

Lakeside Village Quarterly Newsletter October 2025

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Website: lsvpoa.com / Facebook: Lakeside Village on HWY 980



Happy Fall Y'all!!

We're not into freezing temperatures yet, but winter will be here before you know it so now is a great time to prepare. Please make it a habit to turn the water off at the main if you are going to be gone for an extended period during winter months. No one wants to deal with busted water lines! Wrapping all your pipes now will help you avoid the headache of trying to find material and time at the last minute.

As of this Newsletter, Burn Ban is still in effect! Please check updates before burning!

Past Due Statements

If you were unable to pay your POA dues before the October 1st deadline, a past due statement has been mailed out to you. If you did not receive your statement, please contact the Association office at 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.

Fiber Update

Progress is being made on bringing fiber optic internet to our neighborhood! Remember, you can get your name on the list by going to the website LCSfiber.com and signing up early.

Reminder

Please remember to lock the gate at the boat ramp if you choose to use it. This is our one amenity – let's keep it secure!

All the Other Stuff...

Deed Restrictions

Please remember Lakeside Village enforces the deed restrictions that are in place to keep our community as nice as possible. The deed restrictions, and other information, can be found on our website at 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/aggressive dogs 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. 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 (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