

PARKLAKE VILLAGE HOA

Parklake Contacts

Board Members

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(281) 829-1505

Cynthia Gualy
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(281) 398-2149

Bob Lewis
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rlewis57@att.net
(281) 398-6100

Cliff Halphen
Director
chalphen@att.net
(281) 579-6645

Association Management

PCMI
Margie Naranjo
Project Manager
mnaranjo@stes.com
281-870-0585

Drive-up Guest Access:

Your telephone number is listed in the guest access center at the entry gate. To grant access to your guest, press "9" on your phone and the gate will open.

Remote Controls

The HOA has ordered a supply of remote controls. Contact Margie at PCMI. The cost for each remote is \$23.50.

Welcome to 2011!

MESSAGE FROM THE BOARD

Welcome to 2011. The Board is committed to making 2011 the best year ever for Parklake Village residents.

The HOA held the annual meeting for the Parklake Village Homeowners Association on Friday, October 15, 2010 at the Parklake Village Clubhouse. During the meeting we discussed several topics of interest to the membership including:

- History of PLV
- Financial condition of the HOA
- MUD well status
- Election of the 2011 Board.

Nominations were presented for three board vacancies resulting from the term expirations of Ernest Cubit, Bob Lewis and Paul Lebold.

Cliff Halphen, Bob Lewis and Mark Zyskowski won the election. The new PLV Board membership in alphabetical order is:

- Cynthia Gualy
- Cliff Halphen
- Bob Lewis
- Jay Wheeler
- Mark Zyskowski



After the announcement of the election results, everyone enjoyed a true Oktoberfest celebration with sausage and brew.

2011 Board

In November 2010, the newly elected HOA Board of Directors met and elected the following officers for 2011

- President – Jay Wheeler
- Vice President – Mark Zyskowski
- Treasurer – Bob Lewis
- Secretary -- Cynthia Gualy
- Director -- Cliff Halphen

NCMUD Update

The Nottingham Country MUD held its monthly meeting on Monday, December 20, 2010. There were two agenda items of particular interest to Parklake Village

residents—the 3rd water well/pipeline and the extension of the Harris County Trails complex.

3rd Water Well/Pipeline

During the meeting, NCMUD approved the location of the



well on the MUD property and authorized Pate Engineers to begin the technical design and construction specifications. The process of creating the construction design and selecting contractors will take approximately 5-6 months. We should not expect construction on the project to begin

Parklake HOA

Standing Committees

Community Events Committee – Develops and recommends social functions during the year. One of the fun ways to communicate is through community parties and gatherings.

Amenities Committee – Develop a plan to complete the amenities within Parklake Village that maximizes the benefits of amenities to all residents of the community. Benefits include providing recreational opportunities as well as optimize the overall value of Parklake to perspective residents, increasing the value of everyone's investment through the creation of capital improvements to Parklake Village.

Communication Committee – Develop and implement a communication plan to inform residents about news and events of relevance to the residents. It is expected that minimally this committee will publish and distribute a quarterly newsletter about our community. Other options including a web-page were discussed. Implementation will be at the committee's discretion.

Landscape Committee – Maximize the benefits of the community grounds to all residents of the community. Develop rules, regulations and policies for the use of the common grounds and recommend the rules, recommendations and policies to the Board of Directors. Develop appropriate seasonal community decorating strategies and recommend budgets to the Board of Directors.

Architectural Review Committee -- Defined in our By-laws

Membership - Rick Ramsey, Mike Walvoord, Jay Wheeler

All Committee's need help; contact a Board member to get involved.

until late spring. Prior to finalizing the design phase, NCMUD plans on holding a special meeting to present the plans and provide an opportunity for questions and answers from the residents of the district. Tentatively, the meeting is scheduled for late February and will be held at the PLV Clubhouse. Late February was selected so that the engineering firm has the opportunity to sufficiently develop the construction plans to



make a meaningful presentation. Additionally, it provides sufficient time to notify all of the district residents that the meeting will take place. The next NCMUD Board meeting is January 17, 2011. The date of the special meeting will be set at that time.

Trails Update

Harris County and several of the area MUDs are partnering to develop the Hike and Bike trails in our neighborhoods.

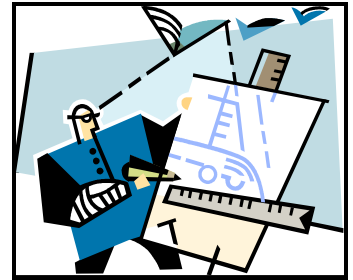
You might have already noticed the recently completed improvements to the sidewalks on Fry that run all the way to I-10. The next extension will be along Mason Creek from I-10 passing by the Park and Ride Lot and progressing to the Fry Road Bridge. Once this section is complete, the next phase will proceed east on Mason Creek from the Fry Road Bridge. The trails will be installed on both the north and south side of the creek.

The trail on the north-side provides access to the existing trail network in Green Trails. The Trail on the south-side will provide access to George Bush Park. The south trail will eventually extend through the park and connect with the Highland Knolls trail that meanders through the park, crossing Buffalo Bayou and extending to Terry Hershey Park.

The location of the trail that connects the south Mason Creek extension with the Highland Knolls Trail is under review, but the location of the trail has been described as "following the Boy Scout Trail." A local Boy Scout Troup forged a trail through the woods in a very scenic part of the park several years ago.

The Trail Development and the Well/Pipe Development Projects are two completely separate projects. The Pipeline Easement recently obtained by NCMUD to support Well 3 is not associated with the Trails project, and currently, the location of the Trail is not congruent with the Easement.

the Board as we move to complete our community. As a result of the survey and many community meetings, the Board prioritized the capi-



tal improvements including completion of the landscaping, upgrading the gate entry, installing security fencing at the Highland Knolls walk entrance, tennis courts, and facilities to the left of the clubhouse. We completed the landscaping and upgraded the entry gate. In 2011 and assuming our financial condition remains strong, we are proceeding with the Highland Knolls Fence and Tennis Courts. The remaining facilities intended for the lawn left of the Clubhouse remain for future development.

The attention every home owner gives to paying their annual dues makes it possible for the HOA to continue to improve the quality of life in Parklake Village. All of the improvements that we make increase the value of each of our homes beyond the annual assessment.

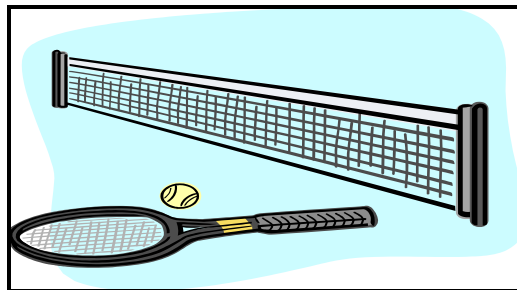
2010 Holiday Party

The 9th Annual Parklake Village Holiday Progressive Dinner was a tremendous success. 80 Parklake neighbors attended, making this year's event the largest ever.

A special thanks to our neighbors, Cliff & Roxanne Halphen, Jay & Gwen Wheeler, Wes & Debbie Phillips, and Mark & Monica Zyskowski for graciously opening their homes and hosting the neighborhood. The Progressive Dinner provides all of us the opportunity to get connected with everyone in our neighborhood.

Amenities

The HOA Board met on Friday, December 17, 2010. The Board reviewed the current financial position of the Association, and the forecast for our cash position at year end. Given the current financial condition, the Board believes that the HOA is in a position to proceed with the next phase of our amenity development. Two years ago, the HOA conducted a survey of the neighborhood to help guide



Gate Information

Randy Newman graciously offered to help with the administrative effort to keep the gate database current. Thanks Randy for jumping right in to help after only recently moving to the neighborhood.

The gates are open Monday through Friday, 6:00am to 9:00am and 2:30pm to 6:00pm. They are closed 24X7 on the weekends.

CLUBHOUSE RENTAL

The Board has adopted a rental policy for the clubhouse. Reservations for use of the PLV Clubhouse are made on a first-come, first-served basis up to ninety (90) days in advance. The day-use rental fee of \$100 must be paid by the Homeowner at the time the reservation is made. All reservations are subject to the approval of the PLV Board of Directors.

ARC

PROCEDURES

To obtain approval for improvements to your property, complete the ARC application. A copy is at the end of the newsletter, or contact a Board member or PCMI to obtain a form. The Board is moving to professionalize the approach we take to reviewing and addressing all ARC applications. The Board has contracted with Perry Harrell, a registered home building architect. Perry will perform the first review of all ARC applications. We believe that it is in the neighborhood's best interest to have a professional compare all applications against our building guidelines. As with all professionals, Perry expects to be paid for his services. The Board is adopting a fee schedule designed to recover the professional fees charged by Harrell Architects, LP.

FINES AND COLLECTIONS

The Board recognizes that

consistent and equitable application of the collection procedures and enforcement of our covenants and by-laws help maintain the overall value of our neighborhood. The Board adopted a policy for violations. The full policy is available by request and is filed with the County Clerk. The following summarizes the procedure:

Enforcement Procedures -

- 1. Courtesy Letter
- 2. Violation Letter
- 3. Demand Letter – Notification of Hearing

Fines for violations are:

- First Violation \$50.00
- Second Violation \$100.00
- Subsequent Violations \$150.00

**CONSTABLE
281-463-6666**

One of the most successful services that we have been able to offer our neighbors is the Harris County Constables patrolling our neighborhood. The Constables are extremely responsive and

friendly. They actively patrol the neighborhood and respond to issues when called.

Important points:

- **Call 281-463-6666.** This is the Constable dispatcher. They are faster to our neighborhood than 911.
- If the issue is with **George Bush Park**, be sure to let the dispatchers know. There is a special constable for the Park.
- **The Constable cannot enforce traffic laws.** We are a private neighborhood, with private streets. They can and have dealt with trespassers and negligent drivers... a subtle difference from traffic control.

Tell them "thanks" when you see them. They are doing a great job.

Architectural Review Committee Report – Thanks to the neighbors who have helped us work through the ARC process as we move to homeowner control. It is critical that we all support the ARC efforts to ensure we maintain our quality of life. The ARC form is below, but feel free to contact PCMI for a full page version with instructions.

Parklake Village HOA
ARCHITECTURAL REVIEW COMMITTEE
15995 N. BARKERS LANDING, SUITE 182
HOUSTON, TEXAS 77079
Phone 281-870-0585
Fax 281-504-1381

APPLICATION FOR APPROVAL TO MODIFY HOME OR PROPERTY

Homeowner Name _____

Property Address _____

Home Phone _____ Cell Phone _____ Fax E-Mail _____

Mailing address (if different from property address) _____

In an effort to protect the homeowner's rights and property values, it is required that any homeowner considering change or addition to their home OR property which would affect the exterior appearance **MUST** submit their request in writing to the Architectural Review Committee (ARC) **PRIOR** to initialing any change or addition. If any change is made that has not been approved, the committee has the right to ask the homeowner to remove the improvement from the property.

The PLV ARC does employ an external professional architect to review submissions considered complex. The professional fees for reviewing plans, updates and changes are the responsibility of the homeowner. The cost to review can range from \$75 to \$1,000 and above depending on the complexity of the project. The fee is due with the completed application. Applications are not considered "submitted" without payment. Please check with the ARC prior to submitting the final application for the associated costs.

Please state proposed change or addition, include dimensions (H x W x L), materials to be used, color choices. (attached additional sheets as required):

A lot survey of the property indicating the location of the proposed addition, modification or structure must be enclosed. Your lot survey should have been provided at your closing. If a lot survey cannot be provided, please submit a detailed drawing of the property showing the location of the home, other structures and easements. The placement of the improvement must be shown indicating the distance from side and/or rear fencing.

Failure to submit the survey and all required information may result in a delay and/or automatic disapproval of the application.

I understand that the ARC will act on this request as quickly as possible and contact me in writing regarding their decision; however, the Committee is allowed 30 days from receipt to respond. I also understand that in the event construction is not started within six (6) month from the date of approval, then a new application must be submitted. Further, I understand that it is my responsibility to ensure compliance with all applicable governmental ordinances, codes, permits, etc. affecting such improvement(s). I understand that I am not to begin any improvements until the Committee notifies me of their decision.

Homeowner's signature _____ Date _____

Construction
Start Date _____ Completion Date _____