

NEIGHBORHOOD NEWS

(Published twice a year to inform residents what your Association is doing.)

***** Contact CLFCA @ 281-532-3447 or www.clearlakeforest.com *****

This number is an answering machine with information on how to reach CLFCA Board Members. MEETINGS ARE HELD ON THE 4TH TUESDAY OF EACH MONTH @ THE SCOUT HUT OR CITY HALL AT 7:00 P.M. CHECK THE ENTRYWAY SIGNS FOR THE LOCATION THE WEEKEND PRIOR TO EACH MEETING.

SPECIAL MEETING ON APRIL 22, 2003 TO DISCUSS SERVICE CHARGE INCREASE

The Annual Meeting of the CLFCA at City Hall has been moved to April 22, 2003 to allow the Board to discuss the merits of its proposal to increase the annual service charge (assessment) by 4.5 mills. In January, 2003, the Board created an AD-HOC Committee of five residents chaired by one trustee to plan, prioritize and budget required maintenance and improvement projects over the next five plus years. CLFCA has been around for over thirty years and has raised assessments one time in 1984. CLF facilities are aging and many of our assets need some major repairs and renovation. Depending on maintenance emergencies, the Association each year has surplus revenues remaining. However, even if all surplus revenues were set aside for five years, only essential services performed and no emergency expenditures occur, the Association would not be able to fund required **future** maintenance. In addition to required maintenance, our facilities need some serious renovation. All CLF residents over the past 30 years have renovated their homes at some point, due to personal preference or in order to sell them. We believe that the facilities we enjoy need to be renovated and repaired not only for our own enjoyment, but also to sell our neighborhood to potential buyers. CLF competes with surrounding neighborhoods in the Clear Lake Area not just across Kirby Road or down NASA Rd. Few other communities offer the amenities that CLF does for the bargain assessments we pay. The pool facility has few equals in the region and the Board is unaware of any subdivision that has its own 5.17 acre "private" park. Both areas require long overdue maintenance, repair and renovating. (**SEE MEETING on back page**)

CLFCA BOARD ELECTION

Any Clear Lake Forest resident interested in serving on the Community Association Board must advise the Board in writing by April 4, 2003 of your intent. Terms are for two (2) years beginning July 1, 2003. Three positions are up for election this time. If an election is needed, it will be held in conjunction with the TLV city elections on May 3, 2003.

SUMMER SCHEDULE FOR POOL FACILITY

The Pool Facility will open on weekends and after school beginning May 10, 2003. Hours are posted at both entrances to the Pool area and @ www.clearlakeforest.com. The Summer schedule will start on June 2, 2002. All children under 10 years of age must be accompanied by an adult. The 2003 Pool Kick-Off, sponsored by the Forest Home & Garden Club, will be on May 18, 2003. Contact our pool management company, Whitewater @ 281-316-0068 to schedule parties or special reservations.

3rd ANNUAL SPRING SPRUCE-UP – APRIL 26

This year CLFCA is again sponsoring a Spruce-up to clean-up our neighborhood. Last Fall's event was a great success and well attended. We plan to be trimming brush, power washing, and renovating the office area at the pool facility and replanting at the entryways. Clean-up at the Park is always needed too. If you have some experience in this type work or have equipment that could be useful, we really need you to sign up. Call any Board member to commit early so we can schedule materials needed. **Meet at Baronridge Park at 8:00 A.M. on April 26th.** Please mark your calendar now. We will need many volunteers to help make it a success and get it all done. Please help your Association SAVE MONEY!

CURRENT BOARD MEMBERS (tape this to the refrigerator)

The 2002-2003 Board Members and home phone numbers are:

Alan Koelemay	281/474-2634	President/Parks & Entryways (tennis court keys)
Carl Fontenot	281/474-7279	Treasurer
Evvie Gilbert	281/326-4903	Secretary/Deed Restrictions
Diane Humes	281/532-1063	Trustee/Pool Facility
Rusty Stewart	281/474-9140	Vice President/Maintenance

ASSESSMENT PAYMENT INFORMATION:

Please notify Carl Fontenot, treasurer or Sharon Bass & Associates @ (281) 488-1434, if you have paid off your home. Invoices need to be directed to you personally instead of the mortgage company. Some have lived here long enough for that blessed event to occur and unfortunately, the Association often is not included in the notification process. It is the homeowner's responsibility to advise us of any escrow change.

WEBSITE BULLETIN BOARD

The CLFCA website www.clearlakeforest.com has added a bulletin board to its list of features. Check it out for details.

MEETING (continued from front page)

The CLFCA proposes to raise the mill assessment rate 4.5 mills from 12 mills to 16.5 mills. This is a slightly higher mill increase approved in 1984, which will result in an average increase of **\$49 per year** or roughly **\$4.00 per month**. Those who have moved into CLF since 1984 may not know that assessments are based on the square footage of your lot. Therefore, the actual effect of the change will depend on the size of your lot. For the proposal to pass, a majority of the square foot area of the lots in all sections in CLF must approve the increase. In early April, each resident will receive information that explains this proposal in greater detail along with a ballot. It is critical that all lot owners review this data and begin returning these ballots. We invite all residents to come to the special annual meeting on April 22nd at City Hall at 7:00 P.M to ask questions. Ballots will be available at this meeting, too. **This election is very important to the long term health of CLF, so the Board is offering incentives to encourage voting.** From those lot owners that vote by April 30, 2003, the Board will randomly select five (5) lots to receive a \$100 gift card from Home Depot (to use on your home). Unfortunately, there's always a catch. That catch is that we must obtain a minimum of 80% turnout of all lot owners in CLF with ballots postmarked by April 30th. Otherwise, we have to contact lot owners individually. Per the BY-LAWS, **one vote is allowed per lot**. Over the years, many have voiced their support for increasing assessments in order to fund needed maintenance, repairs and renovation to our subdivision. *Please contact a board member if you can volunteer your time to assist or help in this endeavor.* Increasing dues once every 17 to 20 years is a pretty good track record.

SPECIAL NOTE: For those that would prefer a morning meeting to discuss the assessments increase, the Board will have two (2) meetings, the first on April 7th and the second on April 9th. Both meetings will start at 10:00 A.M. at City Hall. Coffee and light refreshments will be served. Please attend.

Big Thanks to Jim & Jane Sweeney, residents of CLF and owners of Minuteman Press for printing this newsletter.

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