



The Rosehill *Report*

The Official Newsletter
of the Lakes of Rosehill
Homeowners Association

September 2012

Volume 3, Issue 9

IMPORTANT LAKES OF ROSEHILL NEWS

There is a lot of information to report on for Lakes of Rosehill, so please take the time and read through the entire article.

At the annual meeting in April and the subsequent Lakes of Rosehill newsletter, it was reported that the residents would be voting soon on implementing security for our subdivision. The hope was that we would be able to piggy-back onto the contract that Cypress MUD 1 has with the Constables office, which would have made the rate much more affordable for our community. Currently, the Constables Office is not accepting applications for partial patrols, which means we would have to pay for a fulltime officer if we contracted for security directly with them. We attended a Cypress MUD 1 Board meeting and submitted our request. They seemed receptive, but indicated that they were going to have to meet with their legal staff and review their contract to ensure that there were no restrictions in their contract that would prohibit them from allowing us to join in their contract. The process has taken longer than hoped, and we still have not gotten a firm commitment from them with regards to our ability to join on their contract. If we are able to do so, we would have a very high visibility of patrol within the community.

Another issue that was discussed at the meeting was the recycling program through Waste Management. This is clearly a very passionate subject for residents. There are residents that clearly want to keep the program and even expand it and those that want the option of not participating. The Board considered a new vote on whether to keep the recycling program or not to keep it and keeping the program but changing the size of the recycling containers. In the end, the Board decided that we were not going to revisit this issue because it was something that was voted on already by the residents and the votes clearly reflected that more households wanted the ability to recycle than those that did not.

The Houston area was very fortunate to have gotten rain this year to keep us from another drought, but that has presented its own set of issues within our subdivision. In the month on July, Cypress received record amounts of rainfall within a 48 hour period that caused some severe flooding throughout Cypress in lower elevation areas. Little Cypress Creek was out of its banks and actually visible from our flood control lake at the back of our subdivision, and it did not have far to go before it would have reached the flood control lake. The amount of rain we received was considered a 100 year event. The 3 interior lakes collected the rain and transferred it through the ditches that surround our subdivision and are part of our flood control system, then deposited



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IMPORTANT NUMBERS

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Sheriff - Non-emergency	713-221-6000
- Burglary & Theft	713-967-5770
- Auto Theft	281-550-0458
- Homicide/Assault	713-967-5810
- Child Abuse.....	713-529-4216
- Sexual Assault/Domestic Violence	713-967-5743
- Runaway Unit	713-755-7427
Poison Control.....	800-764-7661
Traffic Light Issues	713-881-3210

SCHOOLS

Cypress Fairbanks ISD Administration	281-897-4000
Cypress Fairbanks ISD Transportation	281-897-4380
Cypress Fairbanks Senior High	281-897-4600
Cy-Woods High School	281-213-1727
Goodson Middle School	281-373-2350

OTHER NUMBERS

Animal Control	281-999-3191
Cypress Fairbanks Medical Center	281-890-4285
Harris County Health Department.....	713-439-6260
Post Office Box Assignment – Cypress	1-800-275-8777
Street Lights - CenterPoint Energy.....	713-207-2222
- not working (Report Number on Pole)	
Waste Management	713-686-6666

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LAKES OF ROSEHILL

Important News- (Continued from Cover Page)

it into the large flood control lake at the back of the subdivision. When the flood control lake level reached a certain level, the two pumps automatically come on and begin pumping the lake level down. The water that is pumped out of the flood control lake flows toward Little Cypress Creek.

During the late July rain event, the pumps began to fail and we had to call out our pump contractor. The failure was caused from aquatic vegetation that was being sucked into the pump well sump area and causing the pumps to cavitate. Aquatic vegetation typically occurs in ditches and shallow lakes. From the time that the flood control system was designed and built, Lakes of Rosehill has controlled the vegetation through mowing. The shredded vegetation then dries out and breaks down. During the July rain event, the ditches had just been mowed, and the vegetation had not had a chance to dry out or break down. That allowed the large volume of water flowing through the ditches to deposit the clippings into the lake, which then were sucked up against the screens in front of the pumps. There was so much of the vegetation that the weight of the vegetation, coupled with the suction from the pumps, actually bent the heavy metal screens that is installed in front of the pump shafts to protect the pumps from debris and allowed the vegetation to collect around the pump shafts and suction and trip them off. The design of the screens made it impossible to clean

the vegetation off of them during the rain. Nothing like this has ever occurred before during the life of the flood control system, and thankfully the pump failure occurred at the end of the rain. The aftermath has been unforeseen repairs. Equipment had to be brought in to remove the heavy metal screens, and then begin to clean out the pump well sump area of the vegetation as well as years of silt that had over time began to fill in over time. The pumps were then tested to see if they had been damaged, and we are happy to report that they are running fine. Because the screen design failed and the screens were bent beyond repair, a new screen system is being designed and will have to be installed. Additionally, the Board has consulted with an aquatic vegetation biologist, and recommendations have been made on herbicidal products to use that will kill the aquatic vegetation, along with a yearly maintenance application recommendation to keep it in control.

In addition to monthly meetings, there is a lot of work and effort on the part of the Board to better our subdivision that remains transparent to most all of the residents. I want to share with you that during the entire rain event, there were members of the Board as well as a non-member of the Board that was out in the storm in the middle of the night and throughout the entire storm monitoring the pumps and doing everything that could be done to

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LAKES OF ROSEHILL

Important News- (Continued from Page 4)

keep our pumps running and protect the entire subdivision. I am very proud and appreciative of the action of these individuals and want everyone to know that, had it not been for their efforts, there was a strong possibility that parts of our subdivision could have taken on water. Their selfless actions should be recognized and applauded by all of the LOR residents, so "hats off" and a HUGE THANK YOU to Donny Morris and Mark Riordan. Because of Donny's years of experience with large industrial pumps, his efforts continued after the storm to meet with different contractors to clear the pump well sump area, test run the pumps, and participate with the Board through the screen re-design evaluation with the contractors. Another big THANK YOU should go out to Gloria Lee of Chaparral Management Company for stepping up her efforts to arrange appointments with the different contractors and putting our subdivision at the top of her priorities during the event. The pictures that have been included with this article only give a small representative of the magnitude of the issue that had to be dealt with. At this writing (August 8th), there has not been a determination yet from the insurance company with regards to how much of the costs, if any, will be approved through a claim but their initial conversations with our management company indicated that they felt we had a claim because the screen design failed. As soon as the Board has all of the costs associated with

this matter, the claim will be filed and we will report back to you with the results. Picture #1 shows the level of the flood control lake at the back of the subdivision. The water you see on the other side of the berm behind the pumps is Little Cypress Creek that had come out of its banks. Picture #2 shows the level of the flood control lake and the relationship it was to the back of the subdivision. Picture #3 shows the aquatic vegetation that choked the flow of water to the pumps, along with the screens that were bent by the force of the vegetation being pulled against the screens while the pumps were running. Picture #4 shows the clean-up of the pump well sump area and drainage culverts that were cleaned out after the damaged screens were removed.

On the subject of the insurance company, in July the Board met with an engineer representative from Reserve Advisors. Their company was selected through a competitive bid process to perform a reserve study of the subdivision and compile information related to the condition of common area facilities and subdivision roads that support the entire subdivision. The results will reflect repairs that need to be addressed more immediately as well as those that are forecasted for future repairs. The study acts as a tool for the Board to forecast dollars needed for the operating budget going forward. In order for Lakes of Rosehill to maintain an

(Continued on Page 6)

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(Important News - Continued from Page 5)

insurance policy, reserve studies are required to be performed every 2-3 years and the Board has to be able to show that it is taking action to correct and/or repair any issues that are listed in the study's final report. The engineer representative has completed the inspection of the entire subdivision and the Board is waiting for the results and will report to you with the findings.

The acceptance of some of the roads in Lakes of Rosehill has been elevated with Harris County, and they have agreed to accept all platted road surfaces that remain private. As previously reported, beginning at Rosy Hill Court and continuing to Rose Garden Trail, Skinner is already a Harris County maintained road. Harris County has also previously accepted part of Rose Garden Trail and all of Rose Trail. It is anticipated that the balance of all of the platted roads will be accepted by the end of 2012. For some of our residents, the fact that Harris County has accepted certain roads and now the law could be applied to occurs that happen on them was driven home in the form of speeding tickets being issued. As a courtesy to the residents, the Board requested that the Sheriff's Dept. place their radar trailer along Skinner to let them see that they were speeding and needed to slow down. There were clearly some residents that did not take the radar trailer's warning to heart and after a few days of the trailer being there, patrol cars began to issue citations to residents doing as much as 55 mph in a 35 mph. There is absolute NO reason that anyone in this subdivision should be driving above the speed limit, and Lakes of Rosehill residents need to be prepared for more citations to be issued if they insist on speeding and putting the lives of other residents in danger.

In addition to citations for moving violations, we have also reported in the past that 4 wheelers and golf carts are not permitted on any road that has been accepted by the county. Those are no longer private roads. Within our subdivision, children no more than 7 years of age have been seen taking to the roads unsupervised in these types of vehicles and they have almost been hit by traffic on multiple occasions. It is unlikely that the children involved in those cases go home and report any near miss situations for fear of getting in trouble for driving like that in the first place. It cannot

be assumed that because you've had "the safety talk" with your kids about how to drive within the subdivision that they are applying your instructions when you are not watching. Children are witnessed with great regularity darting in front of oncoming traffic on Skinner when going from one side of a cul-de-sac to another. They rarely stop at the stop signs and look for the traffic on Skinner. There are some children that dart out from behind parked vehicles onto oncoming traffic, and have almost been hit. It is very difficult to always see that there is a golf cart with small children in it sitting in front of a parked vehicle, especially a truck. The Sheriff's officers have reported to the Board that they contacted parents when they stopped children driving on county streets within the subdivision, and that almost every parent that was contacted was defensive and challenging with remarks such as their children had the right to drive on the roads because they are private. It is unimaginable what any parent is thinking that takes a defensive stand, and it is a sad testament to realize that every parent does not take to heart the very safety and lives of their own children. It will be tragic when it happens, and there will be no consoling you as parents if the worst case scenario happens to your child and they are permanently injured or killed. It will be too late for you to heed this message which is that it is against the law to drive any unregistered/untagged vehicle on any county accepted road. If you do let your child drive on private roads in the subdivision, please do not let them be supervised by an older child as that may still hold great risks. Every parent is solely responsible to supervise their children and ensure their safety. Please don't let the subdivision have to mourn your child with you due to an accident, not to mention the permanent effect on whoever is driving the vehicle that hits your child that darted out in front of them. This is the type of accident that is avoidable.

The summer school break has officially ended and our children are back in school. Hopefully for us all, we will begin to get some relief from the hottest temperatures from the dog days of summer. Be watching for the next newsletter that will be providing you with more information related to the reserve study findings. Until then.....be safe.



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LAKES OF ROSEHILL

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HOUSTON NATIONAL GOLF CLUB

The Cy-Woods High School Crimson Cadettes Booster Club will host its 3rd annual golf tournament on Monday, October 29, 2012 at Houston National Golf Club. Proceeds from this event will directly benefit the Crimson Cadette Drill Team and help fund their activities for the 2012-2013 school year. The tournament will be a 4-person scramble format, with a shotgun start beginning at 1:00 PM, followed by dinner and awards at 6:00 PM. Individual and team entries are welcome, as well as various levels of sponsorships. The organization has a 501 (C) 3 designation and tax ID information is available upon request. Your support is appreciated. Come join us for an enjoyable afternoon of fun and competition.

To register for the event or for more information on entry fees, sponsorships and other event details, please visit www.crimsoncadettegolf.com.

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NWHC AGGIE MOMS will hold their 4TH Annual Boots and Whoops scholarship fundraiser on Sunday October 14 at Red River Dance Hall on 249 from 1:00-5:00, featuring live country western entertainment, barbecue, dancing, arts and craft show, and car show. Aggie or not, you'll want to join the fun. Tickets available through our web site now.

The Northwest Harris County Aggie Moms Club meets the second Tuesday of the month at 7:00 pm, at the Houston Distributing Company, 7100 High Life Drive and Cutten Road. Aggie Moms won't ask you to wear a funny hat, learn a secret hand shake or give a speech. We simply help you help your student reach their potential. Join us for food, door prizes and speakers. Our next meeting is September 11, 2012.

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LAKES OF ROSEHILL

CY-FAIR WOMEN'S CLUB

Women Serving the Community

It's that time of year again. Mark your calendars, as you will not want to miss this event! We are fired up and thrilled to be upholding our "Shop Til You Drop" Marketplace event again this year. Grab the entire family and head out to the Berry Center on September 8th. There will be something for everyone to enjoy, even your pet. See you there!

CWC is a service organization that gives back to the community. This means that all funds raised will go right back to the community in the form of scholarships for graduating high school seniors, at Lone Star College, Cy-Fair and grants to other non-profits in our community, as well.

Membership into the Cy-Fair Women's Club is open to all ladies in Northwest Houston/ Cypress neighborhoods. Currently we meet the first Thursday of most months at West Houston Church of Christ. Our meetings begin with social time and refreshments at 7:00p.m. immediately followed by a program at 7:30p.m. The church is located at the corner of Queenston and West Road.

Our monthly meetings are not only educational and enjoyable, but they develop lasting fellowships. We look forward to meeting you there! If you have any questions about our club or need directions to the church, please contact Susan McLeroy, Membership Chair at sudomac@comcast.net.

Thank you,
Rosie Serrano



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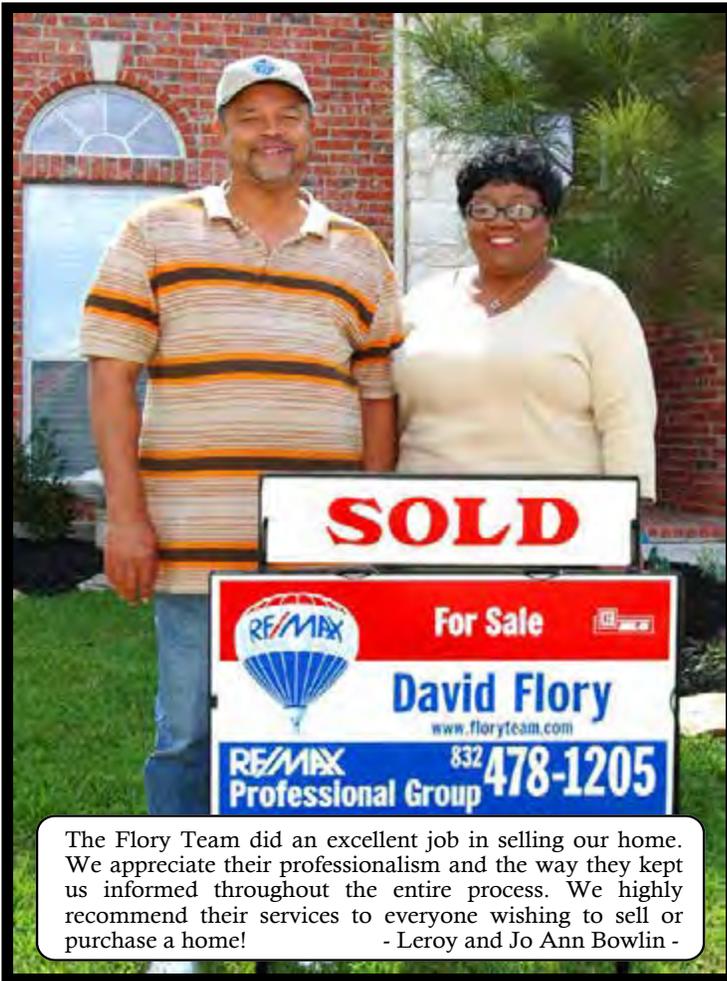
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