



The Official Newsletter  
of the Lakes of Rosehill  
Homeowners Association

# The Rosehill *Report*

January 2016

Volume 7, Issue 1

## BOARD REPORT

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 October, we had spent 83% 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 Operating Expenses for the year 2015 will be at, or just under, the budgeted amount.

The Capital Reserve is used for extraordinary maintenance, repair, end-of-life replacement and the 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 accumulated balance of our Capital Reserve Fund be equivalent to \$700 and \$935 per homeowner by the end of 2015 and 2016, respectively. As things currently stand the projection is that the actual accumulated balance of our Capital Reserve Fund will be equivalent to \$445 per homeowner at the end of 2015 and \$695 per homeowner by the end of 2016.

A Special Assessment of \$600 per homeowner was approved in October last year to provide the funds needed to undertake some extraordinary asset repair work this year. As of the end of October we have used 71% of the funds raised through the Special Assessment and we are projecting that the total committed spend in this area will be slightly less than, or equal to, the funds raised by the end of the year 2015.



## Reduce Your Energy Costs

In association with Kilowatt Partners, an independent energy consultant, Chaparral and the Board of Lakes of Rosehill have been working to lower the HOA's energy costs while insuring the predictability of energy costs for the future. Since Lakes of Rosehill started working with Kilowatt over seven years ago, Kilowatt has reduced the community's energy rate by more than half. Recently, Kilowatt was able to negotiate a commercial energy rate below 5 cents per kWh which the board approved for 3 years.

In an effort to help our Homeowners save money, Kilowatt Partners negotiated a residential plan for our Homeowners. The resulting residential energy rates are being offered at a discount from the community's energy provider's published rates.

If you would like to participate go to [www.CompareElectric.com](http://www.CompareElectric.com) and enter the promo code CHAP. You will then be directed to the provider's website. Just follow the instructions to gain access to the site with the energy rates. You can then pick the plan that you want and follow the sign-up directions. When completed, you will receive a confirmation number and email. You do not need to call your current service provider to cancel. The switch will automatically take place on the date you scheduled.

You will receive a \$10 VISA gift card if you email or fax a current copy of your energy bill to Kilowatt irrespective of whether you sign up for power or not. Kilowatt will calculate your potential savings using your energy bill and check for an expiration date for an existing contract, to ensure that you do not incur any cancellation penalties. Energy bill reviews having recovered over \$3,000,000 for communities. If you do not send Kilowatt a copy of your bill, please remember to check your recent bill for an expiration date if you currently have an energy contract.

With over four decades of experience in energy, Kilowatt Partners represents over 1000 communities in Texas offering competitive energy rates and unequalled customer support.

If you need assistance, don't hesitate to contact Kilowatt directly.

Email: [sales@kilowattpartners.net](mailto:sales@kilowattpartners.net)

Office: 713-589-5842

# IMPORTANT NUMBERS

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Fire .....	911
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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

## NEWSLETTER PUBLISHER

Editor .....	lakesofrosehill@peelinc.com
Advertising.....	1-888-687-6444

# COMMUNITY CONTACTS

## BOARD OF DIRECTORS

Mike Kucharski .....	President
Robin Border.....	Vice President
Mike Finke .....	Secretary
Mike Bock .....	Treasurer
David Luck.....	Director at Large

To contact the Board, email [Board@lakesofrosehill.com](mailto:Board@lakesofrosehill.com)

## ACC MEMBERS

Michael McBride, Scott Brown, Teri Ellingham.....

## BLOCK CAPTAIN

## NEIGHBORHOOD WATCH CAPTAIN

Yvonne Bukowski, Dawn Ziemanski.....

## MANAGEMENT COMPANY

Gloria Lee, CMCA, AMS .....	281-537-0957 x27
Direct Line .....	281-586-1727
Email .....	glee@chaparralmanagement.com

# Tomball Art League

## Make your art a priority in 2016!

Our mission is to promote Art Appreciation in Tomball & surrounding communities, to stimulate enthusiasm for the Arts, increase our knowledge and techniques by having renowned artists demonstrate, and to unite artists by having a common meeting place to share new techniques & knowledge. Join Us!

Jan. 9 – Guest Artist, Peihong Endris - Chinese Brush & Ink

Feb. 13 – Kathy Fediw - Pastels

TAL meets at 9:30 a.m. the 2nd Saturday of the month (some exceptions) in the Amegy Bank building, 2nd Floor,

Hwy 249 @ Medical Complex Dr. in Tomball. For more info: [thetomballartleague.com](http://thetomballartleague.com)

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**Come visit! SCHOOL PREVIEW February 18th at 6:30 p.m.**

**R ROSEHILL BECAUSE THE JOURNEY MATTERS**





## Northwest Flyers Youth Track Club Free Registration Breakfast

The Northwest Flyers Youth Track Club will celebrate its 29th Anniversary Season by hosting its annual free Registration/Orientation Breakfast on Saturday, February 6th, 2016. The breakfast starts promptly at 8:30 AM at the Cypress Creek Christian Community Center Forum, 6823 Cypresswood Dr., Spring, TX, 77379.

All boys and girls who wish to join the team for the 2016 spring/summer track season must attend the orientation, which will be highlighted by a special presentation from a member of the USA Track & Field Olympic organization (USATF).

The Northwest Flyers Track Club is a youth (ages 6 -18) track club, affiliated with USATF, that provides a full program of sanctioned "track" events such as sprints, hurdles, middle distance, distance and relays, and "field" events such as long jump, triple jump, high jump, pole vault, shot put, discus and javelin.

For additional information on the Northwest Flyers Track Club, please visit the team website at <http://www.northwestflyers.org>; contact Linette Roach at [linette.roach@sbcglobal.net](mailto:linette.roach@sbcglobal.net); or "Like" the club on Facebook.



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# LAKES OF ROSEHILL

## KNIGHTS OF COLUMBUS #8096 ANNUAL CASINO NIGHT

The 29th Annual Charity Las Vegas Night Fundraiser will be held at St. Elizabeth Ann Seton Catholic Church on February 13, 2016 at 6:30 P. M. An evening of casino gaming played with fun money is planned for guests to become eligible to win prizes donated by generous sponsors. All proceeds will benefit local Knights of Columbus charities. Ticket donation is \$20 per person with snacks and drinks included. Tickets may be purchased in advance or at the door. For more information contact Tom at 918-633-3806 or email to phillyguy51@gmail.com or Scott at 713-898-3650. Come join us for fun and great prizes!



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# LAKES OF ROSEHILL

## Cypress Woods Theatre Company presents **Meet Me in St. Louis!**

In celebration of the 10th anniversary of Cypress Woods High School, the Fine Arts Department and Crimson Cadettes will join the Theatre Department in presenting this classic musical comedy. Tickets are on sale now at [www.showtix4u.com](http://www.showtix4u.com) or at the door.

Meet Me in St. Louis

Music & Lyrics By

Hugh Martin, Ralph Blane

Book By Hugh Wheeler

Thursday, February 4th 7:00 PM

Friday, February 5th 7:00 PM

Saturday, February 6th 2:00 PM & 7:00 PM

Location: Cypress Woods High School Auditorium

Run Time: Approximately 113 Minutes with One Intermission

Rated: PG

This classic, romantic musical comedy that focuses on the Smith family, specifically the four sisters, on the cusp of the 1904 St. Louis World's Fair. The musical spotlights the sisters' education in the ways of the world, which includes, but isn't limited to, learning about life and love, courtesy of the prototypical boy next door. In the end, love conquers all.



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### HAPPY HOLIDAYS FROM WASTE MANAGEMENT

On behalf of the entire Waste Management team, we wish you and your family a bright, merry and safe holiday season. Keep in mind that a fun holiday season does not have to be a wasteful one. Each year, Americans throw away 25% more trash - an additional 5 million tons - during the holidays.



### TREES - FRESH VS. ARTIFICIAL

Some people love an artificial tree and it's durability, others enjoy the fresh wintergreen smell of a living tree. Whatever your preference, here are some helpful tips when it comes to decorating for the holidays.

- Artificial trees, although durable, are usually shipped from China and cannot be recycled.
- Be sure to recycle your fresh tree, garland or wreaths when the holiday season is over, never burn these items in your fireplace.
- String lights make any tree or house look great, make sure you turn them off while you are asleep and when you are out to save electricity and prevent fires.
- If you need new lights, make the switch to LED. They save energy.
- Consider making homemade decorations for your tree and around the house.



### 'TIS THE SEASON TO BE SUSTAINABLE

No matter what holiday you celebrate during this time of the year, you can take steps to reduce the annual increase of waste during the holiday season. Here are some helpful tips:

- Thousands of plastic bags end up in the landfill every year. Think about using reusable bags to do your shopping or skip bagging large items.
- Wrap or package items together to reduce the amount of paper used.
- Consider making your own wrapping paper and bags from paper around the house.
- Give no-waste gifts like sporting tickets, music lessons or museum passes.
- Purchase gifts made of recycled materials or gifts to help people be more eco-conscious.

Make this the season of giving, not wasting.  
Learn more and become a Recycling Ambassador at:  
[RecycleOftenRecycleRight.com](http://RecycleOftenRecycleRight.com)



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Overall Rating: 5.00/5.0 ★★★★★  
★★★★★ Competency 5/5.0  
★★★★★ Market Knowledge 5/5.0  
★★★★★ Communication 5/5.0  
★★★★★ My Experience 5/5.0

### ROUSH RD

This is the third occasion we have worked with Tina and she does a fantastic job. She is a lovely lady and a true professional and nothing is too much trouble for her. She has just negotiated another lovely home for us and I would not hesitate to recommend her to others looking for a home.

Overall Rating: 5.00/5.0 ★★★★★  
★★★★★ Competency 5/5.0  
★★★★★ Market Knowledge 5/5.0  
★★★★★ Communication 5/5.0  
★★★★★ My Experience 5/5.0

### LONG ST

Tina was an amazing help to us during our home buying experience. She was very knowledgeable and so willing to show us any home at times that were convenient for us. She proved to be a true asset when it came to negotiating and was always prompt with her responses and suggestions. I would highly

Overall Rating: 5.00/5.0 ★★★★★  
★★★★★ Competency 5/5.0  
★★★★★ Market Knowledge 5/5.0  
★★★★★ Communication 5/5.0  
★★★★★ My Experience 5/5.0

### SWAN CREEK

Tina was absolutely amazing through this entire process. She gave wonderful advice on how to present our home for showings while it was up for sale and did a fantastic job at the open house. She proved to be just as helpful while shopping for our new home and we could not have asked for a better person

Overall Rating: 5.00/5.0 ★★★★★  
★★★★★ Competency 5/5.0  
★★★★★ Market Knowledge 5/5.0  
★★★★★ Communication 5/5.0  
★★★★★ My Experience 5/5.0

### BRIARWOOD DR

Tina always responded to any questions as quickly as possible. Very professional in all areas as well as thinking of our real feelings and trying her best to help us find that house of our dreams. Which she did! Very great experience overall.

Overall Rating: 5.00/5.0 ★★★★★  
★★★★★ Competency 5/5.0  
★★★★★ Market Knowledge 5/5.0  
★★★★★ Communication 5/5.0  
★★★★★ My Experience 5/5.0

### GRAPE ORCHARD CT

Tina was wonderful! Willing to meet us at anytime and kept communication lines open to us, the seller and our lender. Will definitely use her again when the time comes.

Overall Rating: 5.00/5.0 ★★★★★  
★★★★★ Competency 5/5.0  
★★★★★ Market Knowledge 5/5.0  
★★★★★ Communication 5/5.0  
★★★★★ My Experience 5/5.0

### BLAIR

Outstanding service, nothing is too much trouble for Tina and we secured our home way in advance of what we thought was possible.

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# The Spotlight

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WINTER 2016

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# Community Newsletters

## About Peel, Inc.

Peel, Inc. specializes in publishing community newsletters for neighborhoods and homeowner associations. Our goal is to help build communities by connecting local businesses with residents and residents with relevant neighborhood information. We currently work with over a hundred communities and homeowner associations throughout the state of Texas. You can find us in Austin, Houston and San Antonio. To view our coverage map visit us online at [www.peelinc.com](http://www.peelinc.com).

## Professional Quality

Our newsletters are designed using industry-standard tools like Adobe InDesign, printed on offset presses, folded, and saddle-stitched. This produces a higher-quality professional-looking newsletter than consumer-level tools like Microsoft Publisher and high-speed copiers. By mailing the newsletters directly to the residents we eliminate the need for costly door-to-door delivery services.

## Reputable History

Peel, Inc. has been in business since 1977 and printing community newsletters continuously for over 24 years. That's twenty-four years of working with community leaders, homeowner associations, neighborhood associations, and management companies to help them communicate

effectively with their residents. Twenty-four years of working hand-in-hand with local editors ensuring articles are informative and relevant to the residents. Twenty-four years of helping local businesses advertise their presence. Twenty-four years of helping build communities.

## Advertising:

Advertising is an investment in the growth and future of your business. Consumers who buy products or services from businesses like yours almost always buy them from a business that they knew about before their need occurred. Advertising increases the likelihood that more consumers will know who you are when they are ready to buy.

Advertising has other important benefits: it helps defend your revenue from competitors, it encourages repeat business, it can improve employee morale, and make it easier to hire the best people.

So should you advertise? Absolutely. The trick is finding the right medium for your business and budget. It's vital that whatever you choose, the media must reach enough of the right people, reach them frequently, and reach them with a compelling enough message to stick in consumer minds. Advertising monthly in a community newsletter is a great way brand yourself as well as reach people near your place of business. Call 512-263-9181 and start today.



## Cypress Spotlight

The Cypress Spotlight is a quarterly supplement inserted in to all of our Cypress area newsletters and has a reach of 15,000 homes. Advertising is exclusive to only one business in their respective field. The next issue will go out in April. Call to reserve your space today: 512-263-9181.



*Thank you so much for guiding me through the ad process! This was the first time that I've advertised my tutoring in a publication and you made it so easy! Your team did a great job of creating the ad - it looks very professional and it was extremely effective! I only ran my ad twice and the students who found me through your publication have already more than compensated me for the cost of the ad. Thank you!*

**Laura Ringwood**  
**Math Tutoring**



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