

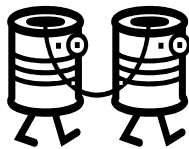
VILLAGE VOICE

Volume 11 Issue 3

July – September 2007

Welcome To the Neighborhood

The Meadowlake Village Homeowners' Association would like to welcome and new homeowner that have joined our neighborhood. We hope that this newsletter is informative and helpful to you. If you have any questions call us at (281) 421-2322.



Important Phone Number

Harris Co. Animal Control: (Call after 1:00 pm)	281-999-3191
Lake M.U.D.:	800-720-5818
Sheriff Department	713-221-6000
Garbage Collection:	
Hotchkiss Disposal	281-427-6666
Security:	281-216-7899
Road Maintenance:	
Texas Dept. of Trans:	713-636-7400
Wade Rd. Maint. Co.	281-426-7563
Constable:	281-427-4791
Sylvia Garcia	
Precinct 2 County Commissioner:	713-755-6220



Billing Schedule

In order to clarify our billing schedule, we are including a summary in this newsletter of when we bill. If you don't receive your bill by the 1st week please contact us immediately at 281-421-2322 or by email at jluebe@muacpa.com Assessments or maintenance fees are billed out as follows:

Fees:	Date Billed:
January – June Maint. Fee	1 st week of March

10% APR Finance Charge and then each month after that.	1 st week of May
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July – December Maint. Fee	1 st week of September
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10% APR Finance Charge and then each month after that.	1 st week of November
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Thinking of renting the clubhouse or pool? Please contact:
Shelia Crianza @ (281) 421-4679
****YOUR DUES MUST BE CURRENT
IN ORDER TO RENT THE
POOL/CLUB HOUSE.****



We can provide copies of deeds restrictions to homeowners who are interested. If you have any questions regarding deed restriction or if you notice a violation that is going unchecked please call the association at 281-421-2322.

CRACKING DOWN ON DEED RESTRICTION VIOLATIONS

When a deed restriction is violated, it hurts all homeowner's by bringing down property values. We have been devoting more attention to deed restriction violations and request your help with this matter. Security is on the property reporting back to our office on all violations, but we need your help too. If you see deed restrictions being violated you can leave a message at 281-421-2322 and tell us about it. Your call will be strictly confidential; no names are ever mentioned when violators are notified.

Common Deed Restriction Problems

There are seven deed restrictions that need particular addressing. The Association has received several complaints in these seven areas and would like to make the rules clear to everyone.

1: Trash cans stored out of sight

The deed restrictions specifically state, "Containers for the storage of trash, garbage, and other waste materials must be stored out of public view." Please put all trashcans behind your house or fence when it is not a trash day.

2: Sidewalks and Curbs in need of repair

The deed restrictions specifically state, "All paved areas must be kept in good repair. This includes sidewalks, driveways and curbs."

3: Animals

The Association would like to remind everyone. Only dogs, cats, or other common household pets are allowed. Up to 2 in each category are allowed per residence. No animals or fowl may be kept or bred for commercial purposes. No pets are allowed that are an annoyance to vicinity residents. Pets must be confined to a fenced backyard or within the house. When away from Lot, pet must be on a leash at all times. It is the pet owner's responsibility to keep the Lot and others Lots clean and free of pet debris.

4: Storage of Autos, Boats, Trailers

No motor vehicle, boat or trailer may be parked or stored on any part of any lot, easement, right-of-way or common area or in the street adjacent to any Lot, easement, right-of-way or common area unless such vehicle is concealed from public view inside a garage or other approved enclosure.

5: Parking on Grass

No autos, boats, trailers, vehicles, ect. Shall be parked off paved areas. No vehicles or equipment shall be allowed to impede the public right-of way.

6: Yard and Lot Maintenance

Yards, flowerbeds, and paved areas must be maintained in a neat and attractive appearance at all times. Yard maintenance includes regular mowing, trimming, edging, pruning, weeding, and removal of trash, debris, and tree stumps. There must be no litter or growth where the streets meet the curb. An intentional "Natural" look be carefully maintained and weed regularly. Such a look is discouraged and may be deemed an annoyance by the neighborhood. Lots shall be kept at all times in sanitary, healthful, and attractive condition. Storage of material and equipment excepts for normal residential requirements is not allowed. Crack/joints in sidewalk, driveway and curb sections must be kept free of plant growth. Yard equipment, bicycles, toys etc. must not be left in the public right-of-way or in public view.

7: Prohibition of Offensive Activities

No noxious or offensive activities are permitted. Examples include recurring loud noise/music; traffic-producing activities.

Four-Wheelers/Golf Carts

Many complaints have been made about the four-wheelers/ golf carts that are seen racing thorough our neighborhood. There have been many occasions where near misses between these four-wheelers/golf carts and cars or pedestrians have happened. In addition, we have asked that our security begin stopping four-wheelers/golf carts ticketing people. When it comes to ATV/golf Cart safety, riders must be aware of the laws in the

state of Texas. Many operators, including minors, ride them not only on private land but along the side of highways as well. In fact, ATV's/Golf carts cant even be ridden on the shoulder or grass beside the highway. If you are caught riding your ATV/Golf Cart on any public roadway, you could face up to a \$500 fine.

Deed Restriction Process

The following is the proced ure followed for deed restriction violations.

1. Violation cited on initial drive-through – 1st Notice postcard sent asking violation to be corrected with in 5 days.
2. Follow-up visit one week later – 2nd Notice postcard sent asking violation to be corrected with in 5 days.
3. Follow-up visit one week later – Final Notice postcard is sent asking violation to be corrected with in 5 days.
4. Follow-up visit one week later – if violation is not corrected, a picture is taken and sent to the attorney's office to send demand letters.
5. The Attorney's then send a \$85.00 certified first demand letter letting you know you have 10 days from the date of their letter to correct the violation.
6. If the violation was not corrected with in the first 10 days the attorney's office will again send you a second \$85.00 certified demand letter.
7. Then the Attorney's will send the final certified demand letter letting you know you know owe another \$85.00 and that if you don't comply with in 10 days from the date of the letter they will file a suit.

Meadowlake Village Homeowners' Association
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NEWSLETTER