

CLEAR LAKE FOREST COMMUNITY ASSOCIATION (CLFCA)

February 2021 Newsletter

Association Notes

Wow! 2020 has come and gone! Many have spent over nine months enduring and oftentimes enjoying Covid19 restrained activity. For some this included a new work from home approach. We are thankful to be here in Texas where we have had great weather for the most part of this difficult season and here in CLF we are blessed with our beautiful park, dock and for most of the summer we were able to safely open the pool!

We hope each of you had a wonderful and safe Christmas and New Year's and look forward to a great 2021!

Some neighborhood updates in case you had not noticed! The Kirby fence line has been completed. We are thankful for the major support from the City of Taylor Lake Village and from the City of Pasadena which allowed Clear Lake Forest to make this much needed improvement!

I know you join me in welcoming the day hopefully in the not so distant future when we can see Texas safely re-open!

Stay safe and connected with friends and family as we all continue to ride out this Covid-19 pandemic!



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Congratulations—Yard of the Month Winners!
CLF is Proud of our Beautiful Yards

December '20—The Panneton's 4146 Crownwood



November '20 The Sawyer's 4222 Meadowbank



September '20 The South's 4238 Lake Grove



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Updates and Upcoming Items of Note

Kirby Rd. Fence project We are thankful beyond belief for the financial support from the City of Taylor Lake Village, the City of Pasadena and the CLF Homeowners who made this vision become a reality. We have had many positive comments on this improvement and are pleased to have this finally completed amidst the Covid19 challenges!

Monuments—the monument repairs at the Forest Lake and Willow Hill entry ways have been completed. Next up is the construction of the Lake Grove monument to match the design but on a much smaller scale appropriate for that entryway.

Landscaping & irrigation at Monuments— with monument repairs complete, it is now time to landscape and irrigate our entryways. Look forward to upcoming improvements at each entry way!

Lighting—many homeowners have provided input and feedback in support of reinstalling lighting at our entryways and down the Forest Lake entryway. With LED lighting options and more energy efficient options, this improvement is on the horizon. First for the entryways and later to add the Forest Lake path.

Pool : Diving board— a much loved and long lived asset has been nursed along for as long as it could safely be in use. Much of the past year we had to shut down the diving board for safety reasons. The new one should be in place in time for pool re-opening! **Parking lots** —potholes and cracks require us to resurface both an action item on the list for this spring.

Just a few items of note to share with you what CLFCA Board is attending to on behalf of you our homeowners and neighbors!

For more information on common areas and our uses of reserves, please see Reserve Report on our website.



Primary sources and uses of funds in Clear Lake Forest follows:

| Source of Funds | |
|------------------------------------|------------------------|
| Annual Assessments | \$241,500 ¹ |
| Use of Funds | |
| Pool Maintenance and Lifeguards | \$60,000 |
| Utilities—lights and water | \$18,000 |
| Professional Fees | \$20,000 |
| Repairs & maintenance (ongoing) | \$50,000 |
| Repairs (upgrades) | \$ ** |
| Insurance Expense | \$18,000 |
| Administrative costs | \$20,000 |
| Grounds /tree maintenance | <u>\$23,000</u> |
| Use of Funds Annual Estimate | \$209,000 |
| Funds for Reserves/Upgrades | \$ 32,500 |

We target replenishment and retention of \$250,000 to support major repairs and upgrades over a rolling 5-7 year period. Our reserve balance at end of this fiscal year is budgeted to be ~\$108,000 and we are on track to meet this balance.

¹Based upon assessment of \$300 for all 805 properties

** Upgrades determined annually, reviewing reserve reports, condition assessments and safety considerations. Near term (within 3 years estimated) major cost items: Pool house repairs and refurbishment including roofing and plumbing; Pool resurfacing; Playground equipment refresh/replacement.

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The Board of Trustees of Clear Lake Forest Community Association has three positions which will be up for election this year. Those seats are currently held by Gayla Delly, Chris Keeling and Lynn Windus.

We do not plan to modify the dates for the 2021 election process as Covid19 has become a “new normal” part of our days after almost a year with it amongst us.

The filing deadline for candidates to submit applications will be April 17th.

The willingness to serve form for '21 will soon be available on the Clearlakeforesttx.com website. There are no specific requirements for candidates, however please ensure you have time available to support volunteering for the role and have an awareness of the calendar for our meetings which are the fourth Tuesday of each month (except December generally).

We look forward to receiving applications from those who wish to serve on the CLFCA Board of Trustees.



KEY DATES FOR UPCOMING EVENTS:

April 19, 2021 LAST DAY TO FILE to run for 2021 Board of Trustee (BOT) Election

April 20, 2021 If BOT Positions are not contested election cancelled

April 27, 2021 Issue Candidate instructions; Draw Candidate names for order of placement on Ballot for Election

Pickleball Anyone?

Pickle ball striping has been added to one of our tennis courts at the park! This great sport is an excellent outdoor activity for friends and family of all ages. For those who remember badminton it's a cross between tennis and badminton! Come out and give it a try. Bring your own paddles and balls and ENJOY. We may stripe the second court if needed. Contact Mary Charles at (713)540-1978 for lessons or information.

Girl Scouts

For information about Girl Scout troops in our area, you can contact Katie Gordon at 713 292 0315 or via email at kgordon@sjgs.org. Bring a friend and make new ones. Have fun learning about STEM, Like Skills, Entrepreneurship, Outdoors and more!

Cub Scout Troop #952 News

Cub Scout Pack 952 has been meeting in Taylor Lake Village for 53 years, join us and be a part of the legacy. If you have a Kindergartener through 5th grade child interested in joining please contact Cub Master Greg Vajdos gvajdos@comcast.net.

CLFCA BOD OF TRUSTEES:

President: Gayla Delly
Treasurer: Margaret Sample
VP: Chris Keeling
Secretary: Karen Jones
At Large: Lynn Windus

Accounting:

Clfcatreasurer@gmail.com
P.O. Box 580083; Houston, TX 77258



Clear Lake Forest C.A.
Newsletter



Lakeview Police

We are fortunate to have our own police force here in TLV. As a community we keep them busy. Just a snapshot of some of their activities and calls over the month of January:

- 115 Traffic/Vehicular Related
- 13 Welfare/Assistance Calls
- 53 Noise/Disturbance/Assistance
- 4 Financial forgery/Fraud/ID theft
- 51 Other support
- 6 Animal Control Issues
- 11 Ordinance Enforcement

Code Enforcement Officer, is a critical team member supporting TLV City Ordinances. We are thankful to have Lakeview Police. Thank you for all you do for CLF!

Our Website

Visit our www.clearlakeforesttx.com website to find:

- *Deed restrictions
- * City Ordinances
- *Architectural Committee Request Form
- *Contact numbers

And much more information about Clear Lake Forest.

Please report suspected Deed Restriction violations—via email: deedclfca@gmail.com

