

# *Lakeside Village*

## *Quarterly Newsletter*

### *July 2025*

*PO Box 334 / Riverside, TX 77367*

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



Summertime is here again and we're doing much better than this time last year. No hurricanes (as of yet), and although it flooded again, it was not to the degree of last year's flood. A big thank you to the 980 North Volunteer Fire Department and all the volunteers for the clean-up that has been done at the boat launch area. Very much appreciated! Unfortunately, the Trinity River Authority will not let us put the logs and debris back into the river so we will once again need to make decisions on what to do with all the river has gifted us with. More to come on that. Please remember that although there are still piles of debris around the ramp parking lot, this is not an area that can be used for dumping. Please dispose of the debris from your property in the correct manner.

With summer comes tall grass. Please do your part in helping keep our neighborhood looking great by mowing your property and doing any maintenance that needs to be done. Thank you!

### Annual Meeting

The Annual Meeting took place in June. Thank you to all who were able to attend! Once again Will Breaux did a great job on the food! Bullet Grill House and Frank's Taco Station did not disappoint! You can see the minutes from the meeting on the POA website. The Special Assessment passed for the 2025-26 dues. The Board of Directors has two new members this year. Welcome Tony Homan and John Meehan. All incumbents will remain on the Board. A complete list of Board Members can be found at the information center, along with lots of other great information.

### Statements

The 2025-26 annual dues statements have been mailed. Many of you have already made your payment, thank you very much! If you did not receive your statement, please contact the Association office at [Lsvpoa980@gmail.com](mailto:Lsvpoa980@gmail.com) or 936-222-5732. Payments can be made using Zelle to 936-222-5732 or by check or money order to PO Box 334, Riverside, TX 77356 or dropped in the LSV box at 420 Shoreline Dr. You can also request to make your payment using a card or checking account which will include a 3% fee. Please make any contact changes, such as address, phone number, or email address through the Association office by email or phone.

The bridge on Chestnut Bend is being rebuilt!! Construction is still underway so please avoid the area until the restoration is complete.







LCS Fibercom is preparing to bring your community into the 21<sup>st</sup> Century over the coming months with Fiber Optic Internet in Lakeside Village! This project will take several months-to complete and as construction progresses, you may see us working in and around your property easements, first to install the pipe/conduit and then to install the cable and connections to provide service. We will attempt to notify residents when this will occur in their areas to avoid any surprises and give property owners a chance to voice any concerns.

Typical questions we receive are about speeds, pricing, the construction process and what happens if you do or do not want the service. The speeds available to all properties in Lakeside Village will be from 100 Mbps to full Gigabit (1 Gbps), priced from \$85-125/mo. (flat-rate/no additional taxes or fees, unlimited data). We can also provide a home phone and keep your current number if you wish. Most construction will be along the front easements; these are the areas dedicated for utility access in your deeds. Everything will be underground unless rocky ground conditions prevent it. If you are interested in this new service, you can visit our website signup page ([LCSfiber.com](http://LCSfiber.com)) and submit your information for us to contact when ready. We provide a fiber terminal (similar to a modem) and WiFi router with your service at no additional charge. For a completely free installation, we will waive the \$149 installation charge with a short 90-Day commitment. There is no obligation to take our service at all. If you do not need or want internet, or are happy with your current provider, there will be no changes needed. We are simply bringing you another option to choose from. Fiber Optic based Internet is the same Internet you are used to, only much faster. I look forward to meeting each of you as this project progresses and LCS Fibercom becomes a part of the Lakeside Village community!

Jamie Groskopf  
LCS Fibercom, LLC



## All the Other Stuff...

### Deed Restrictions

It's mowing season again! Help the Association save paper and stamps by keeping your property looking nice. Please remember Lakeside Village enforces the deed restrictions that are in place in order to keep our community as nice as possible. The deed restrictions, and other information, can be found on our website at [lsvpoa.com](http://lsvpoa.com). If you have a specific question, or are unsure of a restriction, (or just need to know which set of restrictions you fall under), please contact the office and they'll be able to help you out.

### 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.

### 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.

Please be a responsible pet owner! There have been several people reporting bites from dogs not being restrained. Adhere to the leash laws in our county, not only for the pet's safety, but the safety of our residents.

**\*\*Please report all dog bites to the Sheriff's office immediately\*\***

### **All roads in Lakeside Village are county maintained and not privately owned.**

Property owners who observe a hazard on any road in Lakeside Village may contact the Commissioner directly at (936) 377-2481 or [sjcpc4@eastex.net](mailto:sjcpc4@eastex.net). The Association sends a periodic report to the commissioner with a list of issues, but you, as a tax paying citizen of San Jacinto County, need to contact your commissioner, Mark Nettuno, directly if you have immediate concerns or hazards that are not being taken care of.

## **San Jacinto County**

### **Important 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<br>(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                   |