



The Official Newsletter  
of the Lakes of Rosehill  
Homeowners Association

# The Rosehill *Report*

November 2015

Volume 6, Issue 11

## WELCOME TO THE ROSEHILL REPORT

*A Newsletter  
for the Lakes of  
Rosehill Community*

The Rosehill Report is a monthly newsletter mailed to all Lakes of Rosehill residents. Each newsletter will be filled with valuable information about the community, local area activities, school information, and more.

If you are involved with a school group, play group, scouts, sports team, social group, etc., and would like to submit an article for the newsletter, you can do so online at [www.PEELinc.com](http://www.PEELinc.com). Personal news (announcements, accolades/honors/celebrations, etc.) are also welcome as long as they are from area residents.

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## Update on Annual Reserve Assessment Proposal

As some of our homeowners may recall, a Special Meeting was held in October last year where the Board proposed raising the 2015 Annual Reserve Assessment. There was a quorum of owners at the Special Meeting in person, or by proxy, for the purpose of reviewing and presenting the proposed Amendment but there was insufficient members represented at the meeting to finalize the vote and, as a result, the Association was left with eleven months to obtain the necessary votes in favor of the Amendment before the voting process would become invalid.

Thanks to a tremendous amount of very hard work from the Block Captains in September the voting process was successfully completed within the time permitted. Seventy percent of our homeowners participated in the process. In order for the result to be binding we required that at least 67% of our homeowners voted. The number of votes tallied represented 69% of our homeowners.

One percent of those participating returned their proxies for quorum purposes only. At least 51% of the votes cast were required to be in favor of the proposal to ensure adoption. The results of the voting are as follows:

- Percentage of votes in favor – 73%
- Percentage of votes against – 27%

Consequently, the proposal to increase the Reserve Assessment from \$100 per year to \$250 per year has been approved by our homeowners.

The original proposal was that the increase should take effect in the summer of 2015. Payment requests for the Reserve Assessment of \$100 were issued during the summer of this year and the intention was to issue a second request for the additional \$150 in the last quarter of this year in the event that the proposal was approved. The Board has decided to delay increasing the Reserve Assessment until the summer of 2016 to avoid imposing any further financial burden on our homeowners this year.



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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

## NEWSLETTER PUBLISHER

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## Financial Update

The day-to-day Operating Expenses of the Homeowners Association, such as Administration, Utilities, General Maintenance, Amenities, Landscaping, and Miscellaneous Operating Expenses, are covered by the Annual Assessment Fee and, at the end of August, we had spent 63% of our budget for 2015. Our Operating Budget for 2015 is based on using 97% of the income raised from our Annual Assessment and we are anticipating that our total expenses for the year 2015 will be at, or less than, the budgeted amount.

The Capital Reserve is used for the extraordinary maintenance, repair, end-of-life replacement and enhancement of assets and funding for this comes from the Reserve Assessment. A third party study of projected Capital Reserve needs for the next 30 years was undertaken in 2012 and, based on that study, it was recommended that the balance of our Capital Reserve Fund be equivalent to

\$700/homeowner by the end of 2015. As things currently stand the projections is that the actual Capital Reserve Fund balance will be equivalent to \$445/homeowner at the end of 2015. Given the approval of the proposal to increase the Reserve Assessment from \$100 to \$250, it is anticipated that the condition of the Capital Reserve Fund will start to improve from 2016 onwards.

Due to the unsatisfactory state of the Capital Reserve Fund we were forced to ask the homeowners to approve a Special Assessment of \$600/homeowner in October last year to provide us with the funds needed to undertake some extraordinary asset repair work this year. As of the end of August we have used 71% of the funds raised through the Special Assessment and we are projecting that the total spend in this area will be slightly less than or equal to the funds raised by the end of the year 2015.

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# LAKES OF ROSEHILL

## In the Pipeline

As a result of recent discussions throughout the neighborhood regarding crime prevention issues the Board will undertake an assessment of the effectiveness, both in terms of crime reduction and cost, of various options associated with enhancing the security of our homeowners. Amongst the options that will be evaluated by the Board are speed controls, constable patrols, installation of security cameras and the conversion of the subdivision into a gated community.

The Board intend to present their findings and recommendations to the homeowners for consideration at the Annual Meeting in April next year.

## General Reminders

Trash, in particular lawn trash, appears to be an issue at the moment and the Board would like to remind all homeowners that trash should not be on the street or forward of their building lines before 7 p.m. on the evening prior to the day of trash pick-up. For those homeowners that use landscape companies, it is recommended that they request that the landscape companies take the lawn trash with them on completion of their work or that the homeowners ensure that the trash is stored out of sight until at least 7 p.m. on the evening prior to the day of trash collection.

All homeowners are required to have a maintenance contract for their aerobic system on file with the Harris County Public Infrastructure Department (HCPID) and to submit quarterly reports on the health of their aerobic system to HCPID. The quarterly reports are normally submitted by the contractor servicing the aerobic system as part of the contract. Each homeowner should take the time to ensure that they are compliance with the requirements of the local permitting authority by going to the HCPID website ([www.hcpid.org/permits](http://www.hcpid.org/permits)) to check on the status of their permits under the "Wastewater" section of the "Residential" tab on the web site.

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For more information: [thetomballartleague@gmail.com](mailto:thetomballartleague@gmail.com)



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# MEALYBUGS

Mealybugs are pests of landscape plants and houseplants. They are often active during times of warm, dry weather, but can also become a problem indoors at any time of year. Infestations usually start at the base of stems and then spread from there as populations increase.

Mealybugs are a type of unarmored scale insect. They are sexually dimorphic (males & females look different). Males have wings while females remain wingless and nymph-like throughout their life. Females are oval, soft-bodied and covered with a white waxy powder.

These insects have piercing-sucking mouthparts which they use to penetrate plant tissue and suck out juices. This can lead to chlorosis (yellowing of the plant), wilting and distortion. With larger infestations, the insects may cause stunted growth, premature leaf drop or death of the plant. Mealybugs are also known for secreting honeydew, a sweet, sticky substance on which a fungus called sooty mold may grow.

Sooty mold is a fungus that grows on honeydew excretions. Sooty mold can indirectly harm the plant by covering plant surfaces and reducing the amount of sunlight that reaches plant tissues, resulting in reduction of photosynthesis.

Since all but male mealybugs are wingless, adult females have to be placed near a host plant for them to infest it. They can crawl short distances to plants. Immatures can be blown to new locations by the wind, move by water or be transported by animals.



Tips for mealybug management:

- Conserve beneficial insects; there are many insects that will feed on mealybugs or parasitize them
- \*\*Use high pressure water sprays to dislodge the insects from the plant
- \*\*Insecticidal soap

- \*\*Horticultural oils
- \*\*Insecticides labeled for mealybug control
- For severely infested plants, it may be best to throw the plant away and buy a new one

\*\*If treating houseplants, move plants outside during treatment then move back inside once treatment has dried.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600.

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