



TIMBERGRAM

Letter from the Chairman –
First Quarter, January 2012.

Board of Directors

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dbean@cescoltd.com

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Treasurer - vacant

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As we come to the end of the year, we look back on 2011 and realize two things as usual - time does fly and nothing stays the same.

Our neighborhood experienced some trying times this year, like the drought, issues with wells, dead trees, trying to keep our grass alive and gardens that simply did not produce. We also had some great outings like our Spring Fling last April with a record turnout and much fun. In October, we again hosted a National Night Out event with the Harris County Sheriff's Office in attendance and it was also a record turnout. This may be due partly to our sense of commitment to safety and security and partly due to the fact that for the second year running we cooked hot dogs on the grill. Food always helps.

On December 11th, Santa made his long trip from the North Pole to visit with us at the park and lake again for our annual Lights at the Lake, complete with his amazing sleigh. We have never had such a long line of children waiting to sit with him for photos and sharing their Christmas lists. The hay ride carolers could be heard from a distance and truly set the tone for a great holiday season.

We are also challenged as a neighborhood in some areas and one of those is to participate in the act of governance.

Created in the 1950s, the subdivision has had many fine people serve our community in various ways. Many have volunteered their service in one way or another like picking up trash, watching their neighbors' properties when gone, repairing fences, lake work days, etc.

One of the greatest ways to serve is to be on the Board of Directors and actually help control the destiny of our neighborhood. Many property owners have served and many have served multiple times.

At this fork in the road however, we do not have ample people to serve. As you know, the Board is comprised of seven members that serve two years each with alternating terms expiring for either four members or three members. This year we have three scheduled positions rolling off, two people currently serving and one vacancy left unfilled from last spring.

Our nominations letter went out and very few were returned. Out of the short list of possible candidates, only one is willing to run and serve if elected. The Board will start the New Year with a two member vacancy. Please think about how you can serve and let any Board member know of your interest.

You may offer alternative suggestions or volunteer to serve by e-mailing the Board at tepoaboard@gmail.com. Thank you. Wayne Francisco

IMPORTANT NEW HOA LAWS!



<http://www.ghnatexas.org>

This past Texas Legislative session passed some bills that directly affect Homeowners Associations.

Log onto Greater Houston Neighborhood Association's website to see how it affects you!

A Case for a Management Company

Wayne Francisco - Chairman

The Board of Directors for Timberlake Estates is a volunteer group that spends considerable time and effort to ensure that our neighborhood continues to be a great place to live, remains in good legal standing, is maintained and is as safe as possible for all of the property owners and residents. While our by-laws mandate that we must always have a board to set the rules and manage the business, we need help in executing some of the more time consuming tasks and attending to recent legislative changes that affect homeowners associations in Texas.

The Board has functioned without various roles being filled over the years and struggled accordingly. Each time there is an unfilled position on the Board, others have to pick up the slack. This is an extra burden and should not occur, but quite often does. Currently we have been functioning without a Treasurer for the last half of this year and this is a critical role for our Board. The Treasurer sends out the maintenance fee invoices, collects the fees, pays the bills and balances the accounts. We have also functioned without Security, Secretary and many other positions at times and this puts undue stress on the other members. Point being, we need to outsource some of the time consuming duties that push people away from wanting to serve and save our Board members' valuable time for the really important role of governance.

An important function of the Board also is to enforce the Deed Restrictions and bring noncompliant properties back into compliance. This is accomplished through periodic inspections for violations and then taking the appropriate action to notify the owners. Certain specific rules apply to how this is handled and if not managed properly, the enforcement ability may cease to exist. The problem with the Board enforcing the Deed Restrictions on our friends and neighbors is just that – our friends and neighbors. No one wants to be the “bad guy”. In the past this issue has caused much stress within our neighborhood to the point of requiring legal advice and even law enforcement. This is what management companies are designed and paid for and they do not mind being the bad guy. We want our properties maintained and our property values to remain as high as possible.

The most recent Texas legislature also had a hand in how home owners associations (HOAs) operate by passing approximately 19 new regulations that greatly change how we conduct our business. The association is required to create and file official policies regarding many issues such as Religious Items, Rainwater Harvesting, Solar Panels, Flags and Flag Poles, Application of Payments, Payment Plans, Liens, Third Party Collections, Foreclosure, Document Retention, Access to Records, Filing Documents, Website Posting, Meeting Notices, Director Qualifications, Voting Rights, Voting Methods, Ballots, Recounts, Appointments, Failure to Hold an Annual Meeting, Notices to Members, Open Meetings, Executive Sessions, Unannounced Meetings, Meeting Minutes, Resales, etc. As you can see, the burden is great and the need is large to have assistance in creating and filing these policies. In the past, we used our legal advisors on a very limited and very costly basis. They could assist with these policies also, but to spend money with attorneys when a management company has already created most of what is needed would be fiscally irresponsible.

In essence, Timberlake Estates has a problem. The days when a few volunteers could manage the business of the neighborhood in their spare time are gone. Past Board members have served their time and are not willing to serve again. New members are not volunteering for many reasons like those mentioned above - everyone is too busy. Deed Restrictions are not being enforced because we shy away from confrontation and want our neighbors as our friends. New regulations are creating an even bigger work load and we will be out of legal compliance if we do not act soon. Self-management is no longer a viable option.

GARDEN CLUB NEWS

Timberlake Garden Club has had a very productive year.

We helped purchase a tree for a neighbor who lost a very important shade tree due to the drought. We were able to maintain the Memorial Rose Garden at the Lake through the long, hot summer because of some very helpful neighbors in Ravensway! A very BIG Timberlake THANK YOU to Dianna and Dave Perham for volunteering to water the Rose Garden in August!... the hottest and driest month of the year!! I must admit, the lake roses look better than the ones in my own yard!

Our first meeting in 2011 was February 15th at the home of Ann Pavalock. Since our scheduled speaker was a "no show", Anna Spires talked about growing mushrooms and encouraged us to try it! Two new friends have joined our group! We welcome Jennifer Hall and Marie Youngblood! All are welcome and I hope you'll make plans in the New Year to come join us!

We met at Spaghetti Warehouse for our Christmas Luncheon. Attending were Ann & James Pavalock, Larry & Marie Youngblood, Jennifer Hall, Jane Plumlee and Jean Bahr. Our charity this year was again the Marines Toys for Tots drive.

I took the donated toys to the drop-off location on Thursday, December 15th.
Happy New Year!!



Christmas Lights Winners

For the second year Michael & Ursula Slavik have taken 1st Prize in the Christmas Lights Decorating contest in Timberlake! Congratulations!

Second place prize went to Brian & Janet Collis, 12715 Manorwood Ln. Beautiful job!

Third place prize went to Larry & Kim Taylor, 12703 Drumwood Ln.

HONORABLE MENTIONS

Ron & Marie Koen - 12619 Craigwood Ln.
Bill & Katherine Dillman - 12723 Fairbridge Ln.



All-Texas Nurseries

THE ARBOR GATE
15635 FM 2920
Tomball, TX 77377
www.arborgate.com

HUMMINGBIRD GARDENS NURSERY
4141 West Davis
Conroe, TX 77304
www.hummingbirdgardensnursery.com

The nurseries listed have been screened by TEXAS GARDENER Magazine. They have pledged to carry native and adapted plants recommended by TEXAN GARDENER. I can personally recommend THE ARBOR GATE! Garden Club has visited this nursery and I can vouch for the selection of bedding plants as well as their special mix of potting soils! Ann Pavalock

FRIENDLY REMINDERS

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. The Fire Marshall's number is 281-436-8000.

EXECUTIVE SESSION OF THE BOARD...

The Executive Board will meet during the third week of the month on a day to be decided.

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. Be sure to include the address and pole number in your web form request. Refer to the April, 2009 Timbergram for a complete list of pole addresses and pole numbers. The April, 2009, Timbergram is posted at www.tepoa.org.

Voter Registration...

Anyone needing to register to vote or re-register after moving or a name change can get a voter registration card from Ann Pavalock. Ann is a deputized voter registrar and has plenty of cards at home. No need to stand in line or wait for a card to be sent to you. Call 281-469-5395.

NUSIANCE ABATEMENT...

(Examples of nuisances on private property include accumulated rubbish, standing water, conditions that harbor insects and rodents i.e. abandoned cars, abandoned swimming pools, high weeds, and dilapidated structures)

Report to Precinct 4 - 1001 Preston, Suite 924, Houston, TX 77002. Phone 713-755-6444, Fax, 713-755-8801.

TIMBERGRAM COST & 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 18th 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 77410.

Personal ads are free to Timberlake residents.

QUARTERLY MEETING

Monday, January 9, 2012
CYPRESS CREEK FIRE STATION,
STATION 22
CYPRESS N. HOUSTON ROAD
7PM

TIMBERLAKE
CLASSIFIEDS

Services Offered

Need a handy-man? Call our neighbor, S.J. Biondillo at 281-802-3474.

CUSTOM LAMPS - Lynn Lievsay makes custom lamps. Also, Lynn offers complete room treatments including paint, window and bed covers. Call Lynn at 281-894-4273.

Services Recommended

Mr. Appliance
Expert Appliance repair
936-446-2662
281-558-4248
281-454-2662

Patterson Air Conditioning Co.
(Larry or Woody)
281-445-1654
281-923-3917

Yards Done Right
281-788-2047

Matt Ellisor - (Resident)
Landscaping
832-567-9905

Experienced babysitting and pet care.
References available upon request.
Lexa and Jordan Francisco
281-890-3004

Tree Service & Cutting Co.
Specializing in Trimming & Cutting.
Humberto Castro - Representative
281-356-7983 - Office
281-960-6617 - Cellular

Aaron Enterprise LLP
(Formerly Aaron Septic)
Charlie M. Mills
281-260-9914
281-448-4053 - Fax

Hildebrandt's Water Wells
Water well & drilling service
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Spring, TX 77388
281-350-3186

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SATURDAY,
FEBRUARY 25,
2012

GHNA 26TH ANNUAL

TRADE SHOW & SEMINAR

GHNA RETURNS TO:

CROWNE PLAZA HOTEL,
NORTHWEST FREEWAY

10-10-11
MEETING MINUTES SUMMARY

The meeting was called to order at 7:10PM by Chairman Wayne Francisco. The minutes from the previous meeting was read by Wayne and motion to accept was made and passed.

Wayne stated that the website calendar was now updated. Wayne asked for nominations to the board.

Lights at the Lake is scheduled for December 11, 2011, from 5:30pm until 7:30pm. Contact Paula Hughes for more information or to volunteer to help.

Erin Perek discussed deed restrictions and said an e-blast will be sent out for committee volunteers.

Wayne gave the Treasurer's Report. He discussed the possibility of changing banks due to finding a better interest rate.

Ann Pavalock stated that the Garden Club meets on the third Tuesday of the month, beginning in March and to check the calendar for times and location. Timbergram was mailed out the last week of September.

Brian Adair gave the Lake Report and the effects the drought has had on the water level. It is down about 12", but has recovered 4" due to the recent rains.

Wayne said a Management company is being considered and prices could be between \$10,000 and \$12,000 annually. There was no further discussion and motion was called to adjourn. Meeting adjourned at 7:55pm.

Houston Police Department Environmental Investigations Unit

In response to neighborhood environmental concerns, the City of Houston created the Houston Police Department's Environmental Investigations Unit. The Unit is designed to educate individuals about environmental criminal issues in your neighborhood. The Environmental program has a slide presentation that shows the different types of illegal dumping from tires and trash, to illegal dumping of used motor oil. It also describes the different types of fines and penalties involved with environmental crimes. The presentation is approximately 30 minutes.

The Unit also has information that can be distributed to your civic club members such as brochures, posters and some goodie bags!

If you would like the HPDEIU to come to your OPA/civic club meeting for a presentation, please call 832-394-0776 or email Sylvia.brumlow@cityofhouston.net.

The Environmental Investigations Unit has some valuable information to share with you and your local community.

THE CLARION – FALL 2011

SIGNAL LIGHT HOTLINE

Did you know there is a number you can call 24/7 to report a signal light that is either malfunctioning or out in Harris County? Well, you can, the number is 713-881-3210. This could be an important number and could possibly save a life. How many times have you passed a signal light when one of the lamps is out or the signal light is not functioning properly? Keep this number handy and you can help the county quickly repair the lights. Remember they cannot be everywhere all the time so this helps them by being their eyes for repairs.

SHERIFF LAUNCHES MOBILE APP FOR CITIZENS TO REPORT CRIME TIPS. iWatchHarrisCounty. Do you?

iWatchHarrisCounty is a virtual crime watch program that empowers citizens across the county to report suspicious behaviors or activities by turning in tips as text messages and emails with image and video attachments, and phone calls directly to the HCSO from almost any mobile phone or PC. Citizens can remain anonymous or may choose to disclose their identity.

There are four ways to report crime tips:

- Online at iWatchHarrisCounty.com
- Text a tip to 1-855-HCSO-iWatch (1-855-427-6492)
- Use the downloadable app found on iwatchHarrisCounty.com.
- Call 1-855-HCSO-iWatch (1-855-427-6492)*

*iWatchHarrisCounty is for submitting crime tips only, not emergencies. Emergency calls should be made to 9-1-1.

The HCSO is the first sheriff's office in the country to use the iWatch mobile app.

"The iWatch app helps us reach out to a digitally connected community in ways never before possible," said Sheriff Adrian Garcia. "Nowadays, almost everyone has a cell phone or a computer. Now you can use that mobile device, that technology, to help us prevent or solve crimes by sending us a tip from anywhere, anytime – if you see something, say something."

For more information on iWatch, visit www.iWatchHarrisCounty.com or www.hcso.hctx.net.

CALENDAR First Quarter, 2012

January

- 1st New Year's Day
- 2nd Begin Subsidence District Report (target date)
- 9th TEPOA Annual Meeting
- 16th Dr. Martin Luther King, Jr. Day
- 31st Subsidence District Report Due
- 31st TEPOA Maintenance Fees Due

February

- 1st Begin TEPOA Tax Preparation (target date)
- 12th Lincoln's Birthday
- 14th Valentine's Day
- 20th Washington's Birthday/President's Day

March

- 2nd Texas Independence Day
- 2nd Sam Houston's Birthday
- 6th Alamo Day
- 10th TEPOA Insurance Due
- 11th Daylight Savings Time Begins (Second Sunday in March at 2:00am)
- 17th TEPOA Taxes Due
- 17th St. Patrick's Day
- 22nd Ash Wednesday
- 25th 2nd Quarter Timbergram mail out (target date).

CYPRESS-FAIRBANDS I.S.D. CALENDAR 2012

JANUARY

- 2nd & 3rd - Professional Day (student holiday).
- 16th - Student/Staff Holiday

FEBRUARY

- 20th - Professional Day/Inclement weather day.

MARCH

- 12TH through 16th - Student/Staff Holiday.

APRIL

- 6th - Student/Staff Holiday

MAY

- 28TH - Student/Staff Holiday
- 30th - Last Day of School



HAVE A WONDERFUL, SAFE SUMMER!



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FREE ½ hour Health Education session
with every order!



TEPOA
GENERAL MEETING
MONDAY, JANUARY 9TH, 2012
CYPRESS CREEK FIRE STATION #22,
CYPRESS NORTH HOUSTON RD.

7PM

TEPOA
P.O. BOX 452
CYPRESS, TX 77410