

Lakeside Village Newsletter

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

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



March 2020

Announcements:



- IT'S FINALLY HAPPENING....Demolition of the left pier began Monday, March 16 in preparation for the new pier/fish cleaning station construction. The barge that is being used to install new footings may interfere with boat launching during this time of demolition and reconstruction. The contractor will keep that to a minimum as much as possible.
- The electrical power to the pavilion will be OFF until the completion of the new fishing pier at the main boat launch area.
- The 980 North Fire Department will burn the community burn pile one weekend during March depending on wind and weather conditions.
- The Association is aware of the many pot holes and rough spots on all of the roads in the subdivision. We are working with the County Commissioner to provide as many repairs as possible.

- Mowing of the subdivision easements will begin very soon. Please remember to remove parked vehicles, trash cans, etc. from the easement in order for the mowers to do a good job. The mowing contractor has been instructed to blow all grass debris away from the streets.
- San Jacinto County is conducting a sale/auction of delinquent tax properties. The sale is scheduled for April 7 at 10:00 AM at the Official Door of the Courthouse in Coldspring, TX. Several of those properties being offered for sale are located in Lakeside Village (listed below). For additional information on the property such as addresses, maps, etc, visit WWW.SJCAD.ORG. Also, for more information regarding any sale listed, you may contact the Perdue Brandon Fielder Collins & Mott, LLP Conroe office at (936) 242-6815.

Lot 418 (D-9407-16 / CAD #R72809), Estimated Value \$6,730; Estimated Minimum Bid: TBD
Lot 558, (D-8765-14 / CAD #R72950), Appraised Value \$2,480; Minimum Opening Bid: \$1,200

Lot 186, (D-8913-15 / CAD #R72577), Appraised Value \$2,710; Minimum Opening Bid \$1,350
Lot 367, (D-8931-15 / CAD #R72758), Appraised Value \$4,320; Minimum Opening Bid \$1,500



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



Do you have a car, boat, watercraft, motorcycle, real estate that you no longer want? You may want to check out the website "KARS 4 KIDS" to consider donating it. (<https://www.kars4kids.org>)

Summary of the Lakeside Village POA Board of Directors' Meeting
March 14, 2020

(The official minutes of all meetings are posted to the Lakeside Village website: lsvpoa.com)

ATTENDANCE

Directors present were David Doughty, Fay Earls, Petie Grant, Rod Kirschner, Marcy Metz, Gail Miller, Barbara Niles, and Jim Savoy. Absent was Roger Biedanski and Gretchen Beausoliol. Also present was Ann Young, Administrative Assistant.

With a quorum met, the meeting was called to order at 9:00 a.m. by Gail Miller, President. Members (property owners) present were Ronnie Emberton and Ed Martin, who were invited to make comments and/or present concerns. Also attending was a visitor, James Grubbs who is not a property owner.

The minutes from the February 8, 2020 Board meeting and the financial reports for February were read and approved.

OLD BUSINESS

Update of boat launch/pier project

Construction contractor has been delayed due to weather.

Annual meeting plans

The Board briefly continued discussing plans for the next annual meeting (June 13). The same meeting format will be followed. (Registration beginning at 10 AM, meeting starts at 11 AM)

NEW BUSINESS

Board member announcement

The Board received a letter of resignation dated February 17 from Director Charlotte Arnold, whose term was scheduled to expire June 30. The Association is very grateful for her service.

Mowing

A few years ago, the Association started putting the mowing contract up for bids due to the fact the mowing contractor at that time was related to a Board member. This is a requirement of Texas law (Texas Property Code, Sec. 209.0052. ASSOCIATION CONTRACTS), whereby at least two bids must be obtained if a Board member is or related to the contractor. During the last two contract cycles, the Association did have a Board member related to the mowing contractor and bids were obtained as required by law. During the bid process, the Board is not legally required to accept the "lowest" bid. The Board just needs to make an informed and reasonable business decision as to which contractor will provide the "most bang for the buck" so to speak. Some factors for the Board to consider were: 1) historical performance, 2) reputation in the community, 3) the ability to meet the needs of the Association and the ability to perform good work, 4) offering a reasonable price for the services to be performed.

Due to the resignation of the Board member (effective February 17, 2020) who was related to the mowing contractor, there is no longer anyone currently serving on the Lakeside Village Property Owners Association Board of Directors who is related to the mowing contractor. By virtue of the Board's consideration of the above factors, the current mowing contractor's contract will be considered for renewal without additional bids.

A motion was made by David Doughty and seconded by Petie Grant to approve the renewal of the contract for Johnny Arnold at \$1,000 per mowing during the contract period of April 1 thru September 30, 2020, with additional mowing performed on request on an "as needed" basis.

Parking on Easements

Parking on street easements in Lakeside Village for more than a 24-hour period is a deed restriction violation. The Association has shown leniency for those who temporarily needed to park on an easement until driveways were fixed due to muddy conditions following bad weather conditions. However, there are several cases where vehicles are parked indefinitely on the easement. Mowers have to move around those vehicles. In several places the vehicles are so close to the street that it creates a traffic hazard. The Association has tried to gain the cooperation from all property owners involved. While some have shown cooperation, some have not.

While parking on the easement is usually not a county violation, it is an enforceable violation of the Deed Restrictions, and it will be enforced by the Association. It may become necessary to turn some matters over to the attorney for enforcement at a cost to be passed along to the property owner.

Visitor Jim Grubbs (non-property owner) addressed the Board with his concern stating, in his opinion, the Association has no authority to prohibit parking on the easements within the subdivision. The Board disagreed with Mr. Grubb's assumption due to the Deed Restrictions which state (General Provision I)... "The parking of boats, trailers or automotive vehicles on the roads or road shoulders for a period longer than twenty-four (24) hours is prohibited."

Property owner, Ronnie Emberton advised the Board that the ATV's are causing damage to easements and other properties in Lakeside Village, and along FM 980. Property owners are submitting pictures to the county sheriff for their investigation and possible prosecution. The Association may consider filing charges against those who are causing damage to the public areas in the subdivision.

COMMITTEE REPORTS

Architectural Review

The following application have been submitted and were approved:

1. Lot 110,111 – Home add-on
2. Lot 69,70 – Carport
3. Lot 244 – Back porch
4. Lot 304 – Retaining wall

Maintenance & Security

The Association utility pole located at the main boat ramp area fell and was replaced with one approved by Sam Houston Electric.

The county commissioner road crew has been seen in the subdivision filling a few pot holes. There are issues on every street in the subdivision and the Association will submit a report to the commissioner for additional repairs.

The committee will start to gather information and proposals from outside contractors to establish a baseline of what the cost of basic street repairs would be. No expenditures are planned at this time.

Community Relations

The Newsletter was published February 24. The Newsletter is distributed by email and is published on the Association Facebook page and the website (www.lsvpoa.com). Printed copies are also available at the Community Information Center.

Executive Session

During the executive session, the Association discussed the details of various deed restriction violations, status of letters to those in violation, and options for the correction of other violations. Legal nuisance complaints are being processed on several properties located in Lakeside Village.



The 41st Annual Livingston Area Fire School was held February 21-22. The School which is sponsored by the Texas A&M Engineering Extension Service offered such courses as LPG Safety, LPG Fires, Electrical Safety, Air Tanks (SCBA), Smokehouse, Car Fires, House Fires, Ventilation, Vehicle Extrication, Pump Operations, Ground Wildfire Training, Chainsaw Use. Five 980 N. volunteer fire members attended this school and received certifications. (Please see pictures posted on the Facebook page "980northvfd").

Ron Craven, Michael "DJ" Dejournett and Tyler Harris received certificates for completing S-190/S-130 Wildland Firefighter (Texas Intrastate Fire Mutual Aid System).

Fred Earls completed "Courage to be Safe and "Calling the Mayday" and Fay Earls completed Safety for Traffic Incident Responders.

During the month of March, fire department training included Communications and written exams for SCBA (Structure gear) & PPE (Wildland gear). The exams will test members on the proper methods of radio communication and the proper wearing and use of all the protective clothing and accessories worn during fires.

We are grateful for our volunteers who have taken time away from work and family to receive this valuable training and offer their services to our community.



Friends and Neighbors.....

The whistling ducks have returned to the neighborhood. Blue birds are busy making nests. Trees and blue bonnets are in bloom. Welcome Spring!

Please remember to send in pictures of your fish.