



# The Beacon

News For The Residents at Lakes of Fairhaven

[www.lakesoffairhavenHOA.org](http://www.lakesoffairhavenHOA.org)

## ✧ DEAR NEIGHBORS ✧

Hopefully, this note finds you gearing up for a much anticipated Spring. I have a few key items of interest to share with you. First, please be aware that we have changed Property Management companies effective 1/1/14. Planned Community Management, Inc. (PCMI) has replaced FirstService Residential as our property management company. Our assigned property manager is Mendi Carpenter (Mendi.Carpenter@STServices.com). Our new mailing address for all community related written communications AND for remittance of payments is: *Lakes of Fairhaven HOA, P.O. Box 219223 Houston, TX 77218*. Please make it a point to change autodraft, bill pay and future mailed remittances accordingly to avoid delays in receipt.

### RECENT NEWS:

Effective January, the Developer resigned from his position as Director on the Board. This was the final step in allowing a fully resident-controlled Board. Acting in accordance with the By Laws, the remaining Board appointed an interim replacement for the vacated Board position. Resident Bret Young accepted the appointment through March, 2014.

### UPCOMING NEWS:

The current Board position filled by Bret Young will be up for an at-large election to a 2-yr term by a vote of the membership at the annual meeting currently scheduled for 24-March at 7:00 pm in the cafeteria of Swenke elementary school. Any association member is eligible to run for the position. Interested persons should email our property manager to express intent.

The Board recently held a Special Meeting on 2/5/14 where the Board presented an amendment to the Deed Restrictions, also known as the Declaration of Conditions, Covenants and Restrictions (CCRs), regarding motorized vehicles. As a follow-up to that Special Meeting, the Board will call a second Special Meeting to address the final expected round of proposed amendments to the community governing documents. This second Special Meeting will be conducted as part of the HOA Annual Meeting (scheduled as noted above). A full description of the additional proposed revisions/amendments to the Association's CCRs can be found on the community website ([www.LakesOfFairhavenHOA.org](http://www.LakesOfFairhavenHOA.org)). The members of the Association will be asked to vote FOR or AGAINST the presented amendments. The Board recommends a vote FOR on all items presented. The five (5) matters that will be put before the membership are summarized below:

- Permitted use of "golf carts" on community private streets
- Provision for Board to have a defined latitude in Annual Assessment increases without requiring membership vote
- Authorization of Section-specific Special Assessments
- Further definition of Board's ability to ENFORCE the Association's restrictions
- Revision to ACC to effect 5 active participants rather than 3 plus 2 alternates.

Mike Walton, the developer, will not participate in this vote. Further information and the proposed amendment language can be found on the community website referenced above.

Please read these carefully and offer your thoughtful input for the Board's further consideration. You can email us at [president@lakesoffairhavenhoa.org](mailto:president@lakesoffairhavenhoa.org), [vp@lakesoffairhavenhoa.org](mailto:vp@lakesoffairhavenhoa.org) and [treasurer@lakesoffairhavenhoa.org](mailto:treasurer@lakesoffairhavenhoa.org). What is presented on the website is the current version of the proposed language. Such is subject to further revision based on community input and review with legal. Much thanks to those homeowners who have already participated in helping craft the language and intent.

Beginning in April, the Board has set the second Thursday of the month at 7:00 pm as the standing day/time for monthly board meetings. The board will attempt to keep the meeting locations as consistent and close to the community as possible. Official meeting notifications will be issued via email by PCMI with notice posted on the community website preceding each meeting. Hopefully this will encourage more consistent homeowner participation.

### CLOSING THOUGHTS:

Please be advised that the Board is working diligently with PCMI to address violations to the community deed restrictions. If you receive a letter, please be expedient in addressing any noted violations. You can expect a "Spring Cleaning" reminder letter from the Board/PCMI that will address some common items that all homeowners should be mindful of as it relates to upkeep and maintenance of our homes going into the Spring. Please pay particular attention to the items addressed in this letter. Doing so will avoid unnecessary cost related to documenting, communicating and pursuing violations. Your board greatly appreciates your support and thanks you for your time.

*Sincerely, DeWayne Everag, 1-832-647-3073*

# The Beacon

## ADVERTISING INFO

Please support the businesses that advertise in The Beacon. Their advertising dollars make it possible for all Lakes of Fairhaven residents to receive the monthly newsletter at no charge. If you would like to support the newsletter by advertising, please contact our sales office at 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com). The advertising deadline is the 10th of each month for the following month's newsletter.

## CLASSIFIED ADS

**Personal classifieds** (one time sell items, such as a used bike...) run at no charge to Lakes of Fairhaven residents, limit 30 words, please e-mail [thebeacon@PEELinc.com](mailto:thebeacon@PEELinc.com).

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

## NEW WEBSITE

Lakes of Fairhaven has a new community website. Please visit it at [www.lakesoffairhavenHOA.org](http://www.lakesoffairhavenHOA.org) and register to get emails on HOA info and upcoming LOF announcements.



## Newsletter Information

### Publisher

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# Local Organizers Seek Community Volunteers!

NW Houston/Cy-Fair, April 5, 2014 - Tired of looking at the growing piles of litter in public areas in our communities? We can do something about it! Calling all Texans to turn out on April 5th and join in the statewide initiative to remove litter and debris from our parks and roadways. Participants receive trash bags, volunteer giveaways, promotional items, and more to assist in facilitating our cleanup efforts.

Don't mess with Texas is a Texas Department of Transportation initiative that began in 1985 to keep trash off Texas Highways. The Trash-Off, which is a partnership between the DOT and Keep Texas



Beautiful, is organized locally by Anna Harrison, Amanda Mims and Judy Bodnar, Realtors on the Bodnar Team at the Better Homes and Gardens/Gary Greene Real Estate office on Barker Cypress Road.

The Bodnar Team encourages participation and says, "We are proud to carry out this community service and carry on with the Don't mess with Texas tradition because the presence of litter in a community takes a toll on quality of life, property values and housing prices."

Since litter begets litter, people are inclined to add to existing piles. Turn out to help bag it up and see what a difference a day can make!

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# BLUEBONNET festival

The Chappell Hill Historical Society celebrates their 50th Anniversary this year. What a year is planned with the State Official Bluebonnet Festival to be held on Saturday, April 12, from 9 a.m. til 6 p.m. and Sunday, April 13, from 9 a.m. til 5 p.m. This is one of Texas best festivals with over 450 arts & crafts booths, children court, great Texas food, and some of the best live entertainment in this part of Texas.

Come visit the great town of Chappell Hill for the Bluebonnet Festival. Admission is free, parking usually is \$5 and experience a great day in the country. Located on U.S. 290 East, between Houston and Austin. Come out and enjoy Chappell Hill Historical Society anniversary and be a part of the CHHS Bluebonnet Festival.



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# Successful Business Training

*Keynote speaker shares tips at the March 27, 2014 CYFEN meeting*

Come to the Cy-Fair Express Network (CYFEN) luncheon March 27 and get tips on being successful in your business.

The keynote speaker is Chuck Douglas with Proaction International. Chuck is a graduate of the Georgia State University in Atlanta (don't hold that against him), and has delivered more than 5,000 presentations and training programs throughout the world, including extensive tours with Tony Robbins, Bob Proctor, Les Brown, Mark Victor Hanson and Brian Tracy.

Chuck will share some ideas designed to "Create Immediate & Lasting Results" for your personal and professional effectiveness.

All are welcome to attend the monthly meetings of CYFEN, which are held the fourth Thursdays at the Sterling Country Club, 16500 Houston National Blvd. This month's meeting begins with networking at 11 a.m. followed with a prompt 11:30 a.m. start of the program.

Bring business cards for networking. The meeting cost is \$25 with advanced reservations made by the Thursday prior to the meeting and \$30 at the door.

For information on CYFEN, which is part of the American

Business Women's Association, go to [www.CYFEN.org](http://www.CYFEN.org).

**SAVE THE DATE**

*April 24, 2014*

**CY-FEN EXPRESS ANNUAL WOMEN'S EXPO**

Bring a friend to this event showcasing and supporting more than 75 Cy-Fair area businesses. For information, contact [expovendor@cyfen.org](mailto:expovendor@cyfen.org)

**ABOUT CY-FAIR EXPRESS NETWORK (CYFEN)**

The Cy-Fair Express Network's vision is to be a community and national leader for the support of professional women by providing a nurturing environment for business development, networking, education and mentoring. Our members have opportunities to pursue excellence and achieve both local and national recognition.

**ABOUT AMERICAN BUSINESS WOMEN'S ASSOCIATION**

ABWA's mission is to bring together businesswomen of diverse occupations and to provide opportunities for them to help themselves and others grow personally and professionally through leadership, education, networking support and national recognition.

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## CY-FAIR KIWANIS CLUB

Kiwanis wants YOU! The Cy-Fair Kiwanis Club is actively seeking new members who are interested in giving service to improve our community and our world. Visit the Cy-Fair Kiwanis Club and learn more about community needs. In March, we have the following programs scheduled:

March 4—Mary Jane Williams from the Families to Families Network will discuss that organization's work for Children with disabilities.

March 11—Dr. Ronald B. Rea of the Chriss Cole Children's Fund will talk about the operation of the children's rehabilitation center. Their mission is to help children and families with resources not available from other community agencies.

March 18—Ray Wooten, executive director of Shield Bearer will address how this organization helps heal the hearts of children who fall between the cracks of most recognized community agencies. These children are victims of abuse, neglect and child trafficking.

Kiwanis will provide donations and service whenever possible. Children: Priority One is the motto of Kiwanis worldwide. Join us in these endeavors and reap the rewards of satisfaction in the results achieved.



Additionally, we sponsor Key Clubs and Builder's Clubs in the high schools and middle schools in the Ct-Fair District.

Businesses of the community are encouraged to support a representative for membership in Kiwanis. If you work for a business that is oriented toward involvement in community improvement and leadership, suggest to them that you

would like to represent that business through membership and involvement in work with Kiwanis. We welcome business and organization representatives as well as individual memberships.

The Cy-Fair Kiwanis Club meets at Hearthstone Country Club on the first, second, and third Tuesday of each month at 12:15 for lunch and informative programs. For more information, call John Carroll at 281-463-0373, George Crowl at 832-467-1998 or Peggy Presnell at 281-304-7127. We invite you to be our guest at one of the meetings and enjoy the fellowship of Kiwanians from your community as you learn about our organization.

We welcome your visit at our Club meeting and your consideration of membership in our service organization.

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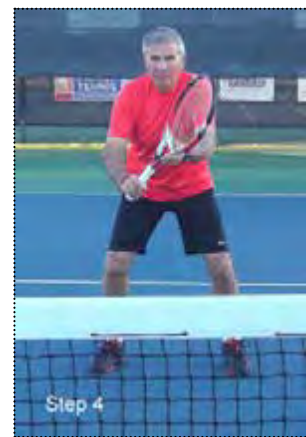
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# TENNIS TIPS

By USPTA/PTR Master Professional  
**Fernando Velasco**



## How To Execute The Forehand Drop Shot

In previous newsletters, I offered tips on how to hit the forehand groundstroke, the two-handed backhand, the one-handed backhand, the forehand volley, the two handed backhand volley, the serve, the forehand half-volley, the one-handed backhand volley, the overhead “smash”, the forehand service return, the backhand service return, the forehand high volley approach shot, the two handed high volley approach shot, the one-handed high volley approach shot, the forehand lob, the two-handed backhand lob and the one-handed backhand lob.

In this issue, I will offer instructions on how to execute the Forehand Drop Shot. This shot is used when a player is deep on the baseline and returns a short soft ball. The player hitting the drop shot is forcing the opponent to run toward the net. This ball should be hit high enough to clear the net and almost bounce back toward the net. If the player running for the shot can get it on the first bounce, it will likely be off balance and will be forced to make an error or return for an easy put away volley. In the illustrations, Fernando Velasco, Manager and Director of Tennis at the Grey Rock Tennis Club, shows the proper technique to execute this stroke. This shot can also be executed from the base line when the opponent is expecting a deep return of a serve.

**Step 1:** The Back Swing: When Fernando detects the ball landing short and high, he starts his back swing high and compacted. He is using the continental grip and keeping his eyes focused on the flight of the ball. His left hand is up front to keep the proper body balance.

**Step 2:** The Point of Contact: Fernando is now ready to perform the drop shot. His eyes are now focused on the point of contact and the face of the racket is angled up to create the underspin on the ball. His goal is to keep his head still. His left hand is still in front and his weight is shifting toward his left foot.

**Step 3:** The Follow Through: The success of a drop shot is to keep the ball on the strings as long as possible. Fernando is almost “cupping” the ball during the follow through. Fernando’s grip is relaxed and the head of the racket is pointing toward the sky. His left shoulder is almost opening to the net and his eyes are following the path of the ball.

**Step 4:** The Ready Position: Once Fernando finishes the stroke, his goal is to follow the path of the drop shot. If he created a good drop shot and sees his opponent running with the head of the racket down, Fernando will move closer to the net or anticipate the angle shot. More likely it will be an easy sitter for a put away volley.

*Look in the next Newsletter for: How to execute “The Backhand Drop Shot”*

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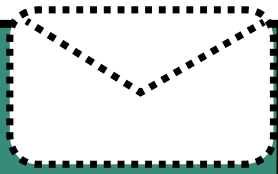
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	Apr '13	May '13	June '13	July '13	Aug '13	Sept '13	Oct '13	Nov '13	Dec '13	Jan '14
\$500,000 and above	0	0	5	4	3	5	4	2	3	2
\$451,000--\$499,999	0	2	3	3	3	0	0	0	0	0
\$351,000--\$450,999	0	0	0	0	0	1	0	1	0	0
\$276,000--\$350,999	0	0	0	0	0	0	0	0	0	0
\$231,000--\$275,999	0	0	0	0	0	0	0	0	0	0
\$201,000--\$230,999	0	0	0	0	0	0	0	0	0	0
\$200,999 and below	0	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>2</b>	<b>8</b>	<b>7</b>	<b>6</b>	<b>6</b>	<b>4</b>	<b>3</b>	<b>3</b>	<b>2</b>
<b>Highest \$/sq ft</b>	—	<b>\$114.93</b>	<b>\$125.88</b>	<b>\$131.64</b>	<b>\$127.77</b>	<b>\$139.37</b>	<b>\$132.74</b>	<b>\$114.82</b>	<b>\$147.02</b>	<b>\$125.97</b>

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