

FALL 2014

Parklake Contacts

Board Members

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mZyskowski@sbcglobal.net
 (281) 829-1505

Rick Ramsey, Secretary
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Association Management

Heather Esteban, CMCA, AMS
 Crest Management Company
 17171 Park Row, Suite 310
 Houston, TX 77084
 281-579-0761 phone
 281-579-7062 fax
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Main PLV Gate Code: XXXX

Walk Through Gates (Front gate and Highland Knolls) Code: xxxx

Tennis Court Code: xxxx

Restroom Code: xxxx

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 Heather at Crest. The cost for each remote is \$26.00.

Cool Weather, Football and the PLV Annual meeting, a great time of year

PARKLAKE VILLAGE MESSAGE FROM THE BOARD

Welcome to fall 2014. It has been an active year. It is hard to believe that it is just about time for the 2014 annual meeting. Parklake is maturing into a very fine location indeed. What a difference from just a few years ago.



**2014 Annual Meeting
 October 17, 2014
 6:00PM**

As we do every year, the agenda for the annual meeting will include the election of directors, a report on our annual activities, followed by a neighborhood Oktoberfest so that everyone can get to know each other better.

The annual meeting will begin at 6:00, with the fun starting immediately after

the meeting.

Board Elections

The HOA Board consists of five neighbors who volunteer to help maintain the premier status we all desire for Parklake. The term of the directors is 2 years. This year, Mark Zyskowski, Gary Frimel and Wade Skelton come up for election. You may recall that Wade first joined the Board last year, Wade filling the unexpired term of Randy Newman. All three Board members are seeking re-election.

What's been going on in 2014?

During the year, the HOA continues to maintain our infrastructure including repairs to the gates, fountains and painting the pergola at the clubhouse.

We have begun a project to update the fountain at the main gate. The gate area will see a facelift with a cleaner look to the fountain surround, addition of a multi-tier fountain, and flags. Our goal each year is to maintain the infrastructure and add new items as the budget allows.



PLV SOCIAL CLUB

by: Joanne Frimel

Elizabeth Williams, entering into the 5th Grade, was the Grand Prize Winner of the first annual Parklake Village School-Children's Bake-Off Competition held at the PLV Clubhouse on the Friday, before the first day of school. The Art Teacher, Mrs. Martin, from Pattison Elementary, was a judge. She applied a numeric assessment based on the following criteria to determine the winner: Originality, Taste, Texture, and Presentation. It was a very close contest because all of the PLV kids who participated went all out and are well on their way to being fantastic chefs or bakers! Most of all, all of the participants, elementary and middle-school ages, really enjoyed taking the ingredients given

Parklake HOA

Standing Committees

Amenities Committee – Develops a plan to complete the amenities within Parklake Village to maximize the residential quality of life. Benefits include providing recreational opportunities as well as increasing the value of everyone's investment.

Communication Committee – Develop and implement a communication plan to inform residents about news and events of relevance to the residents.

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.

to them: Cocoa, Apple Sauce, Fresh Raspberries, and a secret ingredient, marshmallow cream, plus adding their own ingredients from home, to invent their own recipes for variety of creative cakes, beverages, pies, puddings, or whatever they chose to make. Each of their amazing results in each category surprised all of us beyond expectations! All of the participants went home with school-supply prizes and enjoyed a "Kick off to a New School Year Party". Thanks to our Parklake Village Social Club Committee for planning and hosting this fun event to wish our neighborhood children, and their parents, a successful and happy 2014-2015 school year!

Join PLV Social Club led by Joanne Frimel, Lori Herleth, and Galina Williams to help us plan social events and activities for all of our Parklake Village.

PLAY GROUP

In addition to the PLV Social Club, a playgroup, organized by Misti Slider & Magdalea Jansen, meet every Friday at the Clubhouse at 10:30 – Noon. The group offers an opportunity to get together and share while kids play on the clubhouse grounds, the playground equipment, and cool off inside the clubhouse. On rainy days, bring games and toys to play with and a snack too!

BEING GOOD NEIGHBORS

Speeding

Speeding and Stop Sign running in the neighborhood continue to be an issue. We continue to investigate several options for controlling traffic in PLV including speed humps and enforcement. We are all concerned about the safety of our residents. Every day many of our neighbors enjoy a relaxing walk... and if you have not seen the group of kids

running into the neighborhood from Pattison, you have missed something.

The safety of our neighborhood is at stake. Please slow down before someone is hurt.

TRAFFIC SIGN UPDATE: SAFETY

Parklake residents should see new traffic sign posted throughout the neighborhood. Most of the current traffic signs are beyond their useful life. The upgrades will include new stop signs and the addition of speed limit signs and Children at Play signs.

We have been asked, "Why **24 MPH?**" Our answer is, "We want everyone to be aware of safety and the best way to do that is to have people talk about it." **24 MPH** has opened the discussion.

Our community's population has increased with a proportionally increase in vehicular traffic. The safety of the residents and specifically small children is a major concern of the HOA. These signs will provide a reasonable measure of awareness. Traffic signs are posted for all vehicle, bicycles, a pedestrian to follow. Safety is always our main concern. Parklake is a beautiful sidewalk community please avoid walking in the street especially at night.

DOG WALKING

Every evening many neighbors enjoy walking their dogs in the neighborhood. Please pickup after them. Several neighbors have complained of "landmines" in their front yards.

LAKE-FRONT HOMES

The Board asks that lake-front owners take a careful look at their yard and treat the lake-front with the same

consideration as the front yard. The Board has asked Crest to include lake-front yards in the monthly neighborhood inspections. If you get a friendly reminder letter, please take it in the spirit it was sent in an effort to maintain our Parklake Village quality and home values.

RESTROOMS

When nature calls during a busy tennis game, don't panic. We have completed two restrooms at the rear of the clubhouse. They have combination locks. **(Code xxxx)**

FRONT GATES

We have changed the gate code to XXXX. The change is currently effective. The old code will be turned off after the annual meeting.

When approaching the exit gates, please proceed slowly and cautiously so that the tracking system can acknowledge that a car is present. We have had a few instances where the exit gates have started to close on cars when drivers have tried to rush through the open gates. Talk to your driving kids about this.

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 \$150 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.

Contact Crest Management for reservations.

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 Crest Management 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.

PLV GOES GREEN

Parklake Village contracts with WCA Waste to provide our Recycling pickup. When you begin their service, they provide an 18 gallon blue recycling bin. Sometimes, if you are serious about recycling, that small container is

just not enough. If you require additional capacity, you may purchase an additional 18 gallon blue recycling bin. (\$8 + tax). Or, if you are tired of the papers flying out of that open container, they also offer a 48 gallon recycling container (\$48 + tax) that has both a lid and wheels for an easy roll down the driveway.

Please call the **WCA Waste Residential Services office at (281) 368-8397** to order additional recycling bins and reduce the landfill impact and keep our neighborhood clean. They require a payment over the phone, but take major credit cards. We also found that WCA Waste picks up glass jars and bottles!

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.

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

When you do get a letter, please realize that the wording is drafted to support the new State of Texas laws that govern HOA's. The letters have a sound of legalize that is required by the State.

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.
- **General Safety Threats.** The Constable can and has dealt with trespassers and negligent drivers... Excessive Speed, Rapidly Running Stop Signs, Texting with Pedestrians Present may be viewed as a general safety threat. Threats to general safety are controllable by the Constable.

Be sure to let our Constables know that you appreciate the service they perform. Keeping our neighborhood safe is important on its face... and being known as a safe neighborhood increases all of our property values.

Oktoberfest 2014

Date: October 17, 2014
 Time : After the annual meeting
 (6:45 –10:00)
 Location : Clubhouse

Bring a dish and your favorite drink.

We will set up an outdoor movie for the kids.

Come and meet your neighbors.



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 Crest for a full page version with instructions.

Parklake Village HOA
ARCHITECTURAL REVIEW COMMITTEE
17171 Park Row, Suite 310
Houston, Texas 77084
Phone: 281-579-0761
Fax: 281-579-7062

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 effect 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.

Please state proposed change or addition, include H x W x L. (attached additional sheets as required):

A **lot survey of the property** indicating the location of the proposed addition, modification or structure must be enclosed, along with specific details of materials, color, and dimensions, including height. 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.

Materials to be used:

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 from 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 _____