

THE ROYAL LAKES CROWN



April/May/June, 2013

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:
rlecrown@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

Spring is here! Flowers are in bloom throughout the neighborhood! I see many of you taking advantage of the glorious spring weather by walking and biking through the neighborhood and working in your gardens. The little league teams have begun practicing on the baseball field again. We have continued to be blessed by the occasional downpour that has limited our reliance on our sprinkler systems and has brought the lake levels closer to a normal level. Hopefully this trend continues through the summer.

The Architectural Controls Committee has been busy this spring, as well. We have approved the construction of two new homes that recently broke ground and we are reviewing a number of requests for a variety of home improvements.

As we all begin to spend more time outdoors working on our lawns, I would like to make a request of each of you that I believe will make a significant impact to the overall appearance of the community. Because our streets are not lined by curbs, defining the edge of the streets can be a challenge. There are a number of points throughout the community where thriving grass has grown out into the streets. If your grass is growing aggressively or your maintenance schedule has slipped longer than you would have liked, you may need to use a weed-eater and a shovel to define the street line and remove the overgrowth. While you are outside and full of energy, see if your neighbor needs some help wrangling their street edge or at least bring them a cold beverage while you sit on your porch and admire their hard work. I know that the street edge at some points in Section II is not well defined. Regardless, the fresh edging will improve the overall appearance of the streets.

Thank you in advance for your support of this initiative.

Sincerely,
Duane Chambers
HOA President



Does the edge of your property with the street look like this?

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Royal Lakes Estates (RLE) Housing Market Trends April, 2013

By Sandy McClusky, Realtor



My goal is not simply to sell your home, but to help you realize the best price obtainable for your property in the shortest period of time. To help achieve this goal we have developed a exclusive Home Enhancement Guide. Based on proven marketing techniques, I would like to share with you the following tip:

The First Impression: Within 15 seconds a buyer has developed an opinion of your property, the doorway is the focal point of your home. So take advantage of the cool weather and repaint the door, apply new hardware, replace your house numbers, put a flower box or planter alongside the door, and install a new front light fixture.

Royal Lakes Estates Market

3 Homes Actives, 3 Pending, 3 Sold from 2/28/2013-04/15/2013

Average List Price - \$546,633; Average Pending-\$507,663

Sold Range \$315,299 - \$402,500

More Specific Details upon request

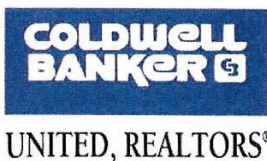
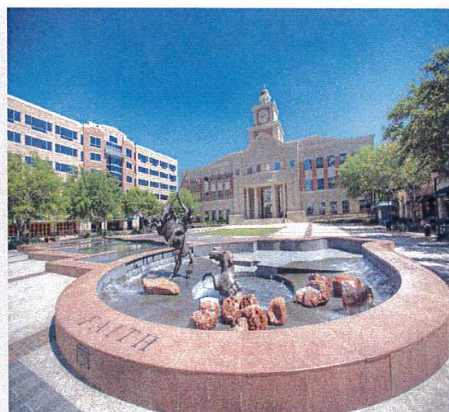
Fort Bend Market Dynamics

December Units

MLS Areas 29,30,37,38

	Apr-12	Apr-13	% Change
Active	4,044	3,114	down 23%
Pending	744	1028	up 38.2%
Sold	552	673	up 21.9%
MSI	4.0	1.8	down 55%

MSI = Month Supply of Inventory

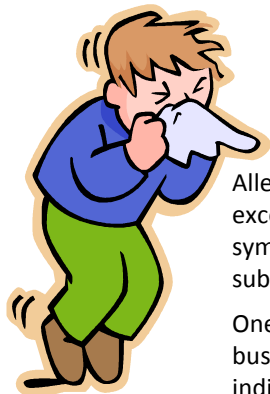


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YOUR HEALTH

The beginning of each year we all plan to live better, eat better, exercise, etc. This page will be dedicated to your health. If you would like to see something special or submit a topic or recipe, please email to rlecrown@yahoo.com.



ARE ALLERGIES GETTING THE BEST OF YOU THIS SPRING?

Allergy season can cause misery in any individual who suffers from allergies. This is certainly no exception in the state of Texas, which has its fair share of common airborne allergens that can trigger symptoms. If people know what they are allergic to, they may be able to limit their exposure to such substances, but naturally, it is not always possible to avoid allergens in the air.

One of the most common airborne allergens in Texas is pollen from grasses. Because many homes and businesses have full, green lawns along their properties, there is virtually no way for an allergic individual to avoid coming into contact with grass pollen. Pollen is most typically spread throughout the air when a lawn is mowed.

The Cedar elm is a very common type of tree that grows in the state of Texas. Any person who suffers from allergies to trees can experience great misery as Cedar elm pollen can disperse in the air from late summer to fall. Allergy symptoms that can be expected range from typical respiratory issues such as sneezing, stuffy or runny nose, watery eyes and even coughing and wheezing. Some allergic individuals may even experience dermatological symptoms such as itching and rash if they come into direct contact with the allergens.

Mold is a fungus that many people are allergic to, and it is commonly found in Texas after rain. It is one of the worst airborne allergens as it can not only trigger allergy symptoms such as sneezing and asthma. In the worst case scenario, if mold is present in the individuals home, it can lead to even worse problems that include pneumonia.

Ragweed is an extremely common allergen in the state of Texas that affects many people each year. Ragweed is often considered the worst airborne allergen there and in other areas because it causes so much misery during the season. The plant is capable of releasing millions of pollen grains per day. These pollen grains are so tiny and light that they have the ability to travel as far as 400 miles in even light winds.

Any person who lives in Texas and knows or suspects they have allergies to these and other substances should consider visiting an allergist. The doctor can test both the skin and blood for specific allergies and provide relief to the individual by administering shots. Over time, the patients immunity to the substances they are allergic to will build up, which will alleviate a number of symptoms they experience when in contact with them. Taking over the counter or prescriptions antihistamines can also help.

Source: <http://www.articlesnatch.com/Article/The-Most-Common-Airborne-Allergies-In-Texas/4160293>

WHAT ARE THE SYMPTOMS OF SEASONAL ALLERGIES?

Symptoms of seasonal allergies include sneezing, runny nose, nasal congestion, itching of the nose, and post-nasal drip. Not all people experience all of the symptoms of hay fever, and in some people, only one symptom will predominate. It may be difficult to tell the difference between seasonal allergies and the common cold, and only an allergist may be able to tell the difference. Learn about the ways to tell the [difference between a cold and seasonal allergies](#).



Garbage Pick-up Information for RLE Residents

Household garbage will be collected twice a week, on MONDAY & THURSDAY. Please have trash out to the curb by 7:00 am each pick up day. Trash must be in Best Trash containers OR if you have additional trash, you may place bags/cans (30-50 gallons) out to the curb for collection.

Recycle will be collected once a week on THURSDAY. If you have more recycle than what fits in the Best Trash provided bin, you are welcome to use a container of your choice as long as the container is labeled "RECYCLE".

Items excluded from normal collection are dirt, rocks, bricks, concrete, tires, batteries, motor oil, cooking oil, waste generated by a private contractor or any materials or items deemed hazardous materials. Please do not dispose of gasoline, motor oil, paints, cooking oil, or any other liquid items in a container that is not visible to Contractor personnel. If it results in spillage, that causes a stain, Best Trash is not responsible for the clean up. Best Trash will leave a tag explaining the reason for non-collected item(s).

Trees, shrubs, brush trimmings and fencing must be tied or bundled in 40 pound bundles, lengths **no greater than 4 feet with no branch diameter exceeding 4 inches**. The bundling is required to allow quick pickup and size limitations are required to avoid damaging the equipment in the crushing process.

Items such as appliances, furniture, carpet (**up to 1 room, rolled up four feet wide and less than 40 pounds**), will be picked up either of your collection days. By Federal Law, refrigerators and freezers or any other items containing Freon must be drained of Freon and have an accompanying bill to validate such service was performed.

Best Trash will collect **papers (including cardboard), plastics, aluminum and tin cans and glass** that are placed within the provided recycling bin. If items exceed container capacity, please place them adjacent to bin well marked as recycling materials. If you find items left in your bin, it means they are not recyclable. Please dispose of these items in your trash container for the next scheduled pick up. Best Trash will provide each current residence with one 96 gallon poly cart and one recycle bin. Best Trash will replace any carts or bins that are defective or otherwise become unusable due to normal wear and tear. Lost, stolen, or additional recycle bins can be replaced at \$9.00 (plus tax) each, lost or stolen carts can be replaced at \$80.00 (plus tax) each by calling Best Trash.

An enhanced feature of BEST TRASH is special pick up for items excluded by the contract. If notified in advance, Best Trash will meet with you prior to collection day to determine a price to haul away non-contract items. If you do not notify Best Trash of such a special pick-up before your scheduled pick up day, Best Trash will leave a notice for you to contact Best Trash during normal office hours to arrange for a price and time for the extra pick up.

Billing: Bills will be sent on a quarterly basis and due 30 days after receipt, after 30 days at \$25 late/reconnect fee will be added and collection services terminated, collection will be resumed the next scheduled day after payment is received.

Recycling: Best Trash takes great pride in our recycling program and efforts. Ensuring the best recycle program for our customers takes time and effort on both sides. Please remove caps, liquids and food products from inside the containers. Please only use the recycle bins for recyclable materials, not as an extra trash container.

Holidays: If your regular pick-up falls on a holiday (New Year's Day, Memorial Day, July 4th – Independence Day, Labor Day, Thanksgiving Day, and Christmas Day), the pick-up will be made on the next regular scheduled pick-up.

Contact Information: Best Trash, 17820 Madden Rd, Richmond, TX 77407 Ph: (281) 313-(BEST) or 281 313-2378



PLEASE do not tape flyers to the front of the Message Boards! If you would like to post on the Message Board, send a copy of your flyer with a request to rlecrown@yahoo.com and if approved, we can arrange to have it posted. Anything "taped" on the outside will be removed immediately.

Thank you,
Royal Lakes Board of Directors

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. All RLE Board meetings are held the first Monday of each month at the Fort Bend Road and Bridge offices on FM762, unless notified otherwise.

FUTURE BOARD MEETINGS:

June 3	7:00 p.m.
July 1	7:00 p.m.
August 5	7:00 p.m.

ditches in front of some homes will require more modification than others depending on how well the homeowners' builders managed the runoff of the clay brought in for building up the foundation of each home. The culverts at each driveway are supposed to be surveyed before installation to ensure proper flow to the retention lakes. My observation is that some of the culverts are lower than the ditch bottom so those homes will likely have more removed than others. [Duane Chambers, HOA President]

Reply: Thanks, Duane for the information. I remember when all that was being discussed. Does this only pertain to section 1, or does it also pertain to section 2 which has not yet been turned over to the county? Do you know if they will be re-grassing the ditches that were skinned? [Scott Darwin]

Response: Should only relate to Section 1 since Section 2 has not yet been turned over to the County by the developer. Not sure on the grass, my guess is no grass will be added. Those homeowners with St Augustine will likely have grass covering the dugout area by the end of the summer since that type of grass spreads so aggressively and the bottom of the ditch is likely to have the best water source. I did some trenching in my ditch awhile back and I recall that it did not take long to have the grass cover again. [Duane Chambers, HOA President]

Email from a concerned neighbor: Monday morning as I was leaving home, a car failed to stop at their street stop sign, thus resulting in an almost collision. A couple of feet ahead, another car fails to stop at his street stop sign. What was most upsetting, just a couple of feet from him kids were sitting and waiting for their bus. At the speed he was going, he could have caused serious damage. I have descriptions and license plate numbers if needed for the cars. I understand we are in a hurry to be somewhere. I get it. But you need to stop and think about the consequences of your actions and realize there are other factors here. We may need to install speed bumps and/or speed limit signs, as well as "slow down we love our children signs" to slow the repeated speedsters in our neighborhood.

If you have questions or comments, please email them to rlcrown@yahoo.com and we will make sure your comments are directed to the appropriate Board member and you will receive a timely reply.

DECORATIVE IRON FENCING FOR SALE

Several years ago, the HOA Beautification Committee decided to remove the iron fencing that the community developer previously installed along Royal Lakes Boulevard. Oak and Crepe Myrtle trees were planted in place of the fencing. The HOA Board agreed to use a portion of the fencing to enclose the community playground. We have recently decided that the community would get the most benefit from selling the remaining sections of fence to a RLE homeowner and use the proceeds for capital improvements and/or repairs and maintenance within the common areas throughout the community. There are fifty eight (58) eight foot wide x four foot tall black aluminum panels available for sale to the first RLE homeowner willing to purchase at least 40 panels. If you are interested in purchasing less than 40 panels, please submit your request, and it will be given second priority to any purchase of 40 or greater panels. We are offering the panels for \$51 per panel. Mounting posts and hardware are also included in the price. Please submit all requests to rlcrown@yahoo.com. If selected, homeowners must provide payment within 30 days of notification of their selection or other homeowners who subsequently replied will be extended the opportunity to purchase the fencing.

Please provide the following information with your request: (1) Name (2) Home Address (3) # of Fence Panels desired (4) Acknowledgement that prior to fence installation you will request approval from the Architectural Controls Committee of the fence placement on the property.

DO YOU HAVE A QUESTION?

If you have a question about what is going on in the neighborhood or need help with something concerning the neighborhood, please send your question to rlcrown@yahoo.com and we will post your question, as well as the answer from the President of the Board.

Question: Do you know why some of the ditches were scrapped in Section 1 this week? [Scott Darwin]

Answer: Regarding your message to the RLE Crown website....

Disclaimer: The information to follow is based on previous discussions that I had with the former HOA President, Gary Allman, and some of my observations and assumptions.

I believe that quite awhile ago the HOA put in a request to Fort Bend Road and Bridge to have the drainage ditches surveyed and modified to ensure proper drainage of rainwater from the roads and the yards to the retention lakes. We were told awhile back that they had a long backlog to work through before the got to our community. I presume they have finally worked through their backlog and we made it to the top of the list. I expect that the

IT'S HURRICANE SEASON . . . ARE YOU READY???

Before the Hurricane Season

- Determine safe evacuation routes inland.
- Learn locations of official shelters.
- Check emergency equipment, such as flashlights, generators and battery-powered equipment such as cell phones and your NOAA Weather Radio All Hazards receiver.
- Buy food that will keep and store drinking water.
- Buy plywood or other material to protect your home if you don't already have it.
- Trim trees and shrubbery so branches don't fly into your home.
- Clear clogged rain gutters and downspouts.
- Decide where to move your boat, trailer or any other similar item.
- Review your insurance policy.
- Find pet-friendly hotels on your evacuation route.



When in a Watch Area...

- Frequently listen to radio, TV or NOAA Weather Radio All Hazards or official bulletins of the storm's progress.
- Fuel and service family vehicles.
- Inspect and secure mobile home tie downs.
- Ensure you have extra cash on hand.
- Prepare to cover all windows and doors with shutters or other shielding materials.
- Check batteries and stock up on canned food, first aid supplies, drinking water and medications.
- Bring in light-weight objects such as garbage cans, garden tools, toys and lawn furniture.

When in a Warning Area...

- Closely monitor radio, TV or NOAA Weather Radio All Hazards for official bulletins.
- Close storm shutters.
- Follow instructions issued by local officials. Leave immediately if ordered!
- Stay with friends or relatives at a low-rise inland hotel or at a designated public shelter outside the flood zone.
- DO NOT stay in a mobile or manufactured home.
- Notify neighbors and a family member outside of the warned area of your evacuation plans.
- Take pets with you if possible, but remember, most public shelters do not allow pets other than those used by people with disabilities. Identify pet-friendly hotels along your evacuation route.

If Staying in a Home...

- Turn refrigerator to maximum cold and keep it closed.
- Turn off utilities if told to do so by authorities.
- Turn off propane tanks.
- Unplug small appliances.
- Fill bathtub and large containers with water in case clean tap water is unavailable. Use water in bathtubs for cleaning and flushing only. **DO NOT** drink it.

If Winds Become Strong...

- Stay away from windows and doors, even if they are covered. Take refuge in a small interior room, closet or hallway.
 - Close all interior doors. Secure and brace external doors.
 - If you are in a two-story house, go to an interior first floor room.
 - If you are in a multi-story building and away from water, go to the 1st or 2nd floor and stay in the halls or other interior rooms away from windows.
- Lie on the floor under a table or other sturdy object.

After the Storm

- Keep listening to radio, TV or NOAA Weather Radio All Hazards.
- Wait until an area is declared safe before entering.
- Watch for closed roads. If you come upon a barricade or a flooded road, Turn Around Don't Drown!
- Stay on firm, dry ground. Moving water only 6 inches deep can sweep you off your feet. Standing water may be electrically charged from power lines.
- Never use a generator indoors.
- Avoid weakened bridges and washed out roads.
- Once home, check gas, water and electrical and appliances for damage.
- Use a flashlight to inspect damage. Never use candles and other open flames indoors.
- Wear proper shoes to prevent cutting feet on sharp debris.
- Do not drink or prepare food with tap water until officials say it is safe.
- Avoid electrocution by not walking in areas with downed power lines.

Source:

www.nws.noaa.gov/os/hurricane/resources/TropicalCyclones11.pdf



SCHOOL NEWS!!

CALENDER

JUNE

- 3: 7th Period Final (no early dismissal)
- 4: Beginning Band Selection Nights*
- 4: 1st & 2nd Period Finals (early dismissal 11:30 a.m.)
- 5: 3rd & 4th Period Finals (early dismissal 11:30 a.m.)
- 6: 5th & 6th Period Finals (early dismissal 11:30 a.m.)
- 6: Last Day of School
- 17-20: LCISD Summer Engineering Camp
- June 17 - July 18: ARJH Summer Strength & Conditioning Camp

JULY

Enjoy your summer!!

AUGUST

- 21: 7th & 8th Grade Orientation 5 p.m.

SEPTEMBER

- 30: ARJH Open House 6:30 p.m.

Teen Hotline

ARJH has been given access to the Crisis Hotline. Any student who would like to have access to a 24/7 peer-to-peer counseling session or referral service can call 713-529-TEEN (8336). Students can also use the TEXT service by texting the word "TEEN" to "78247". This service enables teens to discuss their problems non-judgmentally, confidentially and anonymously with other teens or adults trained to address teen problems.

ARJH is on Facebook

Like us at: FB.com/AntoinetteReadingJuniorHigh

Antoinette Reading Junior High



ARJH New Marquee!!

ARJH PTO Executive Board Open Positions for 2013-14 School Year

The ARJH PTO has many board members who have served two or more years, thus it's time to hand things over to some new, innovative leaders. We have enjoyed our time together and will still be involved in PTO, just on a more peripheral level.

Over the past year, along with growing the organization, hosting/assisting with school events and much more, we accomplished our major goal of funding the school marquee (see additional info below). In addition, we successfully held the first Amazing Longhorn Race, a fundraiser directly benefitting ARJH teachers and departments, and will be making a donation to the new Polly Ryon Elementary PTO to help them get started.

We hope you will consider becoming a part of the PTO Executive Board as either an individual or co-chair. Full descriptions/duties of the open positions are listed on the PTO website at readingPTO.org. Please contact PTO president, Sofia Sheikh, at president@readingPTO.org if you are interested or for more information.

ARJH Volunteers of the Year – Marty Dial and Richard Crowell

Congratulations and a sincere thank you to our Volunteers of the Year for their dedication and time. Marty and Richard are both grandparents who volunteer several days in the teacher workroom to make copies so teachers can spend more time in their classrooms. Both of these generous volunteers go out of their way to make things easier for the teachers, and we truly appreciate them.

Check Your Child's Grades Online

Parents, you can have access to your child's grades by signing up through the Classroom Connection Center. Go to <http://legacy.lcisid.org/NET20/ClassroomConnect/default.asp> and register, or go to the ARJH homepage at readingjrh.lcisid.org and select 'Online Grades'.



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