



# TIMBERGRAM

OFFICIAL NEWSLETTER OF TIMBERLAKE ESTATES  
[WWW.TEPOA.ORG](http://WWW.TEPOA.ORG)

Letter From The Chairman, 1<sup>st</sup> Quarter, 2007

## Board of Directors

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Neighbors -

As I look back over the last two years as chairman of TEPOA, I find that it is hard to believe that two years have gone by. While there has been a lot accomplished, there is still much more to do. I have personally strived to ensure that everything that has been done is in accordance with and supports why TEPOA exists. I will take this opportunity to refresh our collective memories using an excerpt from the November, 12, 1985, TEPOA Article of Incorporation, specifically, Article Four, which reads:

*The specific and primary purpose for which the Corporation is organized is to own, operate and maintain recreational property exclusively for the use and benefit of its members, and to enforce, defend and maintain those deed restrictions in effect and filed of record in the Real Property Records of Harris County, Texas for the Timberlake Estates, Section One, a subdivision of Harris County, Texas as such deed restrictions may be in force at this time or as amended from time to time.*

In short, TEPOA exists to protect our property values through upkeep of neighborhood amenities and deed restriction enforcement. TEPOA is NOT just the board, but every property owner in Timberlake Estates makes up TEPOA. As our houses are our castles, and we all want them to at least maintain their current value, we must all do our part to live to this charter statement as it appears above. Please do you part through involvement in community activities, supporting the board and keeping your property in "good working order."

I want to take a moment to extend a special thanks to none other than Joanne Carter, who took over as treasurer earlier this year after a resignation. With this year's service, she has had 10, count them, 10, distinguished years on the board - 1986, 1987, 1988, 1989, 1990, 1993, 1997, 2002, 2003 and 2006. Yet again, she has done a fantastic job and will be missed as a regular board member!

Taking a brief look back at the past quarter and ahead into the next quarter...

- Progress is slow but continues to be made on numerous fronts in the area of deed restriction enforcement.
- A phone campaign has kicked off to call every resident to gather email addresses - this enables us to save money for mailouts and get information in your hands faster.
- The TEPOA Lights at the Lake Holiday celebration was a smashing success!!!!
- Board elections for 2007-2008 are complete - please join me in welcoming Robert Key to the board and welcoming back Pam Thompson and Jeff Gunn. I was also re-elected and will be continuing in my role as a Chairman. The only other changes are Debbie Shifflet will be our treasurer and Robert will take the lake responsibility.
- Budget and Audit committees formed and completed their duties.
- The TEPOA website continues to be a very exciting communication tool for the neighborhood. If you have not visited the website, it is located at [www.tepoa.org](http://www.tepoa.org).

Looking forward to the upcoming quarter...

- Complete the board transitions.
- Complete the email address phone campaign.
- Begin 2007 annual planning.
- A new year, a new budget and new challenges - the board can not do everything by itself; we need your continued help! Please contact a board member to see how you can get involved and help better the neighborhood.

Thanks for your continued and constructive support. Peace to you and your family during the holidays – celebrate safely, have fun and do so with family and friends!

..Brett

Together – we can build “community” and make a difference!!!

**SECURITY** Wayne Francisco

The security of our neighborhood, residents, and property is very important to all of us. We continue to look for ways to better ensure safety for the property owners and security for our homes and personal property. Some programs such as Neighborhood Watch require a large commitment of time by a majority of the residents and regular law enforcement patrols require a large financial commitment. Alternatives to these types of programs are currently being researched to look for an affordable balance of time and money and these include organizations such as Crime Watch and USA OnWatch.

One of the most effective methods to reduce crime and ensure our safety is to utilize law enforcement recommendations and use best practice guidelines by lighting our properties well, securing personal property, and making sure our door and window locks are sufficient. We need to utilize our neighbors to watch our homes when we are gone, bring in the newspapers and mail, turn lights on and off or have timers installed, and in general be very observant of what goes on around us. We should further develop our communication system within the neighborhood to keep everyone informed of both helpful safety information and security issue alerts. The network we develop to communicate information effectively could be one of the most important tools we have to deter crime. Telephones are still a good way to spread the word, but e-mail is so much more efficient and time saving that as we expand our e-mail database, we expand our ability to communicate effectively. If you are not in the e-mail loop and would like to be, please contact any of the board members.

We will continue to use security patrols on special occasions and heavy traffic evenings like New Year’s Eve and July 4<sup>th</sup>. The visibility of uniformed patrol is a major deterrent to crime and negative behavior.

The incident report tracking system that we have been building continues to grow and will yield some beneficial information for the future. We have received the Harris County Sheriff’s reports for all of 2005 and will compare those with 2006 in order to determine our areas of focus for safety and security. Please continue to report any security issues to us internally for tracking purposes, but as a matter of personal safety, anyone observing suspicious activity concerning safety or security should call the Sheriff’s department first. They are the professionals in handling safety and security matters.

Have a safe Christmas and New Year’s holiday.

**VICE CHAIRMAN/LEGAL** Jeff Gunn

**Deed Restrictions Focus Area – Maintaining Property Appearance**

The Deed Restrictions stipulate that every property owner must maintain their property in good condition. This includes maintenance of the house, garage, shed, fence, or any other structure, as well as maintaining a tidy yard. This benefits everyone by providing an attractive neighborhood in which to reside while preserving property values.

Previous Focus Areas have included keeping animals, inoperable vehicles and displaying signs.

For quick, easy access to the Deed Restrictions visit [www.tepoa.org](http://www.tepoa.org) .

**Home Improvement Requests**

Please remember that approval from the Board is required for any permanent changes to the property or exterior of the home, including additions, sheds, garages, etc. Home Improvement Request applications are available from Jeff Gunn. Simply fill out and return the application, which will be reviewed for compliance with deed restrictions, as well as verification with the treasurer and legal officers for compliance. Approval is granted within 30 days of receipt of all required information, assuming the application is in compliance with the Deed Restrictions, and the homeowner is up to date on dues.

TREASURER'S REPORT 1/1/06 THROUGH  
11/30/06 - JOANNE CARTER

Beginning Bank Balance	\$17,533.50
Total Deposits Made	\$38,666.47
Total Checks Written	\$28,917.76

Bank Balance 11/30/06	\$27,282.21
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<u>CD TOTALS</u>	\$31,663.26
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CD #1	\$10,554.42
CD #2	\$10,554.42
CD #3	\$10,554.42

Actual Expenses through 11/30	\$27,769.37
Budget	\$35,655.00

Under Budget by	\$7885.63
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293 total Properties in Timberlake Estates  
235 total property owners in Timberlake Estates

26 properties with past due maintenance fee,  
interest and legal fees in the amount of  
\$42,671.11

YOUR 2007 MAINTENANCE FEE IS  
DUE NO LATER THAN JANUARY 31<sup>ST</sup>  
AFTER THAT DATE LATE FEE AND  
INTEREST WILL BE ADDED.

A BIG THANK YOU TO THE PEOPLE  
WHO HAVE ALREADY SENT IN THEIR  
MAINTENANCE FEES FOR 2007

Neighbors -

If you didn't make the TEPOA Lights at the Lake Holiday Celebration, then you missed a great time!!!! The damp weather did not put a damper on the fun, food and fellowship! By our best guesstimate, there were around 100 people who took part in the festivities.

Santa and his sleigh arrived around 5:00 pm to kick off the party and he was a huge hit with the kids! There were even some adults who told Santa what they wanted for Christmas. The kids and adults flocked to the hayrides that carried them on a cruise around the lake. The hot chocolate and cider were awesome, keeping everyone warm in the chilly weather. And the cookies – wow - they were great!

Thanks so much to the team of people who put this event together. There were lots of people who contributed to its success and I would certainly leave someone out if I attempted to list them all here. I do want to acknowledge three people who made it happen - Paula & Chic Hughes for coordinating the effort and Jerry Connor for being an awesome Santa. Can't wait for next year's party!

....Brett on behalf of the Board

CONDOLENCES

Mr. Santo Joseph Biondillo, 76, passed away November 6<sup>th</sup>, 2007. Mr. Biondillo was a longtime resident of Timberlake Estates and his widow and children still reside in the subdivision.

The Biondillo family would like to thank everyone for their overwhelming generosity following the passing of Santo, husband and father. For those of us who knew him knew that he was a hardworking, loving man. For those of you who didn't know him, you really missed out. He will be greatly missed but always in our hearts.

Thank you again,  
Jane Biondillo & Family



YARD OF THE MONTH

The October *Yard of the Month* goes to Billy & Denise Blanton residing at 12607 Manorwood.

Honorable mention for October is Robert & Sandy Roberts at 12611 Oakfield.

Congratulations to all of the winners in 2006. Judging will resume for *Yard of the Month* in April 2007. A \$25.00 gift certificate from BUDS & BLOSSOMS is the prize awarded to the most beautiful, well kept yard. Let's all strive for this honor!

Regular cold snaps make planting risky business for most cool season flowers but pansies, violas, ornamental kale and ornamental cabbage can still be put out in the landscape. Continue to feed all your cool season flowers except the sweet peas, which produce their own nitrogen in nodules on the roots.

Semi-hardy perennials can be coaxed through a normal winter with a deep mulch to provide extra protection by holding in the soil's natural warmth.

Texas Gardner, December Issue 2006

*Welcome to Timberlake!*

Let's welcome new neighbors Phillip & Colleen Long, residing at 12503 Tall Forest. The Longs moved in before Thanksgiving.

Let's welcome also, Virgil Crunk, residing at 12707 Tall Forest.

You've chosen one of the best places in Texas to live. You are going to love it here!



LIGHTS AT THE LAKE

'Twas two weeks before Christmas  
And all through the park

Lights were strung up,  
And it wasn't so dark.

Elves were hard planning,  
A party they'll make,

We sure need a name,  
How 'bout "Lights At the Lake?"

The 10th of December will be the event  
Don't worry they said, you won't need a tent!

But the big day arrived,  
With rain all around,

Even Santa was worried,  
But from him not a sound!

The Elves got real busy  
And up went the tent  
The sleigh soon arrived,  
By trailer it was sent.

As Santa arrived  
Climbing up on his sleigh,

We knew by his smile  
What he wanted to say.

"The glow of these children as  
They sit on my knee,

Shine with more wattage,  
Than those lights on that tree!"

Hope your Christmas is Merry,  
with the give and the take

And lets all remember the "Lights At  
The Lake!"

A very special thanks to Santa and all  
the elves for their hard work!

Thanks to everyone who provided  
cookies, and especially to Cross  
Custom Pools for the Santa suit  
donation. Thanks also to Artistic Iron  
Works for providing the sleigh, and  
Branding Iron Signs for our signs.

Paula Hughes

Sausage-Cheese  
Muffins

For a quick breakfast  
during this busy  
holiday season, try  
these delicious  
muffins...

- 1 lb pork sausage
- 3 cups baking mix
- 1 ½ cups shredded cheddar cheese
- 1 10oz can condensed cheese soup
- ¾ cup water

Cook sausage in a large skillet, stirring until it crumbles and is no longer pink. Drain and cool. Combine sausage, baking mix, and shredded cheese in a large bowl; make a well in center of mixture. Stir together soup and ¾ cup water; add to sausage mixture, stirring just until dry ingredients are moistened. Spoon into lightly greased muffin pans, filling to top of cups. Bake at 375 degrees for 20 to 25 minutes or until lightly browned.

These can be made ahead of time and frozen for up to one month.

SOUTHERN LIVING  
NOVEMBER, 2006

FOR YOUR INFORMATION

CY-FAIR CITIZENS...

A group of residents have organized a citizen's watchdog group to work with the Cy-Fair school district to promote a strong education system. Anyone who would like to get involved or to find out more about this group can go to [www.cyfaircitizens.org](http://www.cyfaircitizens.org).

A Thank-you from Brooks Army Medical...

Thanks to all of you who responded to the Soldiers and Marines recuperating at Brooks Army Medical in San Antonio. If you would like to donate to the Soldier & Family Assistance Center at BAMC, you can do so by calling 210-221-2463 and ask how you can help. This center is literally their "Home Away From Home!" They are 100% dependent upon donations for anything that is in that room. For cash donations to be tax-deductible, checks should be made payable to the BAMC Auxiliary with specific instructions to direct the donation to the Soldier & Family Assistance Center. The BAMC Auxiliary is a 501c3. Cash donations can be sent to:

BAMC Auxiliary c/o Judith Markelz  
2010 Stanley Road, Ste. 95  
Ft. Sam Houston, TX 78234-5095

Office: 210-221-2463  
Cell: 210-241-0811

TAX INFORMATION...

Get on-line instead of in-line. Use your mouse to select the payment icon and pay your property tax, renew vehicle registration as well as register to vote without leaving home.

You can protest your property appraisal, view your tax and value history and find out if the tax man owes you money. Just log on to [www.hctax.net](http://www.hctax.net).

TEXAS TEA PARTY REPUBLICAN WOMEN will hold its first meeting of the New Year January 11, 2007 at the County Line Barbecue, 13850 Cutten Road. Our speaker will be Teri Leo, State Board of Education, District 6. Teri is responsible for many of the positive changes in our Texas school books.

TIMBERLAKE GARDEN CLUB will not have a meeting in January but will have Sylvia Louvier from *Buds & Blossoms* at the February 13<sup>th</sup> meeting. Everyone is welcome to our pot-luck lunch and is encouraged to bring a friend. We will have a drawing for a door prize and maybe other surprises. So come and enjoy the afternoon and get to know your neighbors.

FRIENDLY REMINDERS...

SELLING OR REFINANCING...

If you are selling or refinancing your home, it is important to have your realtor, Title Company or Mortgage Company contacts our treasurer, Joanne Carter, at 281-469-0114. Contacting Joanne directly will speed the process to obtain the required information.

COUNTY LAW...

A gentle reminder to please NOT burn in the ditches; if you see someone is burning in the ditch, please call Steve Hupp at 713-920-2831 and the county will be happy to talk to the offender.

EXECUTIVE SESSION OF THE BOARD...

The Executive Board will meet on the first Thursday of the month unless otherwise noted. The meetings are usually at the home of Ann Pavalock, 12719 Oakfield Drive, at 6:30 pm. In accordance with State Statutes, Executive Sessions of the board are open for the public to hear discussions but not participate in the discussion. The board will hold a closed session immediately following the open executive session.

**YOUR 2007 MAINTENANCE FEE IS  
DUE NO LATER THAN JANUARY 31<sup>ST</sup>.  
AFTER THAT DATE LATE FEE AND  
INTEREST WILL BE ADDED.**

SUSPICIOUS ACTIVITY...

Report suspicious activity to the Harris County Sheriff at 713-221-6000 or 281-376-2997. Watch out for your neighbor and your neighbor will watch out for you.

STREET LIGHT OUTAGES...

To report light pole outages, call Centerpoint Energy at 713-659-2111 or for faster service, log on to [www.centerpointenergy.com/outage](http://www.centerpointenergy.com/outage). Be sure to include the address and pole number in your web form request.

Call to order	Chairman
Confirm quorum <ul style="list-style-type: none"> <li>You must be current on fees to vote and participate</li> <li>Conduct yourself in an orderly fashion or you will be asked to leave the meeting</li> <li>We are recording the meeting to assist with accurate minutes</li> <li>You must be recognized to speak, will then stand and state your name before speaking</li> <li>Reading of TEPOA Article of incorporation</li> </ul>	Chairman
Installation of new board members – not applicable	Chairman
Reading and approval of minutes not heretofore read <ul style="list-style-type: none"> <li>7/10/06 Minutes</li> </ul>	Secretary
Announce purpose of meeting	Vice Chairman
Committee Reports – none	Board and Committee Chair(s)
Unfinished business	Chairman
Secretary <ul style="list-style-type: none"> <li>Online Calendar Review</li> <li>Christmas at the Lake update</li> </ul>	
Treasurer <ul style="list-style-type: none"> <li>Bank records, 2006 budget vs. actual, CD updates</li> <li>Call for activity or work items that need to be planned for during 2007 budgeting process</li> </ul>	
Security <ul style="list-style-type: none"> <li>National Night Out Recap</li> <li>Incident reporting overview</li> <li>Request for Neighborhood Watch involvement suggestions</li> </ul>	
Communications <ul style="list-style-type: none"> <li>Timbergram Update – cost and time savings due to email, B&amp;W vs color, etc</li> <li>Call for email addresses</li> </ul>	
Legal <ul style="list-style-type: none"> <li>Deed Restriction Focus areas</li> <li>Deed Restriction violation updates</li> </ul>	
Lake <ul style="list-style-type: none"> <li>Work Day update – planned for 10/21/06</li> <li>Bid for maintenance of lake</li> <li>Dock repair discussion</li> <li>Walkway repair discussion</li> </ul>	
Chairman <ul style="list-style-type: none"> <li>Call for volunteers to be considered for Budget Committee and Audit Committee</li> <li>Nominations &amp; Election Update</li> <li>Process updates – Timbergram, Security, Collections, Meeting Minutes</li> <li>Website update – call for additional information</li> </ul>	
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New business, motions, and resolutions	Chairman
Special Programs – (none)	Chairman
Close	Chairman

**TEPOA Article of Incorporation, 11/12/85, Article Four**

The specific and primary purpose for which the Corporation is organized is to own, operate and maintain recreational property exclusively for the use and benefit of its members, and to enforce, defend and maintain those deed restrictions in effect and filed of record in the Real Property Records of Harris County, Texas for the Timberlake Estates, Section One, a subdivision of Harris County, Texas as such deed restrictions may be in force at this time or as amended from time to time.

**Minutes Summary October 9<sup>th</sup>, 2006**

Meeting was called to order at 7:00PM. Quorum confirmed. Brett stated that you must be current on your dues in order to vote and you must conduct yourself in an orderly fashion or you will be asked to leave. Secretary Pam Thompson read the July minutes and George Franklin made the motion to accept them as read. Ted Stewart seconded and motion carried. Pam discussed plans for Christmas at the Lake. Paula Hughes will chair the event and is accepting volunteers as well as decorations. Ann Pavalock reported that the Timbergram was mailed out September 26<sup>th</sup>. She discussed ad sizes and costs as well as getting more neighbors to get the publication on-line to help cut costs. Joanne Carter presented the budget versus actual spending. Wayne presented a report on the success of the National Night Out and the pre-event as well. He discussed the possibility of a neighborhood watch program and how it would require neighborhood participation. Jeff announced that the focus area for this quarter would be property maintenance. Debbie Shifflet announced the lake workday and discussed ways to repair the driveway to the lake. Brett called for volunteers to be considered for the Budget and Audit committees and gave an update on the nominations to fill the board vacancies. Motion to adjourn was made and seconded. Meeting adjourned at 7:50PM.

Timberlake Garden Club held its third annual Christmas Luncheon December 12, 2006, at China King Chinese Restaurant. Attending were Anna & Dale Spires, Jane & Rasoul Plumlee, Ann & James Pavalock, Jean Bahr and Joanne Carter.



Dale & Anna Spires

We all brought a non-perishable food item to be donated to Cypress Assistance Ministries on Huffmeister Rd. They also take perishable food items such as milk, bread and other staples as well as frozen turkeys for Christmas dinner. The food pantry at CAM is available to help anyone needing food and they also have facilities to help in finding work. During this holiday season anyone needing assistance will not be turned away. Be sure to visit Angel's Attic resale shop while you're there.



Jane Plumlee, Jean Bahr  
and Joanne Carter



Ann & James Pavalock  
Rasoul Plumlee

Our Lake Work Day was held Saturday, October 14<sup>th</sup>, 2006. It was a rainy and cold day, but that didn't stop our eager neighbors from coming out to clean the brush around the lake and island. Willie Horak, Debbie & George Shifflet, the Brannons along with their children just to name a few, came out with their chain saws and rakes to make our Common area beautiful and safe for use. If you are planning an event and would like to use the Park, just let one of the board members know.



Jeff Gunn was doing the grilling for our lunch break. Nothing tastes better than one of Jeff's burgers grilled outdoors!

Be sure to check the TEPOA web-site for our next scheduled work day.





#### Timbergram Costs & Deadlines

Business card size ad - \$15.00 per quarter

One quarter page ad - \$25.00 per quarter

One half page ad - \$45.00 per quarter

Full page ad - \$85.00 per quarter

Information is due by the 18<sup>th</sup> of the month preceding the quarterly meeting. Make check payable to TEPOA and mail to Timbergram c/o TEPOA, P.O. Box 452, Cypress, TX 77429.

Personal ads are free to Timberlake residents.

#### GENERAL MEETING...

1<sup>st</sup> Quarter Meeting is Monday January 8<sup>th</sup>, 2007 at the Cy-Creek Fire Station on Cypress North Houston. We will meet at 7 pm so be sure to mark your calendar.

In an effort to keep meetings within time restraints, residents can e-mail concerns and issues they would like to see on the general meeting agenda to [bjag@swbell.net](mailto:bjag@swbell.net). Please note that the Board will only discuss items on the set agenda, but will take suggestions for next meeting agenda items from residents in writing.

If you'd like info on putting your business ad on this page, contact Ann Pavalock at [jpavalock@houston.rr.com](mailto:jpavalock@houston.rr.com)

**TEPOA**

PO Box 452

Cypress, TX 77410-0452