**Property Owners Association of**

**Lakeside Place Section 7, Inc.**

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**SEPTEMBER 2018 NEWS: GREETINGS LAKESIDE PLACE NEIGHBORS!**

**Greetings!** We hope your summer was filled with fun activities with friends and family and that your recent Labor Day weekend was a safe and enjoyableone. It certainly was an extremely hot summer and we are all looking forward to fall with much needed cooler weather.

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**A Fond Farewell!** We would like to bid a fond farewell to our neighbors Mahely Ochoa & Antonio Gonzales and their two children Danika and Emiliano. They moved last month as Antonio took a job in California. We not only lost wonderful Neighbors but also lost Mahely as a Board Member. She organized and hosted many events that brought our Community closer together. With Mahely’s departure, we already have two volunteers, Sarah Feldman and Courtney Rice who have agreed to be in charge of the party planning committee.

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**Meet Your New Neighbors!** Our community has really grown this past year and we would like to recognize and welcome our newest residents:

Megan & Brian Dominick @ 11603 Cedar Creek Drive

Allison Squier @ 11610 Cedar Creek Drive

Nao & Adrian Kusuzaki @ 11611 Cedar Creek Drive

Olga & Helmut Grollitsch @ 1803 Woodland Springs Drive

Sarah & Steve Lufburrow @ 11634 Manor Park Drive

Laura McFalls & Tanner Creekmore @ 11642 Manor Park Drive

Courtney & Austin Rice @ 11646 Manor Park Drive

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**Who Are Your Neighbors?** Attached is an updated Neighborhood Map that gives names, phone numbers and addresses for the (47) homes that make up our community. Please do not share this document as it is Confidential and intended for our Property Owners only. If there are any corrections to your information (phone numbers or nickname, etc.), please call Neva Doherty @ 832-282-1258. She will make the corrections and re-issue the Map at the end of this month.

**What’s Happening in Our Neighborhood?** As you know, we hired JDH Association Management Co. this past year to manage our Association. What you may not know is that there is a website available to Lakeside Place Section 7: [www.jdhamc.com/jdh/item\_list.asp](http://www.jdhamc.com/jdh/item_list.asp) At this website, you will find our legal documents including Articles of Incorporation, Bylaws, Covenants, Architectural Guidelines and

Fines and Collections Policy. You can also make online payment for your annual dues and other assessments. You can also access our Facebook Page “Lakeside Place #7 Community News & Events.

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**Real Estate For Sale:** If you want to pick your new neighbor, tell them about the (2) homes that are currently for sale:

1703 Woodland Springs Drive: 4 bedrooms, 2 baths for $339,900

11631 Cedar Creek Drive: 3 bedrooms, 2 baths for $299.500

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**Message Board Returns**! As most of you know, our Message Board fell down from the west brick column inside our front entrance. It is being re-installed this week. For our new Neighbors, the board is used to post special events, schedule for waste pickups and other activities in the neighborhood.

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**Yard of the Month!** We have awarded the September “Yard of the Month” to 11603 Cedar Creek Drive. Their diligent effort to keep their lawn watered paid off. Congrats to Megan & Brian!

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**“It’s The Law”:** Most Property Owners have a general understanding of the Deed Restrictions, Bylaws, and Architectural Guidelines and Rules and Regulations for our Association. One of the main duties of JDH Association Management Co. is to enforce these laws by sending notices for these violations, then taking legal action if the violations are not corrected. We would like to address one of the guidelines that have been violated by several Property Owners in the last few months:

**3.3 Lot Maintenance**: In summary, the Owner of each Lot shall maintain their lot and improvements, sod, trees, hedges and planting in a neat and attractive condition. Such maintenance includes regular mowing, edging of turf areas, weeding of plant beds, fertilizing, weed control and watering the landscaped area. Diseased or dead plants or trees must be removed and/or replaced within 14 days of dying.

The Owner must always keep such Lot in a neat and habitable condition and must keep all weeds, grass, trees, shrubs, bushes, and other foliage thereon cut in a sanitary, healthful and attractive manner.

The Owner may not use a lot for the storage of materials and equipment or permit the accumulation or dumping of garbage, trash, extra soil or rubbish of any kind.

**News From Our Constable: Dispatch Line is 281-463-6666**

In case of emergency, contact the Precinct 5 Constable Dispatch at the above phone number first as their response time is just a matter of minutes. They will contact the Houston Police on your behalf if needed since we have a contract with the Precinct 5 Constables to patrol our neighborhood daily. We also suggest that you keep the Constable phone number in your cell phone and on speed dial if you have a land line.

There continues to be a rash of car break-ins and burglaries on the West side of town along the Briar Forest corridor. The Constable Deputies urge everyone to remove anything of value or consideration from your vehicle if it must stay outside at night. They also suggest that if your vehicle remains in the driveway, that it would be advisable to leave an outside light on. If the garage door has high windows, they suggest leaving a light on inside the garage.

The Constable also emphasizes that the best burglary detractor is an alert neighborhood. There are basically five homes around the perimeter of each home. If each homeowner knew about their neighbors, such as when they worked, when they were out of town and other familiarities, then these could help determine if strangers or an unfamiliar vehicle is parked in their driveway. Any time you need assistance or see suspicious activity, please contact our Constable immediately.

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**Health and Safety Reminders:**

**Pet Responsibility**: Please keep your dog on a lease when walking around the neighborhood

and please pick up the dog poop. According to City Ordinance Section 6-24, offenders can be fined up to $500 for violating this regulation.

**Speed**: Now that school has started, most people are aware of the speed limit in a school zone. The speed limit in our neighborhood is 20 miles per hour. Please slow down as you enter our neighborhood watching for children playing, parents pushing baby strollers or dog walkers.

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**September Schedule for Trash, Recycle & Tree Waste Pick-Up:**

Every Monday: Normal garbage and yard trimmings

Note: No black garbage bags are accepted for grass clippings

Monday, September 10 and 24: Recycle pick-up

Wednesday, September 26: Tree waste (clean wood, waste, limbs, branches and stumps

For new garbage can, call 311, the City of Houston help line to schedule a replacement

**Sincerely,**

**The POA Board of Directors serving Lakeside Place Section 7**