

# CLEAR LAKE FOREST COMMUNITY ASSOCIATION (CLFCA)

## Summer 2023 ~ Community News & Info Resource



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## What's that - A PARADE ?



Celebrating thirty consecutive years, the Women's club of CLF hosted the annual "Forest Freedom ~ Fourth of July bike parade on July 4th. This year's event drew a record crowd with over 120 participants. CLF resident children and parents turned out on Hoverboards, Skateboards, racers and roller skates. Everyone is invited to cheer on the FINS parade /Thurs. Aug. 3rd AND the next CLF Woman's Club event: The WITCH's Parade: Tentatively Sat. Oct. 21



# CLF FINS Undefeated: 3rd year Champs

The Clear Lake Forest FINS had another AMAZING season becoming the Clear Creek Swim League (CCSL) Champs for a 3rd year in a row!! The CLF FINS are a community youth sporting organization sponsored by Clear Lake Forest Community Association (CLFCA). The CLF FINSs began in 1969 with 15 resident swimmers. By 1974 this organization had grown to 150 area kids ages 4 to 18. The CLF FINS is the one of the few remaining youth swim organizations in the United States which accept and encourages the development of basic swimming skills beginning at four years old. The FINS have won the division Championship meet six times: 1977, 1984, 1988, 2021, 2022 & 2023! This year's three-peat

win is even more remarkable in light of the fact there was a 19% reduction in team participants. Your 2023 championship FINS team was lead by six-year returning coach Collin Gray as well as assistant coaches Steve Anderson, and CLF residents: Annika Miller & Greyson Gaworecki! These outstanding FINS coaches taught and inspired our area youth to challenge themselves and be the best they can as good sportsmen each and every day from May through June. Clear Lake Forest is filled with amazing youth who have fun in the spirit of family and community participating on the FINS team. While it maybe sad to consider FINS fun has come to an end this season... what a way to end:

Undefeated, Division 1 Champions & 2023 CCSL Overall CHAMPS! Way to go FINS! We can't wait to celebrate you at the End of year party and a neighborhood parade beginning at 4:30 pm on Thursday August 3rd. Come out and cheer them on!





# CLFCA Annual Meeting/VOTE ~ August 22, 2023

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The future of CLF rests on the outcome of resident *property owners* (POs) voting - PERIOD!. The annual CLF resident member meeting will be held from 7-9 pm on Tues. Aug. 22, 2023 and will include a Declaration Amendment (DA) to adopt/establish a CLF annual FLAT rate (per - lot) assessment. In addition PO voting will decide who will fill three CLFCA Board Director seats.

The outcome of a recent lawsuit settlement redacted the CLF assessment rate back to the prior 16.5 mil rate calculation per lot size. If unchanged by community vote on August 22, this rate will only generate an estimated \$196,941 in funding from the pending 2024 CLF assessment. Over the past five years the CLFCA has spent a min. \$211K in annual operating expenses. If you look to the chart on the adjacent page, numbers paint a clear picture of actual \$dollars needed to maintain or enhance CLF assets moving forward! For more info on the current dues assessment and the delay in 2024 collections look to the back page of this newsletter.

An affirmative “YES” vote in favor of the proposed assessment DA by a majority of CLF POs in each section of CLF will be the third assessment increase in the history of CLF dating back to the 1960s! The first increase was in 1984, the second was in 2003. This pending VOTE by membership will include an amendment for residents to adopt a “Per lot” annual dues assessment flat rate of \$300 (No increases) to follow TX 209 lot equal voting provisions. ~~This meeting will also serve as the deadline to cast your electronic vote for the election to fill the vacancy of three CLFCA Board Members.~~ Your vote is crucial to the continued success of our CLF community.

~~Ballots for voting at this meeting will open electronically in early August and continue until 8:30pm on August 22, 2023. Resident POs may look to: <https://clearlakeforest.ivotehoa.com/register> to set up a their protected account for verifiable voting. Addl. Electronic voting info can be obtained via [clearlakeforest@ivotehoa.com](mailto:clearlakeforest@ivotehoa.com). Any PO who needs assistance in registering for or signing in to vote electronically can reach out to Alison Martin or any CLFCA board director for guidance. Likewise, POs are encouraged to come to the August meeting and request assistance on site prior to 8pm as needed. Electronic voting allows for ease of voting and secure voter verification methods. However, It is understood that some may prefer absentee/directed ballots. To request an absentee ballot, a PO can reach out to Alison Martin personally or via a note placed in the pool lock box or via the CLFCA address on the back of this newsletter. Please include your contact information & where to send the absentee ballot assigned to your CLF PO address. **All absentee ballots must be received no later than 5:00 P.M. on Monday, August 21, 2023** either by mail, or secured in the CLF lock box at the pool. Remember, it takes 50% + 1 vote of all of the individual sections to pass the amendment. Failure to vote will be considered a "no" or “Not-in favor” vote. Whatever you decide, it is imperative that you cast a vote as this will result in the least expense of your \$ dues funding~~

## **READY TO VOLUNTEER FOR YOUR COMMUNITY?**

Whether you have a few hours a week or a few days in the month, volunteering with the CLFCA as a committee member or board director will make a tremendous impact on your community! CLF has a host of daily concerns which five volunteer board members cannot always thoroughly address each month. There is clear need for volunteer committees to field membership directives toward CLF asset management and improvements. Of immediate need is: A Baronridge Parks & Rec. committee; A CLF Pool committee; A Bylaws or “Section Unity” task force/committee. NOTE: each August, seats may open for CLFCA board positions. Volunteers expectedly have varied skill sets. If you have experience managing a non-profit organization or as an admin or CPA, these make excellent qualifications for a CLFCA director. However, these are not requirements. A simple desire to commit the time and the willingness to serve your community is the most valuable skill set sought. To volunteer, simply let a CLFCA director know your intent and seek the “Willingness to Serve” form. Copies were recently mailed out and are avail. on the CLF website and Facebook page. Please consider volunteering by providing your name/contact info or by completed “Willingness to Serve” Form to Alison Martin via mail, in person or simply dropped in the CLFCA pool lock box.

Look to the back page of this newsletter for info on the pending 2024 CLFCA dues assessment billing.

# *“Show Me the Money”/Your \$ at work in CLF*

		2019 (Mill rate)	2020 (Mill rate)	2021 (Mill rate)	2022 (\$300/rate)	2023 (\$300/rate)	2024 (Projected)
<b>Revenues</b>	<b>Total Revenue</b>	<b>159.748</b>	<b>217.878</b>	<b>204.446</b>	<b>263.100</b>	<b>255.707</b>	<b>196.941</b>
<b>Expenses</b>	<b>Pool Management</b>	56.710	40.142	49.016	61.200	44.760	60.760
<b>Asset</b>	<b>Landscape</b>	14.700	14.667	15.003	18.540	18.381	19.000
	<b>Repairs and Maintenance</b>	46.946	134.135	127.374	115.000	137.341	100.000
	<b>Utilities</b>	15.067	19.180	15.740	15.127	15.916	16.000
	<b>Total Asset Expense</b>	<b>133.423</b>	<b>208.124</b>	<b>207.133</b>	<b>209.867</b>	<b>216.398</b>	<b>195.760</b>
<b>Expenses - Admin</b>	<b>Total Admin Expenses</b>	<b>78.200</b>	<b>60.299</b>	<b>47.077</b>	<b>47.360</b>	<b>40.208</b>	<b>40.000</b>
<b>Total Operating Expenses</b>		<b>211.623</b>	<b>268.423</b>	<b>254.210</b>	<b>257.227</b>	<b>256.606</b>	<b>235.760</b>
<b>Annual Operating Year End Total</b>		<b>-51.875</b>	<b>-50.545</b>	<b>-49.764</b>	<b>5.873</b>	<b>-899</b>	<b>-38.819</b>
<b>Balance, start of year</b>		<b>274.706</b>	<b>222.831</b>	<b>172.286</b>	<b>122.522</b>	<b>128.395</b>	<b>127.496</b>
<b>Balance, end of year</b>		<b>222.831</b>	<b>172.286</b>	<b>122.522</b>	<b>128.395</b>	<b>127.496</b>	<b>88.677</b>



## **Parks & WRECK? ~ Help!**

Baronridge Park has been the feature green space of CLF since its inception (1969). This unique natural park situated on the banks of Armand bayou has recently seen the return of Bob White Quail and rare sightings of the Texas Red-cockaded Woodpecker. But it seems not only our wildlife is in need of protection! The CLFCA is in desperate need of a resident volunteer committee to address mounting park concerns. These include: Aging play structures; use of personal vehicles on the grounds; amassing pet waste/ garbage at the Tennis courts; And any efficient / timely method to report/address maintenance concerns. CLF needs a Parks & Rec. Committee. Volunteers sought for insight & solutions.

## **Hive Fives at the park - Sand Wasps Buzz Off!**

First we got a shovel, but went with plan BEE = called in the SWAT Team... Sand wasps have now been exterminated from our park playgrounds. Hundreds of small wasps were first sighted in the sandy diggers play area on May 23rd. The CLFCA took steps to partition off this area to protect residents. A plan was hatched (before new wasps could) to treat the sandbox with a vine-based extract that would exterminate larva and deter wasps from migrating back in the future. When Natran Green Pest Control arrived on June 6th, it was determined that the problem had compounded to Cicada Hornets. Thus, a more extensive (non-evasive) ecological treatment was sought. After a month of treatments, Natran confirmed both sand wasps and cicada hornets were eradicated by July 6th.

## **Hey: Stay Out of “The Kitchen”**



What’s the big dill? CLFCA has new Pickleball Equipment for use by CLF residents and their guests. While there are no reservations needed or accepted for the Baronridge Park Tennis Courts. You may contact any CLFCA director to request use of the CLF pickleball equipment. OR you may contact the CLFCA “director on-call”: 281-532-3447 **NOTE: the Tennis courts close at 10:30pm.**

## CLEAR LAKE FOREST COMMUNITY ASSOCIATION (CLFCA)

### 2023 Board of Directors (officers):

President: Chris Keeling: [keeling\\_christopher@hotmail.com](mailto:keeling_christopher@hotmail.com)

Vice President: TC Culpepper: [clfcavp@gmail.com](mailto:clfcavp@gmail.com)

Secretary: Alison Martin: [clfcasec@gmail.com](mailto:clfcasec@gmail.com)

Treasurer: Toby Frausto: [clfcatreasurer@gmail.com](mailto:clfcatreasurer@gmail.com)

At-Large: Chip Lacy: [chiplacy@outlook.com](mailto:chiplacy@outlook.com)

P.O. Box 580083; Houston, TX 77258

Or call: **281- 532 - 3447** M-F 9am - 5pm

Dues payments/Accounting:

Make payments out to: CLFCA & mail to:

Community Management Solutions, INC (CMSI) 2615 Bay Area Blvd. Houston, TX 77058



*Photos taken by TC Culpepper or provided w/expressed permission for Non=Profit use.*



## What's New CLF?

IF you have a birth announcement you would like to share, simply call: 281-532-3447 or just reach out to any Board officer with the date and name and we will share these at the CLFCA monthly meetings and here .

**Beatrice Linder** ~ May 21, 2023

**Jackson A Borne** ~ July 6, 2023

**\*Attention/Attention\***: "Something old, something new ; something Yellow/ Maybe Blue" is coming soon to CLF... Look for signs coming soon at the pool ...

## Assessments: When/Why/ What To Do

### Why are CLF residents re-voting for an annual flat rate assessment?

1. The CLFCA reached a settlement in a law suit over a petition & verification process used to change assessments in CLF.
2. The result of the lawsuit was an agreed-upon settlement, not a judgment.
3. **The previously filed CLF assessment amendment which changed the assessment based on lot mil rate to a flat (per lot) fee was not deemed illegal either by a court or by settlement agreement.**

The CLFCA agreed to retract the previously recorded amendment and hold a vote for the necessary Declaration Amendment to establish a new community assessment change. The CLFCA plans to use a third-party electronic voting service as allowed by the Texas Property Code in effort to help alleviate potential disputes regarding voting / ballots / verification. Focus here is to seek an efficient, cost-effective community voting process to use in the future. The following is an except of an assessment letter which was mailed out the week of July 17th, 2023 to all CLF property owners. This provides options for re-imburements to CLF residents regarding the redaction of the 2021 –2022 dues assessment funding. POs must provide their choice/option selection for reimbursement or credit by choosing and signing the formal letter sent and returning this timely to the CLFCA.

Due to the retraction of the previously recorded amendment regarding CLF assessment rates, your CLF account may have a credit balance. Accordingly, CLF Property Owners (POs) have the following options:

Option 1: You may elect to donate any credit amount to the Clear Lake Forest Community Association.

Option 2: You can direct the Association to apply any credit amount to your assessment account (for future assessments)

Option 3: You may request a refund for the specified credit amount shown on the invoice as mailed to CLF POs.

CLF POs should decide upon the option of choice above, return the mailed form signed by the PO to the CLFCA at P.O. Box 580083, Houston, Tx. 77258 or place the signed option form in the lockbox located at the pool no later than Aug. 31, 2023

Otherwise each assessment account will automatically be credited in the specified amount to be used for payment toward /owed for future CLF dues assessments.