

Whispering Lakes Ranch Newsletter

A Quarterly Update from the Maintenance Association Board of Directors

Volume 2, Number 3

July 2012

NOTICE OF QUARTERLY MEETING

Monday, July 23, 2012

We invite you to join us at the WLR Board of Directors Quarterly Meeting on Monday, July 23, 2012 at 7:00PM CDT in the HCMS building, 17049 El Camino Real, Houston.

The final agenda will be posted at **wlrhome.com** at least 72 hours prior to the meeting.

THE RESERVE STUDY

What's a reserve study?

Every community must plan for the upkeep of its infrastructure as the years pass by. Among the community assets at WLR are our concrete streets, a community pool and pool house, lakes with concrete erosion skirts, and fences. Each of these assets costs money to maintain and has a finite life.

Small, routine maintenance and repairs are paid for out of the annual operating budget. For the big stuff, we hold money in a reserve account.

A reserve study provides a comprehensive projection of when major maintenance or replacement can be expected for all common property assets and how much it'll all cost.

We commissioned a full reserve study in the late autumn of 2011 and expect to have update studies done every few years. The results of this reserve

study are available for your review in Adobe Acrobat (PDF) format on our documents web page:

<http://wlrhome.com/documents/Documents.html>

As you'll see, this study predicts that WLR will need to expend about \$8,000,000 over the next 30 years to maintain our existing assets. As of this writing, a group of volunteer homeowners is reviewing the reserve study to validate it, as well as provide ideas and recommendations on how to best meet our reserve needs.

It is already quite clear, though, that we need to contribute much higher amounts to our reserve fund than we currently do.

If you would like to participate in this process, please do. Just contact us with your ideas through the web site email:

contact@wlrhome.com

and we will include you on the distribution as we communicate about the reserve study. It will also certainly be an agenda item at our Quarterly Board meeting on July 23rd.

NEW PROPERTY MANAGER

Our new property manager is **Dana Ladd**, who is taking over from manager, Emily, who left HCMS. We're already working with Dana and it has been a seamless transition. You can contact her via the same info as before: HCMS phone at 832-864-1200 or contact@wlrhome.com which will auto-forward your email to the Board Members and Dana.

HOA DUES FOR 2013

We have enjoyed stable HOA dues of \$1300 for several years now but the time is unfortunately approaching to raise dues.

The Board of Directors is doing everything it can to keep our expenses low while protecting the long-term value of a premium acreage community with only 310 lots and a lot of common property to maintain.

The 2013 dues have not yet been set. We still have to estimate some costs for next year, not the least of which will be based on the recommendations coming out of the review of our reserve study that is mentioned above. We will be discussing this at the upcoming Quarterly meeting. We will make the decision either at the meeting, or soon thereafter.

We do want to give you a heads up now, though, that it does appear almost certain our dues will need to go up by at least 10% and possibly more. We hope this early notice will help you plan enough ahead to avoid stress to your own budget at the end of the year.

SPEEDERS: READ AND HEED!

Remember those traffic radars we had on Lake Landing this spring? They contained data recorders that showed most people drive safely down our streets. However, there are a few grossly irresponsible people in our midst. We were utterly appalled that one vehicle was recorded going 67 MPH down Lake Landing Drive!

The streets of WLR are private. That means two things. The first is that our streets are not JUST streets but are part of the commonly owned properties that are free for all residents to use and enjoy. On our streets, in the dark of night as well as in the daylight, little kids ride their bikes, families stroll, golf carts roam. Their right to be there is

equal to your right to drive to and from your home along those same streets. Please make it a habit to drive as safely on our streets as you would through a crowded supermarket parking lot.

The second point is that our streets do have posted speed limits. You should know that the HOA definitely does have the authority to treat traffic violations just as any other violation of the Deed Restrictions. Your HOA isn't out to bother neighbors who are safely and peaceably going about their business – not by a long stretch – but we can and will take action against those few who endanger others or otherwise behave like scofflaws in their own neighborhood.

If you have a lead foot when in our neighborhood, now is the time to change that behavior.

SOCIAL COMMITTEE

Pete Bauer, Social Committee

The thunderstorms stayed at bay just long enough on Saturday, June 30th for a group of neighbors to parade their bikes, golf carts, and themselves around the neighborhood to celebrate the start of the Independence Day holiday week.

After the parade we gathered at the community pool for hot dogs, cotton candy, lemonade, and good ol' fashioned socializing. Don't worry if you weren't able to join us that day, though. There's much more to come! Do keep your eyes and ears

DID YOU KNOW?

If you don't take a moment to read these newsletters or occasionally stop by our web site at www.wlrhome.com that you might not be aware of important issues that have a real impact on your home, neighborhood, and quality of life?

open because your Social Committee is already conjuring up ideas for a **Halloween party**.

Your Social Committee is:

Heather Monteleone (*Committee & Welcoming Subcommittee Co-Chair*)

Lisa Heifner (*Committee Co-Chair*)

Cheryl "Dee" Stephens (*Welcoming Subcommittee Co-Chair*)

Ginny Bergmann

Charlotte Burns

Molly Zolas, MD

KEEP YOUR E-MAIL ADDRESS UP TO DATE!

Your email address is a part of the information in your User Profile on the web site. Only one email address per account is supported in the software.

It is important to keep that email address up to date because we occasionally send out "all members" emails about current events and emergencies. The software will use the email address in your profile; if it is out of date, you won't get the information.

WEB SITE IS YOUR GO-TO PLACE FOR WLR NEWS

The WLR web site at:

<http://wlrhome.com>

To contact the HOA about community matters, please use the address:

contact@wlrhome.com

If you are having technical troubles with the web site or want to create an account, please contact:

admin@wlrhome.com

Maintenance Association of Whispering Lakes Ranch Board of Directors

Steve Glenn, President

Frank Prisco, Vice President

Peter Bauer, Secretary

Jeff Farmer, Treasurer

Roy Hunter, Director

How to get help...

For an emergency: 911

Routine LC Police: 281-332-2566

For community maintenance problems:

Call HCMS : 832-864-1200

Or

Email: contact@wlrhome.com
