

Lakeside Village Newsletter

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

June, 2019



Figure 1 - LSV June 2

ANNOUNCEMENTS

- Statements for annual maintenance dues were mailed Thursday, June 20. Please notify the Association if you do not receive your statement.
- The 2019 annual property owners' meeting was held Saturday, June 8. (meeting minutes below)
- A PayPal button has been added to the Association website (www.lsvpoa.com.) for payment of maintenance dues online.
- **Attention Special Need Citizens!** The county First Responders is trying to identify citizens in the county who may require special assistance during any emergency. An application form is included at the end of this Newsletter. There is also a form to keep at home that has the most important information needed by medical responders who may be called to your home.
- The Association is still having issues with property owners parking on the road easements. Parking on the easement is a deed restriction violation. In addition, parking on the easement creates an unsafe traffic issue and blocks the monthly mowing.

- Flooding of the Trinity River continues to create a problem for launching boats at the main boat ramp. Fast currents, water over the pier, and lots of trash and debris still an issue. The launch is monitored daily and debris is being removed as much as possible.
- Report any street lights that are out (936-891-5132). Report pot holes and any other hazardous road condition to the County Commissioner (936) 377-2481. You may also notify the Association.
- Property owners may burn piles of limbs and leaves on their property; however, if other non-vegetative items are burned, a burn barrel should be used. It is a deed restriction violation to have visible trash, garbage on the property.
- The county animal control deputy is **actively** working in Lakeside Village. Please remember to keep your pets restrained at all times. Loose dogs will be considered strays and may be picked up by the deputy.

PLEASE check your property to determine if mowing is needed. Please let the Association know if you need any referrals for lawn service. A number of companies have left their business cards with us. In addition, the subdivision has a couple of residents who mow for a reasonable fee.



- Please check out our FACEBOOK page... **Lakeside Village on Hwy 980**. This is a great place to share your community social media. “Like” the page and then enter your posts.



ANNUAL MEETING SUMMARY

The Annual Meeting of the SJC Lakeside Village Property Owners Association was held Saturday, June 8, 2019, at the 980 North Volunteer Fire Department. Registration and brunch were between 9:30-11 AM.

After verification of a quorum of membership present, including 28 voting members present, 22 represented by absentee ballot, and 4 represented by proxy ballot, for a total of 54 represented, President Gail Miller called the meeting to order at 11 a.m. and introduced the current SJC Lakeside Village Board of Directors. Directors present were Charlotte Arnold, Gretchen Beausoleil, Roger Biedanski, Fay Earls, Rod Kirschner, Petie Grant, Marcy Metz, Gail Miller, Barbara Niles and Jim Savoy.

Invited visitors were recognized: San Jacinto County Precinct 4 Constable Alvin Wyatt, Chief Deputy A.D. Todd, Deputy Derrick McEntire, Emergency Services Precinct 4 Commissioner Michael Smith, Texas Game Warden Melissa Brown, and Volunteer members of the 980 North Volunteer Fire Department, which included Assistant Chief Kevan Smith, Captain Scott Huckabee, Captain & Medical/Training Officer Corey Jackson, Vice President & Safety Officer & Training Coordinator Belinda Jackson, and Michael DeJournett,.

MINUTES

The minutes of the June 9, 2018 annual meeting were read. A motion was made by Petie Grant, seconded by Rod Kirschner to approve the minutes. The motion carried.

PRESIDENT'S REPORT (Gail Miller)

Ms. Miller thanked members for their attendance and invited them to attend the regular monthly board meetings that are held the second Saturday of each month at 9:00 a.m. (except in December). The current Board of Directors were introduced along with the offices they hold as follows: Gail Miller, President; Petie Grant, Vice-President & Deed Restrictions Chair; Fay Earls, Treasurer & Secretary; Charlotte Arnold, Co-Chair of Architectural Review, Deed Restrictions, and Community Relations; Gretchen Beausoleil, Community Relations Co-Chair; Roger Biedanski, Maintenance & Security Co-Chair; David Doughty, Architectural Review Chair & Maintenance & Security Co-Chair; Rod Kirschner, Co-Chair of Architectural Review & Deed Restrictions; Marcy Metz, Co-Chair of Architectural Review & Deed Restrictions; Barbara Niles, Community Relations Chair; and Jim Savoy, Maintenance & Security Chair, Architectural Review Co-Chair. In addition, Ann Young is the Administrative Assistant.

COMMITTEE REPORTS

A brief report was given from the following committees:

Architectural

The purpose of the Architectural Review Committee is to help ensure that community improvements stay in compliance with the deed restrictions. A simple application is required to get Association approval for property improvements. Between July 1, 2018 – June 8, 2019, twenty-six (26) applications were submitted to the Association for approval for structures to be placed on properties (homes, buildings, carports, etc.) The application packet is available upon request from the Association office.

Community Relations

The Lakeside Village Newsletter is published by email on a monthly basis, generally after the second Saturday of each month. It is available on the Association website (www.lsvpoa.com), and on the Association Facebook page (Lakeside Village on Hwy 980). In addition, copies are available at the LSV Information Center located at the front of the subdivision. Rod Kirschner has developed the Association's new website. It is easier to use and much less expensive than the previous site.

Deed Restrictions

Deed restriction inspections are made on a monthly basis. The Board follows a deed restriction enforcement policy adopted in August 2014.

Maintenance & Security

A new camera system has been installed that includes a License Plate Recognition camera. A number of volunteer property owners are also helping with the Neighborhood Watch project.

The Association is experimenting with a new cement treated rock base around the boat launch and parking area. That seems to be holding up better than the previous materials.

The Association is pleased to report a good year for the compliance of the burn site. Thank you to all for your cooperation with this initiative. In addition to the tractor work done at the site, members of the 980 North Volunteer Department were recognized for using training exercises to keep the site burned as required by the Texas Commission for Environmental Quality.

TREASURER'S REPORT

The Treasurer is responsible for reviewing the monthly financial business of the Association to ensure proper accounting procedures are being followed. The Treasurer verifies that the bank statements are reconciled, and that expenses and income are properly recorded. Approximately 17 lots have been turned over to the tax attorney or auction to collect delinquent taxes. Delinquent maintenance dues accounts are down. The Association offers a payment plan to eligible property owners who need assistance in paying their accounts.

A check in the amount of \$6,400.24 was presented to the 980 North Volunteer Fire Department for the Fire Funds collected during the year. Accepting the check on behalf of the Department was Johnny Arnold. All members of the Fire Department present came forward for a group picture.

PUBLIC FORUM (Those who have signed up to address the membership with a 3-minute limit)

1. Johnny Arnold, Assistant Chief, 980 North VFD
Without the support of the membership at Lakeside Village and the Emergency Services District the volunteer fire department would be unable to operate. This support is sincerely appreciated.
2. Corey Jackson, Captain, 980 North VFD & Emergency Medical Responder
First Responders has developed a program to assist special needs citizens in the county in the event of an emergency. The envelope contains a form to submit to the county and one form to fill out and keep at home, ready and accessible during any emergency. This information is confidential in accordance with State and Federal law. (Forms included at end of this Newsletter.)
3. Michael Smith, Commissioner, SJC Emergency Services District Board (ESD), Precinct 4
The ESD manages taxpayer money that is spent to support nine county volunteer fire departments, a First Responders program, and the county ambulance service. The Lakeside Village and other subdivisions within the service area of the 980 North VFD are very

fortunate. From the ESD Board's point of view the 980 North VFD is one of the best fire departments within the organization.

4. Melissa Brown, Texas Parks & Wildlife Game Warden

The department is getting many alligator calls. Alligators have a natural fear of people and will generally move on. If the alligator has associated humans with food, more than likely it will approach humans. There is an alligator season managed by special permit that is only two weeks long. San Jacinto County is a protected county, making the permit difficult to obtain (409-736-3625). To file a nuisance complaint on an alligator, you may call the dispatch at 512-389-4848. A hunter may be dispatched to catch the alligator with a line, but a fee is involved. Timber rattlesnakes are protected.

Ms. Miller provided additional comments as follows:

Although County Commissioner for Precinct 4, Mark Nettuno, was not present, Ms. Miller thanked him for continuing to provide our subdivision with as much road repair as possible within his budget restraints. The Association wrote him a letter in January 2019 listing the worst road issues within the subdivision and he did respond to address our needs as he could. All of the county road commissioners have very little money in their budgets for road and bridge repairs.

The Association is very pleased with the new mowing contractor, and they have done an excellent job of maintaining the subdivision. Street light outages may be called in to the Association or directly to Sam Houston Electric Cooperative. The Association is still in the process of identifying all of the street lights currently being paid for by the Association and those paid by individual property owners. Many years ago, a property owner may have paid to have a street light because there were no other homes around. Over the years that has changed, and the original property owner may still be paying for the light that benefits the home around them.

NEW BUSINESS

Proposed Special Assessment

Members were asked to consider approving a special assessment in the amount of \$36 per lot (a reduction of \$8 per lot from last year). The reason the Association is able to recommend a reduced amount is due to the decrease in expenses in several areas such as website and legal expenses, with that savings passed on to the property owners. Ms. Miller explained that if the Association only collected the base maintenance fee of \$36 (in deed restrictions) per lot, the Association would run out of money and we would not be able to cover all of the expenses for the year. That is the reason for the special assessment; to supplement the base maintenance fee and provide adequate funding. The Association should still be able to set aside some funds into the reserve account for capital expenditures needed for emergencies.

Fire Fund

Members were asked to consider voting again in favor of approving an annual fire fund in the amount of \$12 per lot, with a cap at \$36 for property owners who own more than three (3) lots. As Johnny Arnold previously explained, the fire fund, along with volunteer fundraisers and donations are needed to supplement the annual budget provided by the County Emergency Services District to help pay for many of the other supplies and accessories used by firefighters.

Mr. Savoy asked about the process of handling loose dogs in the subdivision. Chief Deputy Todd explained that there is only one animal control deputy who works part time and covers 650 square miles in the county. Call the county sheriff dispatch and file an animal control report. The county does have a leash law in place. Deputy Todd was asked about the handling of aggressive dogs. The State law says you have the right to defend yourself by whatever means is “necessary.” For example: If you squirt the aggressive dog with a water pistol and it runs away, then that was the level that was necessary to defend yourself. If you have to escalate the use of greater force to defend yourself, then that was the level that was necessary; however, if it becomes a court issue, you have to be able to articulate in court the level of force that was necessary. The State Health & Safety Code explains the citizen’s rights for self-defense. Remember, as you leave your home and property, your rights diminish.

Members also complained about speeding in the subdivision. Deputy Todd advised property owners to record the license plate of anyone speeding and report that to the sheriff’s office. Lack of manpower prevents adequate patrolling.

Another member asked about placing speed bumps on the roads in the subdivision. Speed bumps may not be installed because all of the roads in the subdivision are county roads. Remember to watch for children who are out of school for the summer.

VOTING RESULTS AND INTRODUCTION OF NEW DIRECTORS FOR 2019-20:

The following election results were presented:

Special Assessment of \$36 per lot: FOR 50 / AGAINST 3

Fire Fund \$12 per lot (up to 3 lots): FOR 53 / AGAINST 0

(Total to be collected will be \$84 per lot with \$36 cap on Fire Fund)

Six Board Members were elected as follows:

Roger Biedanski, David Doughty, Fay Earls, Petie Grant, Gail Miller, and Barbara Niles.



980 North Volunteer Fire Department News

(New Facebook Page: 980northvfd)

The Department is pleased to announce its annual raffle and fundraising event. Tickets are ready for sale from any fire department volunteer or by calling any of the contact numbers on the announcement flyer (see end of Newsletter). The official drawing and awarding of prizes will be Saturday, September 14. Please remember that the funds raised from this event are tax deductible and will allow the Department to purchase much needed fire

fighting equipment not otherwise available from the small annual budget supplied from the county.



Members of the 980 North Volunteer Fire Department received a check in the amount of \$6,400.26, funds collected by the Association from Lakeside Village property owners during the current fiscal year. The Fire Fund is voted annually by the property owners of Lakeside Village to support the volunteer fire department which is located in the subdivision. This money is used to help buy protective gear, air tanks, boots, helmets, fire hose, fire-fighting tools, tires, vehicle repair parts, and many other items needed to keep the department ready to fight fires. 980 North is a mutual aid department, extending its assistance to many other volunteer fire departments in the county. The 980 North VFD extends its most grateful appreciation to all who provide their support.

We wish to acknowledge two new members: Tyler Harris & Michael DeJournett. Thank you for joining the team!!

Members participated in extrication training Saturday, June 22. This exercise teaches fire fighters how to use equipment to safely remove people trapped in vehicles.





July		August	
4	Independence Day	4	Coast Guard Birthday
13	POA Monthly Meeting	7	Purple Heart Day
		10	POA Monthly Meeting
		21	Senior Citizens Day



ANNUAL FUNDRAISER

Presented by San Jacinto County's

980 NORTH VOLUNTEER FIRE DEPARTMENT

Located at 30 Lakeside Drive / Huntsville, TX 77320

\$5,150 in Prizes will be awarded!!

Tax Exempt #76-0325239 (Raffle Ticket purchases are tax deductible.)

***\$20 each
or
3 for \$50***

Drawing will be held Saturday, September 14, 2019 at 1:00 p.m. at the

G & G Gun & Machine Shop

400 Counts Rd. / Point Blank, TX 77364

Google: pointblankgunsmith.com

Winners need NOT be present to win; however, there will be a \$986 bonus prize awarded to someone present at the time of the drawing who has proof of the purchase of at least one raffle ticket. All gun prizes may be viewed at the G&G Gun Shop. All prize winners must be

eligible to own a firearm and be at least 18 years of age. Prizes will be picked up at G&G Gun Shop. Prize winners will be responsible for any taxes and a W2G form will be provided if necessary.

Gun specs may be located by part # @ www.RSRgroup.com

1st Prize Drawing (Value \$1,260)

Winchester Rifle, Repeating Arms M70 Featherweight, Bolt Action, 7 MM08, 22" Barrel, Blue Finish, Wood Stock, 5 Rd, Right Hand, PLUS Scope, 4-12 x 50 BDC AO with Sunshade.
(RSR Group Part #:WN535200218, plus scope, ring & mount)

2nd Prize Drawing (Value \$873)

Diamondback Rifle, Semi-automatic DB-15, 16" Barrel, Flat Dark Earth Finish, Adaptive Tactical Stock, Hex Mag Grip, 30 Rd, 15" MLOK Rail, 1 PMAG.
(RSR Group Part #: DBF15EMLFDE)

3rd Prize Drawing (Value \$900)

Shotgun, Beretta, A300 Outlander, Semi-automatic, 12 Gauge, 3" Chamber, 28" Barrell, Realtree Max 5 Camo Finish, Synthetic Stock, Mc3 Choke, 3 Rounds
(RSR Group Part #: BRJ30TM18)

4th Prize Drawing (Value \$629)

Pistol, Springfield, 911, 1911 Micro Compact, 380 ACP, 2.7" Barrel, Alloy Frame, Desert FDE Cherakote Finish, Black Nitride Slide, 2 Mgazines, Tritium Night Sights.
(RSR Group Part #: SPG9109FN)

5th Prize Drawing (Value \$550)

Crossbow, Killer Instint Ripper 4 15 FPS, Hunter's Kit w/backpack case, NAP Broadheads, 3 Arrows, Quiver, Rope Rocker, Rail Lube, and IR Scope

****** BONUS PRIZE (VALUE \$986) ******

**Pistol, Sig Sauer, P938, Rose Gold, Single Action, Compact, 9MM, 3" Barrel, Alloy Frame, Rose Gold Finish, Black G10 Grips, Night Sights, 6 Rd, 1 Magazine, Ambidextrous Safety.
(RSR Group Part #: SG938-9-ERG-AMBI)**

TO QUALIFY FOR THE BONUS PRIZE, YOU MUST BE PRESENT FOR THE DRAWING SEPTEMBER 14, AND PRESENT PROOF OF PURCHASE OF AT LEAST ONE RAFFLE TICKET.



The 980 North Volunteer Fire Department would like to thank you for your generous support of our annual fund raiser with your donation to this raffle event. This gift will give the Department an opportunity to purchase a few extra items that would not otherwise be possible within the normal budget funding.

Equally important to the financial support, is the belief and confidence you place in the dedication of each of the volunteers who strive to provide valuable services to this community and its surrounding areas. Once again, thanks so much for your continued support of the 980 North VFD.

CONTACT INFORMATION:
JOHNNY ARNOLD (936) 577-8802
FAY EARLS, TREASURER (936) 891-7754

SAN JACINTO COUNTY FIRST RESPONDERS, INC.
SPECIAL NEED CITIZENS

DATE: _____

NAME: _____ MALE: _____ FEMALE: _____

STREET: _____ CITY/STATE/ZIP: _____

PHONE: _____ CELL # _____ EMAIL: _____

EMERGENCY CONTACT:

NAME: _____ RELATION: _____ PHONE: _____

MEDICAL HISTORY: (Please circle) Stroke, Diabetic, COPD, High Blood Pressure, Cancer, Asthma, Cardiac, Seizures, Contagious disease, Other: _____

SPECIAL EQUIPMENT NEEDED: (Oxygen machine, Wheel Chair, Hospital Bed, Walker etc.)

PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. In case of emergency do you have transportation? YES: _____ NO: _____
2. How many people need transportation?
3. Do you have pets: Yes _____ No _____ How many: _____ What kind: _____
4. Are you willing to board your pets? Yes: _____ NO: _____
5. Do you need to evacuate to family/friends? YES: _____ NO: _____
6. Do you need to evacuate to a shelter? YES _____ NO _____
7. If you are diabetic: PILLS: _____ SHOTS: _____
8. Do you have a list of medication, dr. information, phone #? YES: _____ NO: _____
Where do you keep it? _____
9. Are you allergic to any medications? _____
10. Primary Language (If not English) _____
11. Vision or hearing problems? Yes _____ No _____ — Explain: _____

YOUR LOCATION: Point Blank, Oakhurst, Shepherd, Coldspring, 980 North, Camilla, Bear Creek, Pumpkin
Pumpkin/Evergreen, Waterwood (Please circle one)

Please **MAIL** to: San Jacinto County First Responders, PO Box 1023, Coldspring TX 77331

**This information is for emergency use only by First Responders. If needed in case of an emergency, we'll contact Ambulance Service, Sheriff Office or Fire Department.

KEEP THIS FORM / FOR HOME USE

MEDICAL INFORMATION

NAME: _____ BIRTHDAY: _____ AGE: _____

STREET: _____ CITY/STATE/ZIP: _____

PHONE: _____ CELL # _____ Social Security # _____

DOB: _____ MALE: _____ FEMALE: _____

EMERGENCY CONTACT: _____ RELATION: _____

PHONE: _____

MEDICAL PROBLEMS: (circle) Diabetic, COPD, Heart Problems, High Blood Pressure, Seizures, Asthma, Stroke, Other: _____

MEDICATIONS	

ALLERGIC TO: _____

DR NAME _____ PHONE _____

DR NAME _____ PHONE _____

SPECIAL INSTRUCTIONS:

DATE FILLED OUT: _____ BY WHOM? _____

PLEASE MAKE SEVERAL COPIES. PUT A COPY IN ZIP LOCK BAG AND PUT ON REFRIGERATOR. IN CASE AMBULANCE IS CALLED, GIVE A COPY OF THIS FORM TO THE CREW.