

THE ROYAL LAKES CROWN



July/August, 2012

ROYAL LAKES ESTATES BOARD OF DIRECTORS

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Minutes from the Board
Meetings and financial
information is always
available at
www.realmanage.com

*The purpose of this
newsletter is to inform
residents of business issues
in the community, issues
affecting residential and
community property, and
general reference
information.*

Please email articles or
suggestions to:
rlcrown@yahoo.com

ROYAL LAKES ESTATES HAS A NEW COMMUNITY WEBSITE!

REGISTER TODAY AT
www.royallakesestates.org
to
stay informed of all the
latest community news and
events.

a message from the President
Gary Allman

Hello Neighbors,

Hope you're enjoying your summer. We're only a few weeks away from the start of school, but there is still time to have a few more barbecues, swim parties and trips to the beach with the kids.

I hope you are having a great time with family and friends because I have learned that spending quality time with the people we care about is one of the things that really matters in this life.

We are still putting a lot of effort and money into the maintenance and repair of the barn. A new roof was installed and the exterior was repaired and painted. We still need to install some fencing to protect the wood around the windows from the horses and we hope to get to that done soon.

Although we've had quite a bit of rain these past few weeks, the overall appearance of the neighborhood looks great! Most of you are doing a superb job of keeping up your lawns; and, the entire neighborhood benefits from that. Keep up the good work!

The Board and I would like to express condolences to the Gene Cobbin family. Gene passed away suddenly in early July 2012. He was always a pleasant person and very easy to talk to. He never missed the annual HOA meetings. He only made one request at those meetings and I am glad to say we were able to have a street light installed at his corner very soon after he requested it.

Eight new fire hydrants will be installed by March of next year. This will give us another source of water in case of fire (in lieu of the lakes) and it should also help on your homeowner's insurance premiums.

Enjoy the rest of the summer, stay healthy and safe!!!



Texas shoppers get a break from state and local sales taxes on Aug. 17, 18 and 19 — the state's annual tax holiday. Lay-away plans can be used again this year to take advantage of the sales tax holiday. As in previous years, the law exempts most clothing, footwear, school supplies and backpacks priced under \$100 from sales and use taxes, which could save shoppers about \$8 on every \$100 they spend.

INSIDE YOUR NEWSLETTER

| | |
|---|--------|
| RLE Housing Market Update | Page 2 |
| Protect Your Home and Valuables This Summer | Page 2 |
| Have You Looked At Your Trees Lately? | Page 3 |
| Your Health | Page 4 |
| 2012 Board Meeting Calendar | Page 5 |
| School News | Page 6 |

RLE Housing Market Update



**I MAKE IT HAPPEN -
YOU MAKE IT HOME**

Inventory is shrinking! We are down to eight houses actively available, including one short sale and one new construction. Prices vary from the upper \$300K's to mid \$600K's, translating into prices per sq. ft. between \$73 and \$113. Taking the short sale away, the new construction home, as well as the very low priced home, we see an average asking price of \$103 per sq. ft., which is quite an increase from the previous years. Of course, asking prices are not "selling" prices, and it remains to be seen what these homes will eventually sell for. Since my last report, one home has sold at the price of \$76 per sq. ft.



Two homes are currently under contract and waiting to close, one for \$78 per sq. ft. the other for \$100 per sq. ft. Both homes, an active one priced at \$73 per sq. ft. and the sold one priced at \$76 per sq. ft. have been on the market for a very long time. Bearing that in mind, it may help a homeowner to plan in case the house does not sell within a reasonable time. Realtors have several ways to keep a house under constant attention of other Realtors and some homes just may need more nudges than others, or they need the homeowners attention to make it sellable and not lose so much value. I am not able to judge if this is the case with the above two homes, but often homes could show a lot better than they actually do, and with simple improvements some could be made more sellable.

To date, we have had 10 completed sales this year with the highest prices in the mid \$400K's, but this counted for only three homes. The sales prices of the other seven homes were in the \$300K's.

Did you know that we currently have five lots for sale? Sizes vary from ¾ acre to over 1 acre and the asking prices are from the high \$60K's to nearly \$90K. Three lots were sold this year with sizes between ½ acre and nearly 1.5 acres ranging from the mid \$50K's to nearly \$90K (the largest did not sell for the highest price!).

If the housing market remains relatively active, with more buyers being able to get loans again, and hopefully an increase in jobs in the Greater Houston area, I see a potential boost for our subdivision for the future. Sales prices should even out to a relatively, realistic sales price around \$100 per sq. ft., depending on what and how many upgrades a home has to offer, the age of the home, and of course the condition. Every subdivision has the occasional foreclosure, short sale or homeowner who has to sell under value for a number of reasons, but these should not affect the overall value. Land prices have definitely increased and with that, our homes should, as well.

Texas is a non-disclosure state and it is not permitted to disclose individual home sale prices to the public, with the exception to a homeowner who intends to sell his/her home and where sold prices are needed to establish a price comparable.

Protect Your Home & Valuables this Summer!

Property crimes including burglary can increase in the summer when many people take vacations away from home. Don't be a victim follow these simple steps to help deter criminals:

- Make sure to always lock your vehicle, and don't leave valuables in plain view.
- Help burglar-proof your home by making sure all doors and windows are locked, and keeping the grass cut in the back yard to help increase visibility.
- Depending on the length of your absence, consider putting a hold on your mail until you return. You can often do this online with the US Postal Service.
- Stop newspaper delivery.
- Ask a neighbor to keep an eye on your home and pick up any packages, etc. left outside.
- Don't announce your vacation to the entire world. Your online profile is probably not the best place to brag about being gone for an extended period of time - save the stories and pictures for your return!
- Consider contacting the Fort Bend County Sheriffs office regarding a house-watch at (???? if you will be gone for an extended period of time.



Follow these tips, and have a safe and happy summer vacation.

KITCHEN NOW OPEN!!!

ONLY 4.5 MILES FROM 59 & GRAND PKWY (99)



EAT, DRINK & DANCE

SUMMER CONCERT SCHEDULE

AUGUST 4TH
LET IT RIDE

AUGUST 11TH
COOPER WADE

AUGUST 18TH
TEXAS THUNDER

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HAVE YOU LOOKED AT YOUR TREES LATELY?

Hello Neighbors,

It's the end of July already and we've gone through a Summer of varying climates. We started off the Spring with a very good level of moisture that the trees and grasses very much needed since the drought of last year. Then, all of a sudden, we were without rain for a period long enough to cause many trees to



show signs of last summer's drought. Many of you have dead trees in your yard that you might not be aware of. These dead and dying trees are a liability not only to your own property, but to your neighbors should the tree be leaning their way. This article will go over some of the signs, symptoms and possible cures for tree health.

A lot of trees are just now showing signs of stress from last summer's drought. There are quite a few Cedar Elms that are starting to go into early fall patterns and showing leaves turn. If you have a tree where the leaves have turned brown, but have not fallen off the tree, it's time to remove the tree because it is not coming back. If the leaves turn brown and fall off the tree, you will need to get a professional opinion on what steps to take, whether it's waiting till next Spring to see if the tree flushes out again or what method of fertilization is needed to help the tree. Sometimes, tree's go into "self-defense" mode and shut down portions of their outer limbs to conserve energy and ensure the tree survives. In these instances, the outer limbs can be quite dangerous, especially if they are overhanging a roof, walkway or street. Many times, these limbs can be trimmed or removed by a homeowner; however, often times the work needs to be done by a professional, insured, arborist. I'll use a recent example of such an occurrence that happened last week. A homeowner that shall remain un-named, tried to remove dead portions of a tree that overhung the power line leading into their home. Unfortunately, the homeowner dropped a large limb onto the power line, causing a power surge to their home and ruining almost EVERY appliance in the home, including the A/C & heater. This is a very expensive mistake that could have been easily avoided by calling a professional.

I'm sure all of us want to be responsible homeowners. Take a minute and "look up" every now and then and check your trees. They are a very valuable resource and addition to your property. Like our yards, they need maintenance to keep them looking their best.

Russell Sackett, owner
Greatwood Tree Service
Sackett Commercial Services, LLC

Did You Know?

Recently there has been some e-mails circulating online regarding the use of onions for reducing or preventing flu symptoms.



What centuries of grandmothers have instinctively known is now being confirmed by everyone from modern scientists to naturopathic doctors. Onions may have the ability to ward off and relieve symptoms of the common flu. And in a world where, according to the CDC, many Americans will get the seasonal flu every year, the simple method of boiling onions into a drinkable broth may be a good practice to return to.

Moreover, the outbreak of H1N1, commonly known as swine flu, has caused many people to consider getting flu vaccinations that could do more harm than good. Prevention is the best method, and the following post will offer some insight into this ancient technique of using onions for flu prevention.

How Onions Help with the Flu

The idea that onions could ward off disease through their potent medicinal properties hails back thousands of years. Ancient Ayurvedic and Chinese medicine revered onions for their anti-inflammatory and congestion-relieving properties. The Ancient Greeks rubbed onions on sore muscles and the Native Americans used them to ward off the common cold and flu.

In fact, the World Health Organization has even recognized the onion for its ability to help relieve symptoms of the flu such as coughs, congestion, respiratory infections and bronchitis. Some traditions have even recommended placing sliced onions beside the bed at night, or even just around the house, to help prevent yourself from getting the flu. The theory was that the raw onion would absorb germs in the air, preventing them from entering the body. Even though, it must be noted, that one of the most common ways to get the flu, is by contact with contaminated surfaces or people. So remember to wash your hands, especially before eating or scratching your eyes.

In an early 1900's Los Angeles Times article, the following suggestion was offered to the public:

"In a sickroom you cannot have a better disinfectant than the onion. It has a wonderful capacity for absorbing germs. A dish of sliced onions placed in a sickroom will draw away the disease; they must be removed as soon as they lose their odor and become discolored, and be replaced by fresh ones."



YOUR HEALTH

The beginning of each year we all plan to live better, eat better, exercise, etc. For 2012, this page will be dedicated to your health. If you would like to see something special or submit a recipe, please let me know at rlecrown@yahoo.com.

Onion Soup: Easy, Health Restoring Recipe

3 large organic yellow onions
3 organic cloves of garlic
1/4 cup of fresh, finely-chopped organic oregano
4 cups of purified or distilled water
Add Himalayan salt, to your taste.

Preparation: Chop both the onions and the garlic into cubes. Bring water to boil and add onions, garlic and oregano. Let simmer for 15 minutes, or until you notice that the onions are translucent and soft. Drink the hot soup and allow the body temperature to rise enough to induce mild sweating.

Onions are known for both their anti-viral and anti-inflammatory properties. They are also high in sulfuric compounds such as thiosulfates, sulfoxides, and other odorous cysteine sulfoxides. These compounds give onions their pungent flavor and are what make you cry when cutting them. Research shows that the thiosulfates in onions are responsible for their antimicrobial properties. Thiosulfates have even been shown to kill off salmonella and E. coli. Sulfuric compounds also play a role in cancer and heart disease prevention, and therefore act as a great immune-boosting food for general disease prevention.

Onions are also extremely high in the anti-oxidant quercetin. Quercetin helps the body fight free-radicals, and boosts the immune response. A recent study from the British Journal of Nutrition, showed that individuals who ate foods high in quercetin (onion soup was used in the study), had better immune responses and less likelihood for cardiovascular disease.

The Delmar's Integrative Herb Guide states that, "Onions help break up or clear mucous and other substances that block the immune system from doing its work." So this season, if you feel a cold or flu coming on, make yourself a big pot of soup using the simple recipe above.

Disclaimer: Please remember that this post is not intended to be medical advice. If you think you have the flu, please talk to your doctor about how onions may help, as well as what else you may be able to do to fight it.

Source: www.globalhealingcenter.com/natural-health/onion-flu-remedy

ROYAL LAKES ESTATES



State law requires all HOA's to notify members of all Board meeting dates, times and locations. These meetings are open and can be attended by any member wishing to attend.

FUTURE BOARD MEETINGS:

| | |
|--------------|--|
| August 6 | 7:00 p.m. George Memorial Library |
| September 10 | 7:00 p.m. Location TBD |
| October 9 | 7:00 p.m. Location TBD |
| November 5 | HOA Annual Meeting 7:00 p.m. Location TBD |

PLEASE DON'T TRASH
OUR STATE



This bag design was inspired by Jennifer Ostler, who won the 25th Anniversary Don't Mess with Texas Design a Litterbag Contest.

Litterbags help keep trash off Texas roadways and are available for free at www.DontMessWithTexas.org. You can choose from three designs: the Don't Mess with Texas 25th Anniversary litterbag design contest winner, the Environmental Green or the Real Texans Don't Litter bags. Also, show your pride in the Lone Star State and spread the litter prevention message with a free Don't Mess with Texas bumper sticker or decal.

VOTE

ELECT MICHAEL ELLISON

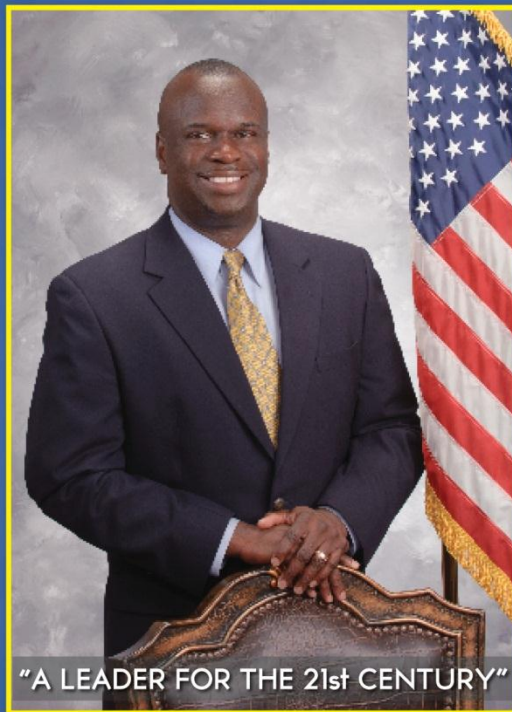


PHOTO BY: ROBERT BERGER-INNOVATIVE IMAGES

"A LEADER FOR THE 21st CENTURY"

FOR SHERIFF OF FORT BEND COUNTY

NOW...IS THE TIME FOR NEW LEADERSHIP.
NOW...IS THE TIME FOR NEW DIRECTION.
NOW...IS THE TIME FOR A NEW SHERIFF.

Early Voting Oct. 22, 2012 to Nov. 2, 2012
Election Day-Nov. 6, 2012

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SCHOOL NEWS!!



Antoinette Reading Junior High

Student and Parent Orientation

August 7-9, beginning promptly at 4 p.m. and ending at 6 p.m. in the ARJH Cafeteria. Students and parents are invited to look around the school, meet the principal and assistant principals, receive information pertaining to the school and specific grade, ask questions, purchase P.E. uniforms for (\$20/set), join the PTO, sign up to volunteer, purchase ARJH spirit wear and receive info about the PTO fall fundraiser. Student schedules will not be distributed at orientation.

Orientation Schedule:

August 7 – 8th grade, 4-6 p.m.

August 8 – 7th grade, 4-6 p.m.

August 9 – 6th grade, 4-6 p.m.

Student Registration

Please pre-register at www.lcisd.org and print your confirmation number. Parents/guardians may begin calling the school on July 30 to schedule an appointment with the registrar clerk and a counselor. Appointments begin on August 9. To schedule an appointment please call 832.223.4400. For registration requirements, visit the Reading Junior High website at www.readingjh.lcisd.org.

First Day of School

August 27 – School begins at 8:10 a.m. and ends at 3:45 p.m.

PTO Fundraiser Kick-off

August 31 – The ARJH PTO will kick-off their Believe catalog fall fundraiser the first week of school. The fundraiser will run August 31 until September 17, and will offer a large variety of items that friends and family members can purchase both through students and online. Proceeds from the fundraiser will go toward funding an electronic marquee for the school.

ARJH Longhorn Marquee Project

One of the primary goals of the PTO this year is to raise money to build an electronic marquee that will be placed in front of the school near FM 762. The marquee will help the school better communicate with parents and the community. So far, the PTO has raised \$7,000 for the marquee and is actively working to raise the additional funds needed to get the project underway. Corporate and individual sponsorships and donations are gladly accepted. For more information about the ARJH Longhorn Marquee project, please email Sofia Sheikh at president@readingpto.org.

ARJH PTO Fundraising Chair Opening

The ARJH PTO is looking for an outgoing, energetic person to fill the Fundraising Chair position. If you are interested, please email PTO President, Sofia Sheikh at president@readingpto.org for a description of duties or more information.

Join Reading PTO Today!

Being a PTO member does mean you are a volunteer or that you have to devote extra time from your schedule. PTO membership means you support ARJH and the PTO's efforts to provide the school with funds, resources, programs and services that will enrich the education of every child.

This year there are various membership levels:

- **Longhorn:** \$10 – includes PTO Membership and weekly Eblast*
- **Longhorn Pride:** \$25 – includes PTO Membership, weekly Eblast* and ARJH Decal or ARJH Cinch Bag
- **Longhorn Family:** \$50 – includes PTO Membership, weekly Eblast*, ARJH Decal, ARJH Cinch Bag, and Family Name displayed on a board at ARJH for the school year
- **Longhorn Level:** \$100 – includes PTO Membership and company name and logo listed as a supporter on PTO website
- **Longhorn Supporter:** \$5 – (for ARJH teachers and staff) – includes PTO Membership and weekly Eblast*

To become a member, go to www.readingpto.org and click on the Membership tab to join online or download the membership application. If you have questions, please email membership@readingpto.org.

(*Eblasts contain school/PTO related news, dates and event information)

Volunteering at ARJH

ARJH and the ARJH PTO want to thank our 2011-2012 Volunteer of the Year, Amy McInnis, for all her time and support this year! Volunteers are crucial in making a school year successful. An hour of your time can be a tremendous help to the PTO and the school. Best of all, you can often do things from home or in your free time. Some volunteer opportunities available include: Beautification, Front Office, Fundraisers, Hospitality, Library, Membership, Programs/Cultural Arts, Public Relations/Newsletter, Website, Work Room and Longhorn Gear. If you are interested in volunteering, please visit the PTO volunteer table at student orientation or submit the volunteer form on the Reading PTO website at www.readingpto.org. Thanks for your help.

For more ARJH dates and information, please visit the ARJH website calendar at www.readingjh.lcisd.org

You can also check for updates on the Reading PTO website at www.readingpto.org.