taken.

**Note: Please go to the link below to read the entire report of legislative changes for HOA/POA's:**

**<https://texashoalaw.com/2021-hoa-legislative-update/>**

- General Liability Insurance  
The Association's attorney has been recommended the purchase of general liability insurance to cover the common areas of the subdivision. The insurance will cover injury only and not damage to amenities. In the event of an injury law suit, the cost of the law suit including attorney fees would be directly passed on to property owners in the way of a special assessment for uninsured associations. A motion was made by Melvin Williams and seconded by Petie Grant to approve the cost of general liability insurance for one year.
- "No Swimming" signs on piers – Property owners have been seen swimming in the boat launch and pier area. Additional signs warning of the dangers of swimming near those areas are needed. A motion was made by Melvin and seconded by Petie Grant to purchase additional signs at a cost up to \$400 total.
- What is a Reserve Account? – Gail Miller explained that a reserve account is a contingency fund that is set aside to defray the future repair or replacement of, or additions to, those major components which the association is obliged to maintain (such as boat ramps, piers, pavilions).

## **COMMITTEE REPORTS**

### Architectural Review

No new applications to approve.

### Maintenance & Safety

New signs will be posted at the boat launch area to warn of the dangers of swimming in that area.

### Community Relations

The Association newsletter was published July 16 via email and Association Facebook page.

The Board moved into Executive Session at 10:30 A.M.

With no further business, the meeting was adjourned at 10:50 A.M.

**Association Deed Restriction Violation Information for Fiscal Year July 1 – June 30:**

Deed Restriction violation letters were sent to property owners as follows:

- Mowing violations July, 1<sup>st</sup> letter = 25
- Mowing violations August, 1<sup>st</sup> letter = 5
- Mowing violations August, 2<sup>nd</sup> certified letter = 5
- Other violations August = certified letter = 5

**NEWS FROM 980 NORTH VOLUNTEER FIRE DEPARTMENT**



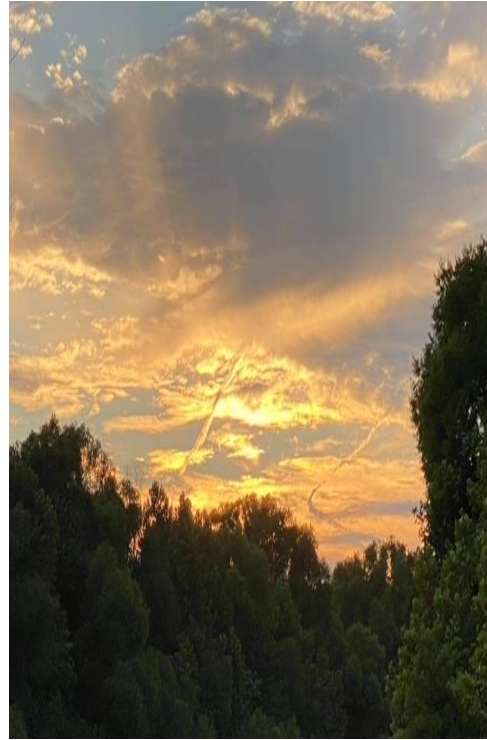
(Facebook: 980northvfd)

***Please join the 980 North Volunteer Fire Department to convey our most sincere condolences to the family of Garland Ricks. Mr. Ricks passed away August 6 at the age of 95. He was most recognized for his tireless work with the fire department since the time of its creation in 1990. Through his connections and strong friendships, he was able to secure a metal building at half cost, have all of the cabinets built and the building insulated for free, and have the building wired at half price in exchange for his own help. The forestry service donated the first fire truck, and in 1993 the Fire Department charter was filed in Coldspring, Texas.***

***Mr. Ricks and his wife Peggy have lived in Lakeside Village since 1992. They have 6 children who all live in Texas. Mr. Ricks is retired with 23 years of service from the U.S. Army, and 20 years with the U.S. Postal Service. He was often seen at the boat ramp cleaning catfish and sharing fishing stories with his friends.***

***A memorial service will be held for Mr. Ricks Saturday, August 28 at 11:00 A.M. at the 980 North Volunteer Fire Department. Please join us in this memorial celebration of his life. All who wish may attend.***

Calendar Events			
SEPTMBER		OCTOBER	
September 7	Labor Day	October 10	POA Monthly Meeting
September 12	POA Monthly Meeting	October 14	Columbus Day
September 13	Nat'l Grandparents Day	October 16	Boss's Day
		October 31	Halloween



(Left) Tree struck by lightning  
(Right) Sunrise on Newton Creek



The Association Newsletter is distributed by email and is published on the Association Facebook page (Lakeside Village on Hwy 980) and on the Association website ([www.lsvpoa.com](http://www.lsvpoa.com)). Paper copies are also at the Community Information Center located at the entrance of the subdivision.

SAN JACINTO COUNTY  
**IMPORTANT CONTACT NUMBERS**

Sheriff (non-emergency dispatch) .....	(936) 653-4367
Precinct #4 Commissioner .....	(936) 377-2481
Precinct #4 Constable .....	(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 .....	(936) 365-2292
SHECO (Electric) .....	(936) 653-5400 (800) 458-0381
SHECO (outage) .....	(888) 444-1207
Riverside Special Utility Dist. ....	(936) 594-6488
Voter Registration .....	(936) 653-5804
Windstream (phone/internet) .....	(800) 347-1991 (936) 435-4310
980 North VFD (Sheriff dispatch) .....	(936) 653-4367
Animal Control .....	(936) 524-3891
Justice of the Peace .....	(936) 377-2131