



Forrest Lake Townhouse Association

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COMMUNITY NEWSLETER

Summer 2026

Volume 26, Issue 2

Special points of interest:

- Message From the President
- Upcoming Board Election

Office Visits & Maintenance Requests

- Common HOA Violations
- Simple Neighborhood Safety Tips

Committee Activities

Message From the President

Dear Forrest Lake Community,

On behalf of the Board of Directors, we thank everyone who continues to make Forrest Lake a special place to call home.

This year was especially meaningful as we celebrated Forrest Lake's 50th anniversary. A special thank you to our Social Committee for their time and dedication in bringing our community together to mark this milestone.

We are grateful for the ongoing dedication to community safety, and to our maintenance crew for their hard work keeping Forrest Lake clean and well maintained.

Thank you also to our office manager, Mattie Arnold for her support of our residents, and to former board member Philip Salero for his leadership during this transition.

A sincere thank you to our fellow board members Brook Baker, Rene Garcia, Jeff Weller and Pam Meerbrey for their commitment and teamwork.

To our new residents: Welcome to Forrest Lake!

We understand every community has opportunities for improvement, and we are committed to listening, working together, and addressing concerns in a respectful and productive way.

As Board President, my goal is to continue working with the board and residents to keep our community's safety and best interests at the forefront.

Thank you for your continued support and or helping make Forrest Lake a place we are proud to call home.

V/r,

Kay Edwards, BSN, MHA, MA
Board President.

UPCOMING BOARD ELECTION

The annual Board election will be held in October. There are 2 positions to be filled. Any homeowner interested in serving on the Election Committee or Nominating Committee should contact the office via e-mail.

Office Visits & Maintenance Requests

Due to the volume of work, it is necessary to require residents wishing to meet with the General Manager to make an appointment. This is best done by email, but if computer access is not available, a phone call will suffice.

To assure your requests for maintenance action are processed timely and accurately, please submit these in writing to the General Manager, either by email or by putting it into the drop box outside of the main door. Residents should not contact the maintenance staff directly to request services be performed.

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Common HOA Violations

The most common HOA violations typically involve:

1. Exterior property neglect (patio area, fence and gate).
2. Unauthorized structural changes
3. Trash not properly stored (minimum fine per violation \$200.00).
4. Pet mismanagement: Animal excrement (minimum fine \$200.00-\$500.00).
Animal not on leash (minimum fine \$200.00)
Barking dogs (minimum fine \$200.00).
5. Parking: Homeowner/Renter/Guests must not park behind carports or in the entry lanes. Vehicles so parked may be towed at owner's expense. Parking is allowed on FLTA private streets, but care must be taken not to block the access of other vehicles or fire lanes. These areas are clearly posted and regularly inspected by Houston Fire Department personnel. No vehicle shall remain unmoved on FL private streets for longer than 24 hours. Such vehicles may be towed at owner's expense.

These rules are designed to maintain neighborhood property values and preserve the community's aesthetic, but they are frequently broken due to oversight or misunderstanding of the CC&R's (Covenants, Conditions and Restrictions).

Simple Neighborhood Safety Tips

1. Get to Know Your Neighbors and Communicate: Always get to know your neighbors. Don't just meet them but really try to get to know them. Have a way to reach your neighbors if they're gone and something is amiss in the neighborhood. It's helpful if you know who is at home during the day and if any neighbors work during the night. Are there kids around? Communication is a big factor in safety.
2. Make it Less Appealing to Steal: Keep your blinds closed at night so thieves can't see your belongings, such as a big-screen TV, appliances, or other technology. Also, keep your windows closed when you're out during the day and at night. Consider installing motion-sensor outdoor lights on each home.
3. Don't Announce When You're Away on Social Media: In a Safewise study, 60% of the burglary victims said they were active on social media about when they were away. Posting night-out plans with location tags or live beach shots from vacation is a very bad idea. You're telling criminals just what they need to know to get in and out while you're not home.

Pool Rules

A quick reminder that all residents should follow the pool rules. A copy was delivered to each townhouse and it can be accessed on the Association website on the Documents page. The rules are also posted at the pool. Some highlights are:

- Pool hours are daily from 7:00 am to 10:00 pm, except when "Pool Closed" notices are posted.
- A maximum of 4 guests per household are permitted in the pool area and the resident holder of a gate card must always accompany guests.
- Entry to the pool area is by a gate card only, gate must not be open for anyone without a gate card.
- No food is allowed in the pool area. No glass bottles are allowed.
- Only proper swimwear is allowed. T-shirts, cut-off shorts, sweat pants, socks are not allowed.
- Pets are not allowed.
- Children under 12 must be accompanied by an adult over the age of 18.

Forrest Lake's Little Free Library

Forrest Lake has its own Little Free Library! These libraries are "Take one, Leave one." It is located in the mail room. Please feel free to browse the books and take one to read and leave one in its place so we have an active collection and a variety of titles..

Important Phone Numbers:

General Manager (Mattie Arnold-Anderson): 713.681.3591
Office@forrestlake.com
Security Cell Phone 713.201.5656
Forrest Lake Website: www.forrestlake.com

Board of Directors:

Kay Edwards (President):
Rene Garcia (Vice President, Security)
Brook Baker Treasurer
Pam Meerbrey (Secretary)
Weller (Maintenance & Landscaping)

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