

LAKWOOD FOREST FUND, INC. NEW RESIDENT WELCOME PACKET



WELCOME TO LAKEWOOD FOREST

Dear Lakewood Forest Fund Resident(s):

Lakewood Forest Fund (the Fund) would like to WELCOME you as new homeowners. The Fund is a self-managed homeowner association. The staff work out of the Fund office located at 12415 Louetta Rd, Cypress TX 77429. The Fund is one of the largest self-managed associations in Texas, with 2,617 homes. The Board of Directors is comprised of seven volunteers, referred to as Trustees. Staff include a General Manager, Administrative Assistant and a Compliance Administrator. The Trustees and staff manage the affairs of the Fund.

The Fund uses electronic communication via email and website as much as possible. Please fill out and submit the [owner information form](#), located in this packet, so you will begin receiving neighborhood communications. The email provided will be utilized for purposes of sending a link for you to join the owner portal (additional information included) You may visit our website at www.lakewoodforestfund.com to learn more about your new community and services provided.

You should have been made aware at closing that The Fund is a deed restricted community. The Covenants, Conditions and Restrictions (CCRs) documents define the restrictions. The CCRs and other documents, policies and amendments are available on the website; www.lakewoodforestfund.com . Some of the documents are divided based upon the section in which you reside. If you are uncertain of your section, you can visit www.hcad.org using your property address to locate the legal description, which will state the section.

Should you have any further questions, feel free to contact us either by telephone 281-370-8943 or email hoa@lakewoodforestfund.com. You are welcome to stop by the Fund office during office hours, which are 9:00 am to 3:00 pm, Monday through Friday.

Welcome to the neighborhood. Hope you enjoy it here as much as your neighbors.

Sincerely,

Tami Smith
General Manager

OWNER INFORMATION FORM

Lakewood Forest Fund understands your concerns regarding privacy, and we assure you that the requested information is for Association purposes only. The email provided will be utilized for purposes of sending a link to join the owner portal and email neighborhood information.

OWNER INFORMATION

Property Address:

Full Name:

Mailing Address:

Home Phone:

Cell Phone:

Email Address:

Will owner reside at property?

Yes

No

Please return form via any of the following methods:

Via mail to:
Lakewood Forest Fund
12415 Louetta Road
Cypress, TX 77429

Via email to: hoa@lakewoodforestfund.com

The Fund is responsible for running the daily operations of the community which includes assessment management, common area management, trash collection contract and deed restriction enforcement. The maintenance assessments, collected annually in January, fund the daily operations of the subdivision. Expenses include administrative expenses, legal fees, insurance, payroll expenses, and services provided to our residents. Services include trash and recycling services, electric for street lighting, mosquito prevention spraying, and Constable Patrol.

The annual budget, which determines the amount of the annual assessment, is approved during the October Board Meeting. A statement is mailed to each homeowner no later than end of November indicating the assessment amount for the upcoming year. The due date of the assessment is January 1st of each year, however, the assessment is not considered delinquent until February 1st. Payments received after January 31st are subject to a late fee charged every month until the assessment is paid in full.

BOARD OF TRUSTEES AND BOARD MEETINGS

The Board is comprised of seven volunteers who serve a two-year staggered term. Per the Governing Documents the Board meetings are held the first Monday of each month beginning at 7 PM (holidays will delay one week). Meetings are open to residents in person at the Fund office or via ZOOM (login information available on the monthly agenda). Meetings follow a modified version of Roberts Rules of Order with minutes being taken and posted to the website once approved. Homeowners attending are allowed to ask questions at the end of the meeting.

ANNUAL MEETING OF MEMBERS AND TRUSTEE ELECTIONS

The Fund hosts an Annual Meeting of Members each year, usually February or March, to discuss the previous year's association business and discuss concerns and improvements of the neighborhood. During this annual meeting, elections are held to fill open seats on the board. Invitations to serve are mailed to each owner a few months prior to the date of the election. If you are ever interested in running for the board, please contact the office for information.

AMENITIES

The association is responsible for maintaining the street medians, entrance monuments and a small pond located in the Gardens of Lakewood Forest – entry is located between 11511 and 11515 Aspenway Drive.

Below are a few of the parks in and around our neighborhood maintained by Harris County:

Faulkey Gully Hike and Bike Trail (see precinct 4 website for trail maps)

Kickerillo-Mischer Preserve – 20215 Chasewood Park Drive, Houston, TX 77070

Matzke Park – 13110 Jones Road, Houston, TX 77070

Lakewood Crossing Park – 11502 Cypresswood Drive, Houston, TX 77070

Richard D Taylor Park – 11606 Cypresswood Drive, Houston, TX 77070

Cypress Park-12925 N. Eldridge Pkwy, Cypress, TX 77429

More information can be found regarding these parks by exploring their websites - www.pct3.com & www.hcp4.net.

NEIGHBORHOOD ORGANIZATIONS

LAKWOOD FOREST CIVIC ASSOCIATION, INC.

13121 Louetta Road, PMB #1025, Cypress, TX 77429

The Lakewood Forest Civic Association (LFCA) is chartered “to promote the general welfare of residents by bringing about civic betterment” which they accomplish by organizing and hosting numerous community events within Lakewood Forest Fund neighborhood. Events held annually are “Lakewood Forest Community Garage Sale”, “National Night Out Celebration”, and “Breakfast with Santa”.

The LFCA is managed by a board of Directors, elected from the general membership (residents of Lakewood Forest) in October. The annual dues, which appears on the Fund assessment statement, of \$15.00 per household are optional but needed in order for the LFCA to host events. The Civic Association also serves the neighborhood by funding and coordinating curb number repainting.

GREATER HOUSTON OFF ROAD BIKING ASSOCIATION (GHORBA)



The Greater Houston Off Road Biking Association (GHORBA) manages and maintains about 10 miles of natural surface trails along Cypress Creek that are easily accessible to Lakewood Forest Fund residents. These trails are shared by walkers, joggers, dog walkers, mountain bikers, and equestrians and flow from Grant Rd to 249. Activities and tours are listed on their website: www.ghorba.org

LAKEWOOD RESIDENTS' CLUB
15006 Lakewood Forest Drive, Houston, TX 77070

Lakewood Residents' Club (LRC) is the area's premier private swim and tennis club – built for families! We are a member-owned club that is open to anyone regardless of where they reside. Become a member and enjoy lively social events, a competitive summer swim team for children and teens, a strong tennis league program, and more. A private lake as a background makes LRC a beautiful place to relax with the kids, a cool drink, or a good book.



The LRC has four lighted, regulation tennis courts available to members for day and night play. With wind breaks, practice net, practice wall and well-maintained playing surface. LRC is a great place to play tennis. Play for leisure or join one of our active league teams. We have women's, men's and youth teams. Never played or it's been a long time? Programs and leagues are available for all skill levels including beginners.



The LRC has a 50-meter, temperature controlled Olympic size pool and diving area with a children's wading pool. The swim team program is known for its team spirit, festive social events, excellent swimming instruction and good sportsmanship.

Other Club Amenities:

- Beautiful clubhouse with kitchen, dance floor and bar for social events
- Sand volleyball court
- Children's playground
- Private lake frontage with catch-and-release fishing
- Several grills around pool area

We invite you to stop by and learn more about all that the Lakewood Residents' Club has to offer, including several membership plans to fit your needs and budget.

***15% off a full year membership
for new residents of Lakewood Forest!***

Call our office 281-376-1893 and mention this flyer
www.lakewoodrc.org
lakewoodresidentsclub@gmail.com

LAKWOOD LIGHTNING SUMMER SWIM TEAM



Lakewood Lightning is a summer swim team that has an 8 week season from the first week of May until the last weekend in June each year.

The **Lightning** is for families with children aged 5-18 years, you must have a current membership in the Lakewood Residents Club to participate. In the pool, Lightning coaches work on teaching correct stroke technique in all four strokes, competition skills like dives and turns, and improving endurance. The coaches also emphasize teaching the value of sportsmanship and team spirit - all in a fun and friendly environment. Swimmers compete in swim meets against other teams in the Northwest Aquatic League each Saturday.

Summer league swimming is a "family" sport. Parents are an integral part of the success of the team as Lakewood Lightning is a volunteer lead and run organization.

We would love for you to join the Lakewood Lightning family; to learn more, go to <http://lwf.swimtopia.com> or email swim@lakewoodlightning.com



LAKWOOD FOREST GARDEN CLUB



The Lakewood Forest Garden Club, established in 1974, has been a vibrant part of the Lakewood Forest community for over 50 years. This dedicated group of residents shares a passion for gardening, environmental stewardship, and enhancing the beauty of their surroundings. Their activities encompass a wide range of interests, including floral design, outdoor beautification, and educational initiatives related to sustainable gardening practices.

Monthly meetings are held on the first Friday of each month at 9:30 AM, providing a consistent platform for members to gather, share knowledge, and plan community projects. These gatherings foster a sense of camaraderie among neighbors and offer opportunities for new residents to get involved and contribute to the community's growth and aesthetic appeal. Lakewood Forest Garden Club has several planned outings throughout the year and hosts an annual plant sale.

The club's longstanding presence and commitment to community service make it a vital partner for the HOA in enhancing the quality of life for all residents. Their inclusive approach welcomes new members, offering them a chance to connect with neighbors who share similar interests and contribute to the ongoing beautification and sustainability of the Lakewood Forest community.

Please visit their website www.lakewoodforestgarden.club for more information on joining the Garden Club.

IMPORTANT INFORMATION REGARDING LAKEWOOD FOREST FUND



The Fund uses the **AppFolio** portal to assist residents in managing their accounts efficiently. Through this secure online platform, homeowners can view information about their account balance, pay assessments, submit architectural change applications, view violations and all the association governing documents.

You should have received an invitation to gain access after you submitted your information form. If not, you can request access by emailing your address to lwffadmin@lakewoodforestfund.com and request an access invitation.



Deed Restricts and Architectural Changes

The Fund is a deed restricted community which has guidelines pertaining to the use of land and the look of the neighborhood.

Although each lot is owned privately, and the common areas are for the use of all members of the Community, there are certain restrictions and guidelines for the use, improvement, and alteration of the properties within Lakewood Forest Fund. The Fund was developed as a self-contained, deed restricted community with its own set of covenants, conditions and restrictions (CCRs). The CCRs exist so overall aesthetics, congruity, and appearance will be maintained in such a way that the homeowners can live in harmony. These guidelines are in place to support the quiet enjoyment of their home and property, and to protect the value of their investment.

The Fund staff provides deed restriction inspections on a weekly basis. Therefore, it is important for each resident to understand the CCRs governing the section in which they reside and the various policies which detail the regulations of the neighborhood. Architectural Committee Approval (ACC) is required prior to initiation of any exterior changes or improvements to your lot.

To obtain approval of an Architectural review of proposed exterior changes, the homeowner/applicant initiates the review process by submitting an application to The Fund utilizing the AppFolio portal. The Architectural Control Committee will review the information provided and approve, disapprove or request additional information. Please allow ten to fourteen business days for the committee review. You will receive electronic communications when the process is complete.

Exterior Painting Policy

- Exterior painting of home requires approval from Architectural Control Committee.
- Approval is mandatory and strictly enforced, even when utilizing the original color.
- Any owner that does not obtain approval from Architectural Control Committee is in violation of the CCRs and may be pursued through legal channels in efforts to meet compliance.
- Exterior painted must be maintained in good condition to avoid violations.
- Brick portion of home may **NOT** be painted. Owner(s) wishing to paint brick, may request a variance which will be reviewed by a professional color consultant. Owner will be charged an administrative fee which will be equivalent to the cost paid by the association to the color consultant for review.
- Driveways may not be painted.
- Exterior paint will be of a satin finish.
- Exterior doors may be satin finish, gloss finish or stains may also be utilized.
- Gutters should be painted in the corresponding color.
- Current photo of home must be submitted with ACC application.

Highlight a few Guidelines:

The developer designated Lakewood Forest Fund as a single-family home neighborhood. The guidelines state that if the property is to be rented, the contract must be for a minimum of six months.

Garage may NOT be used as a living space.

Trash and recycle containers may not be stored in public view on non-service days.

The owners and occupants of each Lot shall have the duty and responsibility, at their sole cost and expense, to maintain the lot and Property so that it is well maintained in a safe, neat and attractive condition at all times. Such maintenance includes, but is not limited to, the following:

- Prompt removal of all litter, trash, refuse, and wastes.
- Perform lawn maintenance on a continuous basis to include watering, fertilizing, mowing, edging, weeding of flowerbeds and tree wells, raking of leaves/pine needles and necessary shrub and tree trimming.
- Perform exterior home maintenance on a continuous basis to include replacement of rotted wood/siding/fencing, removal of mold/mildew on homes, gutter repair(s), roof replacement, and painting as needed.
- Keep parking areas and driveways in good repair.
- Keep pools free of algae and properly maintained in working order.
- Maintain property to prevent the development of unsightly or unkempt conditions. Unsightly objects include (but are not limited to):
 - * Inoperable vehicles
 - * Non-functioning equipment (such as bicycles, toys, plant containers)
 - * Construction related materials (such as paint cans, building materials, bricks)

Commercial vehicles, inoperable vehicles, mobile homes, bus, tractor/trailer rig, house trailer, recreational vehicle (trailer, ATV, camper, camper trailer, boat, watercraft, boat trailer) may not be parked on any lot or any public street within the subdivision.

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that of dogs, cats or other household pets may be kept provided they are confined to the Lots of their owners by leash or fence; and further provided that they are not kept, bred, or maintained for any commercial purpose and are not kept in such numbers as to become a nuisance.

Recreational equipment may not be located in any front yard or side yard which can be viewed from street with the exception of basketball goals.

Above ground swimming pools are prohibited.

CONTACT INFORMATION

Constable Services

Lakewood Forest Fund has a contract with Harris County Precinct 4's Contract Deputy Program. Five officers are assigned to working approximately 70% of their time in Lakewood Forest and 30% for Harris County. These officers are assigned to the Lakewood Substation located in the subdivision in the same building housing the Fund Office. Contact them by calling the **Constable Dispatch at 281-376-3472**. For non-emergency assistance, contact Constable Dispatch at 281-376-3472. For an emergency, contact 911. Precinct 4 Headquarters - 6831 Cypresswood Dr., Spring, TX 77379

In order to obtain information regarding the services listed below, use the Harris County Precinct 4's website www.constablepct4.com and click "community involvement" then scroll down and click on "services offered" to fill out the online form.

- Accident Reports
- Citizen Property Inventory System – Report It
- Fingerprinting Services
- Report Alcohol and Tobacco Sales to Minors
- Report Illegal Drug Activity Anonymously
- Trespass Affidavit
- Report Suspicious Gambling, Massage Parlors, and Sexually Oriented Businesses
- Business Security Check Request
- Extra Patrol Request
- Open Records Request
- Report a Crime Online
- Report a Traffic Complaint
- Vacation Watch Request

Recycling and Trash Services

The recycling and trash service for Lakewood Forest is provided by: BEST TRASH. View the "Resident Services" page on the association website for detailed information, trash schedule and contact information.

Mosquito Spraying

Cypress Creek Pest Control provides mosquito fogging services for Lakewood Forest which occurs on a weekly basis March through October.

CONTACT INFORMATION FOR WATER DISTRICTS

Each resident should determine which section they live in to determine which water district services their area. If you are uncertain of your section, visit www.hcad.org and pull up your property address then review the legal description, which will state the section.

EDP (Environmental Development Partners, LLC)

17495 Village Green Drive, Houston, TX 77040

Billing, Service & Repair..... 832-467-1599

customerservice@edpwater.com

www.edpwater.com

Services the following entities/sections in Lakewood Forest:
Lakewood Forest MUD (Section 1, 3, 5, 6, 7, 8, 11, & 12 & Patio Homes)
Malcolmson Road MUD (Section 2)

Eagle Water Management

5118 Spring Cypress Rd, Spring TX 77379

Billing, Service & Repair..... 281-374-8989

www.eaglewatermanagement.com

Services the following entities/sections in Lakewood Forest:
MUD 18 (Section 9)

Municipal Operations & Consulting, Inc.

27316 Spectrum Way, Oakridge North, TX 77385

Billing, Service & Repair..... 281-367-5517

Services the following entities/sections in Lakewood Forest:
Faulkey Gully MUD (Sections 10, 14, 15, 17, & 18)
www.municipalops.com

SCHOOL INFORMATION

Cypress-Fairbanks Independent School District -- www.cfisd.net

Hamilton Elementary, 12050 Kluge Rd., Cypress, 77429, 281-370-0990

Moore Elementary, 13734 Lakewood Forest Dr., Houston, 77070, 281-370-4040

Hamilton Middle, 12330 Kluge Rd., Cypress, 77429, 281-320-7000

Cy-Creek High School, 9815 Grant Rd., Houston, TX 77070, 281-897-4200

Tomball Independent School District -- www.tomballisd.net

Lakewood Elementary, 15614 Gettysburg, Tomball, 77377, 281-357-3260

Northpoint Intermediate, 11855 Northpointe Blvd., Tomball, 77377, 281-357-3030

Tomball Memorial High, 19100 Northpointe Ridge Ln., Tomball, 77377, 281-357-3230

Lakewood Forest Fund, Inc.
"Serving the Residents of Lakewood Forest"

12415 Louetta Road
Cypress, TX 77429
www.lakewoodforestfund.com
Email: hoa@lakewoodforestfund.com
Phone: 281-370-8943

