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# VILLAGE VOICE

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Volume 10 Issue 1

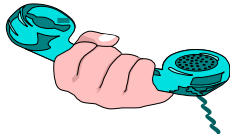
JANUARY – MARCH 2006

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## WELCOME TO THE NEIGHBORHOOD

The Meadowlake Village Homeowners' Association would like to welcome any new homeowners that have joined our neighborhood. We hope that this newsletter is informative and helpful to you. If you have any questions please call us at (281) 421-2322.



## IMPORTANT PHONE NUMBERS

Harris Co. Animal Control: 281-999-3191  
(Call after 1:00 pm)  
Lake M.U.D.: 281-427-7180  
Sheriff Department: 713-221-6000  
Garbage Collection:  
Liberty Waste 713-421-0777  
Hotchkiss Disposal 281-427-6666  
Old Fashion Sanitation 281-457-2705  
Security: 281-216-7899  
Road Maintenance:  
Texas Dept. of Trans. 713-636-7400  
Wade Rd. Maint. Co. 281-426-7563  
Constable: 281-427-4791



## BILL SCHEDULE

In order to clarify our billing schedule, we are including a summary in this newsletter of when we bill. Assessments or maintenance fees are billed out as follows:

<u>Fees</u>	<u>Date Billed</u>
January – June Maint. Fee	1 <sup>st</sup> week of March
January – June Late Fee	1 <sup>st</sup> week of May
July – December Maint. Fee	1 <sup>st</sup> week of Sept.
July – December Late Fee	1 <sup>st</sup> week of Nov.



## CLUB HOUSE RENTAL

Thinking of renting the clubhouse?

Please contact:

Sheila Crianza @ (281) 421-4679 8a.m.-8p.m.

## QUESTIONS OR COMMENTS

If you have a question or comment, we'd like to hear from you. We are constantly looking and listening for ways that we can better serve our subdivision. If there are things that you see that you think need improvement or if you would like to help us by serving on a committee, let us know. Our number is 281-421-2322.



## MAKING CHANGES AROUND YOUR HOUSE?

Do you have plans to make changes around your house? Changes to your house's appearance, such as painting it a different color or adding a room, must first have approval from the Architectural Control Committee. If you have plans for improvements to the exterior of your house get in touch with the Association at (281) 421-2322. We'll send you a form to describe the changes you want to make.



## PARKING

The association has received several complaints regarding vehicles parked in the road. The deed restrictions specifically state, "No motor vehicle may be parked or stored on any part of any Lot, easement, right-of-way, or common area or in the street adjacent to any Lot, easement, right-of-way or common area unless such vehicle is concealed from public view inside a garage or other approved enclosure, except passenger

automobiles, passenger vans, motorcycles, pick-up trucks, or pick-up trucks with attached-bed campers, that are in operating condition, having current license plates and inspection stickers, and are in daily use as motor vehicles on the streets and highways of the State of Texas."

We can provide copies of deed restrictions to homeowners who are interested. If you have any questions regarding deed restrictions or if you notice a violation that is going unchecked please call the association at 281-421-2322.



## BARKING DOGS

The Association has received several complaints regarding barking dogs. These dogs have been keeping neighbors awake all hours of the night. This is not only a nuisance but it is also a deed restriction violation. "No noxious or offensive activity shall be permitted nor shall anything be done on any Lot which may be, or may become, an annoyance or a nuisance to the neighborhood." Please take steps to quiet your dogs at night so that they do not unintentionally disturb neighbors.



## NEGLECTED YARD

The deed restrictions specifically state, "The Owners or occupants of all Lots shall at all times keep all weeds and grass thereof cut in a sanitary, healthful and attractive manner, edge curbs that run along the property lines..." Yards must be maintained and parking on the grass in front of the house is strictly prohibited. Also, please make sure that you are trimming your tree branches off of the sidewalk area. The deed restrictions state, "Tree limbs and shrubs must not impeded the sidewalk or street traffic. For

tree limbs, a clearance height of at least 8 feet over the sidewalk and street must be maintained.



### CHRISTMAS LIGHTS REMINDER

Christmas lights need to be down before February 1, as of that date, violation notices will be given out!



### REPORTING THEFT

Please report any theft or vandalism to our security. This helps to ensure that security is up to date on what is happening in the neighborhood. You may reach them at 281-216-7899. If security does not answer, please leave a detailed message along with your address and phone number. When security gets the message they will follow up with you. In the mean time, please report the theft with the Baytown Sheriff's Department or the Constable's office. These phone numbers are listed in this newsletter under important phone numbers.

### DETERMINING FENCE OWNERSHIP

It has been brought to the attention of the Association that there has been some confusion in determining fence ownership. The Association has had been told by the builders, that fence ownership is determined by which way the fence was facing. So for years, this is what the Association has gone by. The Association consulted with its Attorney and was told the following:

Builders typically intend to construct a fence that separates two lots on the property line. However, most of the time, a survey will reveal that a fence believed to be on the property line is either not on the property line whatsoever or not entirely on the property line. A fence is an improvement that belongs to the owner of the land on which it is situated. Therefore, if a

fence is located entirely on one owner's lot, even though it serves two adjacent lots, it is that lot owner's fence. If a fence is on the property line or the fence is partially on one lot and partially on the other lot, it is a fence in which both lot owners have an ownership interest. Adjacent lot owners should cooperate with each other with regard to the repair or replacement of a fence separating their lots since both owners benefit from the existence of the fence.

The direction in which a fence faces (i.e., whether the smooth side of the fence is on the inside or outside) has nothing to do with ownership. Further, there is no requirement that a fence face a particular direction. If a lot owner erects a fence on his or her lot, the fence may face whatever direction the lot owner chooses. Or, if a fence is to be constructed on a property line separating 2 lots, the fence may face whatever direction the two lot owners decide.

The Association has no jurisdiction in determining ownership of fences between adjacent lots. When trying to determine fence ownership and you are uncertain where your property lines are, it is the responsibility of the homeowner to have the land surveyed.



### HEAVY TRASH PICK UP

The association will sponsor a heavy trash pick up on Saturday, April 1. All items must be in front of your home no later than 7 am. Items that **will not be allowed** are: air conditioners and refrigerators (unless red tagged showing all freon has been properly removed), tires, batteries, paint, chemicals, or motor oil.

**Meadowlake Village Homeowners' Association**  
**P.O. Box 4346, Dept. 11**  
**Houston, Texas 77210-4346**



# **NEWSLETTER**