

Meadowlake Village Homeowners' Association Newsletter



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 or visit our web site at <http://MLV-HOA.Tripod.com>.



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 st week of March
January – June Late Fee	1 st week of May
July – December Maint. Fee	1 st week of Sept.
July – December Late Fee	1 st week of Nov.



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:

Hotchkiss Disposal 281-427-6666

Liberty Waste 713-983-9468

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

County Commissioner: 281-427-7311

Meadowlake Village H.O.A. 281-421-2322

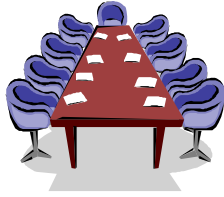
To rent the clubhouse, pool, or if you need a tennis court key please contact:

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



Neighborhood Watch

We are looking for members to head a neighborhood watch program. The association will provide a place for the meeting, and financial funds for the printing of the fliers. If you are interested please call 281-421-2322 or email me at juebe@muacpa.com



BOARD MEMBERS

Shelia Crianza, President
Kathy Witkowski, Vice President
Loyce Taylor, Treasurer
Linda Mason, Secretary
Tom Peeler, Director

BOARD MEMBERS & VOLUNTEERS

The association is always looking for volunteers. If you are interested in volunteering please call (281) 421-2322. Also, the Association would like to clarify that the board members and volunteers for Meadowlake Village H.O.A. are **not** paid. They still have to pay the same assessment fees as every homeowner in the subdivision.

Homeowners' Association Meetings

We would like to remind everyone that homeowners' meeting are held every quarter; usually on the first Monday at the clubhouse. These meetings are held to discuss budget, planning, improvements, homeowner concerns, and much more. Please check the announcement boards in the subdivision for specific dates. The boards are located at the Clubhouse and the John Martin Entrance. We encourage everyone to attend.

BOARD MEMBER POSITIONS

All positions of the board will be available for election this year. The positions are as follows: President, Vice-President, Secretary, and Treasurer. If you would like to run for any of these positions please submit your name, address, resume listing experience or qualifications, and phone number along with what office you wish to hold to:

**MENDELOVITZ URBAN & ASSOCIATES
C/O MEADOWLAKE VILLAGE H.O.A.
P.O. BOX 1349
BAYTOWN, TEXAS 77522**

The next newsletter in January will announce candidates for each position.



SO YOU WANT TO BE ON THE BOARD?

When people want to run, they have a variety of reasons. Some people want to run to do their duty as part of the community. Others want to run because the current Board made a ruling against them and they want to change things. There are even those who want to run because they have one issue or project that they want to address and feel that being on the Board is the best way they can accomplish it. Whatever your reason for running; think about it before you agree to stand for election. Your association is self managed, being on the Board will require much more of your time, as the Board is the managing authority and will make all of the day-to-day operating decisions. It is also important to keep in mind that the Association Board of Directors has a fiduciary responsibility for all of the Association, not just a few homeowners. The Association's Board of Directors is just like a corporation's Board for a business and carries the same responsibilities as a corporate board. They have the financial responsibility of receiving and paying out the moneys for the association and ordering the priorities as to what projects should be accomplished within the budget and within a given period of time. The Board is also responsible for establishing the maintenance fees and developing the budgets and determining the expenditures. If you want to be on the Board of Directors, it is important to keep in mind that the primary responsibility of the Board is to set the maintenance fees and to establish budget to accomplish any maintenance objectives that have to be completed within the year. There is also the responsibility of attending meetings. The Board of Directors meets once a month, but there may be times that additional meetings will be required. It is important to take that into consideration when you make your final decision to run. Having done your "homework" by developing a good understanding of the guiding principles of the association, the monies handled, and the time commitments involved, you can submit your name for nomination.



STOPPING FOR A BUS IS THE LAW!

Our children are precious, and their safety is very important. According to the National Highway Traffic Safety Administration, the most dangerous part of the school bus drive is the bus stop. Children are at the greatest risk when they are getting on or off the bus. Most of the children killed in school bus-related crashes are pedestrians, 5-7 years old, who are getting on or off the bus. They are either hit by the school bus or by motorists illegally passing a stopped bus. We have to make sure we know the rules and follow the rules, to keep them safe.

First and foremost, you must know and understand the school bus laws. In particular, you should be aware that it is illegal in all 50 states to pass a school bus that has stopped to load or unload students. A driver on a highway approaching or overtaking a bus used solely for the transportation of children to and from school, any school activity, or summer day camp must stop not less than 25 feet from the bus when the bus has stopped to receive or discharge any passengers.

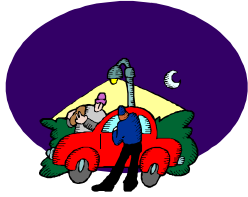
A positive identification of you is not necessary for you to be prosecuted for violating this law. Your license plate will be taken down by the bus driver or witness and reported to authorities. The person the car is registered to will be the person convicted. Any violation of the rules requiring you to stop for school buses is a MISDEMEANOR CRIMINAL OFFENSE, punishable by a fine of at least \$200 and up to \$1,000. If the person is a two-time (or more) offender, the Court has the power to suspend the violator's driver's license for a period of time up to six months. If the offender does not pay the fine, or is unable to pay, the Court may order the offender to perform community service. The Court has the authority to order the number of hours required.

Motorists must learn the "flashing signal light system" that school bus drivers use to alert motorists that they are going to stop to load or unload students:

- Yellow flashing lights indicate the bus is preparing to stop to load or unload children. Motorists should slow down and prepare to stop their vehicles.
- Red flashing lights and extended stop arm indicate that the bus has stopped and that children are getting on or off. Motorists must stop their cars and wait until the red flashing lights are turned off, the stop arm is withdrawn, and the bus begins moving before they start driving again. Texas law forbids vehicles from passing a school bus while its visual signals are activated. Vehicles must stop before reaching the school bus and not proceed until the school bus resumes motion, the visual signals are no longer activated or the operator is signaled by the bus driver to proceed.

Motorist should also observe the following traffic safety rules:

- When backing out of a driveway or leaving a garage, watch out for children walking to the bus stop or walking or bicycling to school.
- When driving in neighborhoods and especially in school zones, watch out for young people who may be thinking about getting to school but may not be thinking about getting there safely.
- Slow Down. Watch for children walking in the street, especially where there are no sidewalks. Watch for children playing and gathering near bus stops.
- Be alert and ready to stop. Children arriving late for the bus may dart into the street without looking for traffic.



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.



FOUR-WHEELERS

Many complaints have been made about the four-wheelers that are seen racing through our neighborhood. There have been many occasions where near misses between these four-wheelers and cars or pedestrians have happened. In addition, we have asked that our security begin stopping and four-wheelers ticketing people who race through the neighborhood.

When it comes to ATV safety, riders must be aware of the laws in the state of Texas. Many operators, including minors, ride them not only on private land but along the side of highways as well. ATV's are illegal on any kind of public roadway. In fact, ATV's can't even be ridden on the shoulder or grass beside the highway. **If you are caught riding your ATV on any public roadway, you could face up to a \$500 fine.**

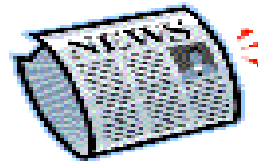


SECURITY HOURS

We have had many homeowners' request that we have security patrol the subdivision 8 hours/day or even 24 hours/day. The association would like to show how much yearly assessments would cost each homeowner for such an increase.

Security Hours	Costs	Maintenance Fees - Yearly
8 hours/day	\$ 72,800.00	\$329.97
24 hours/day	\$219,000.00	\$520.34

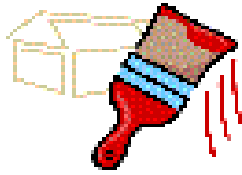
The Association would like to provide a summary of the expenses for July-September 2004. If you have any questions please call (281) 421-2322.



NEWSLETTER ADDITIONS

The quarterly addition of the VILLAGE VOICE is being published by the accounting firm of Mendelovitz Urban & Associates, P.C. If you have any comments or additions that you would like to see addressed in future issues please call them at (281) 421-2322 or write at:

Meadowlake Newsletter
C/O Mendelovitz Urban & Assoc., P.C.
P.O. Box 1349
Baytown, TX 77522-1349



MAKING CHANGES AROUND YOUR HOUSE?

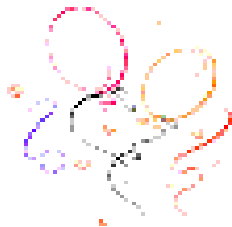
Do you have plans to make changes around your house? Changes to your house's appearance, such as painting it a different color or adding a room, must first have approval from the Architectural Control Committee. If you have plans for improvements to the exterior of your house get in touch with the Association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



DUMPING IN SUBDIVISION

The Association has received several complaints regarding littering and dumping of trash. Please DO NOT dump any grass, trash, oil, waste, etc. into this pond or on the street. Anything that washes into the storm drains flows into the retention pond. So keeping our streets clean is also important.

We have also received several complaints of homeowners' dumping on vacant lots. It is a violation of the law to dump trash anywhere in the subdivision. Violators can and will be ticketed for illegal dumping.

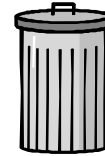


CLUB HOUSE & POOL RENTAL

Thinking of renting the clubhouse or pool?
Please contact: Sheila Crianza @
(281) 421-4679 8a.m.-8p.m.

COMMON DEED RESTRICTION PROBLEMS

There are five deed restrictions that need particular addressing. The association has received several complaints in these three areas and would like to make the rules clear to everyone.



1. **Trash cans stored out of sight.** The deed restrictions specifically state, "Containers for the storage of trash, garbage, and other waste materials must be stored out of public view." Please put all trashcans behind your house or fence when it is not trash day.



2. **Animals allowed to run loose.** The deed restrictions specifically state, "If common household pets are kept, they must be confined to a fenced backyard... or within the house." Animals cannot be allowed to roam or to dig out of their yard, this is a violation and the association will pursue the animal's owner. We have had many complaints about roaming cats and dogs, so please take care of your pets and keep them safe in their yard or house. Also, please remember that each homeowner is only allowed to own 2 of each animal.



3. **Neglected yards.** 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. Parking is only allowed in the driveway and on the road beside the curb.



4. **Parking.** The association has received several complaints regarding vehicles parked in yards. 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."



5. **Loud music** from cars or parties is not permitted in the subdivision. This falls under the "noxious or offensive activities" of the deed restrictions.

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.

CRACKING DOWN ON DEED RESTRICTION VIOLATIONS

When a deed restriction is violated, it hurts all homeowner's by bringing down property values. We have been devoting more attention to deed restriction violations and request your help with this matter. Security is on the property reporting back to our office on all violations, but we need your help too. If you see deed restrictions being violated you can leave a message at 281-421-2322 and tell us about it. Your call will be strictly confidential; no names are ever mentioned when violators are notified.



HAPPY HALLOWEEN

Please watch for children in the streets on Halloween night. If you do not wish to participate in handing out candy, please turn off your porch light. In addition, parents, please allow you children to only go to houses with porch lights on. We have listed some safety tips below for a happy and safe Halloween.

Safety Tips:

- Carry a flashlight.
- Young children should always go trick-or-treating with an adult.
- Never trick-or-treat alone. Have at least 2 buddies go with you. Plan your entire route and make sure your family knows what it is.
- Wait until you get home and your parents check your candy before you eat it. Accept treats only in the doorway. Never go inside a house.
- Walk on sidewalks or driveways.



LARGE TRASH PICK UP

The large trash pick up will now only occur the first Saturday of the month in April and October. 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. Please keep this as a reference for the next large trash pick up in April.

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



***IMPORTANT COMMUNITY
INFORMATION INSIDE!***

NEWSLETTER