

JANUARY, 06

**TIMBERLAKE
ESTATES PROPERTY
OWNERS
ASSOCIATION**



TIMBERGRAM

CHAIRMAN'S NOTE - 1ST QUARTER, 2006

Neighbors –

First and foremost, I will take this time to thank George Franklin. He was duly elected for service in 2005-2006 and served on the board as the legal liaison. He tendered his resignation at the Quarterly meeting on the 10th of October. It is with regret that I see him depart from the Board, as I believe he contributed greatly to the board. It is no secret that George and I had our differences, but I have and will continue to respect his constructive input to the board, TEPOA and the neighborhood. Thanks George!

Board of Directors

Brett Basford
Chairman
281-469-8638
bjag@swbell.net

Pam Thompson
Vice-Chairman/Legal Liaison
281-970-8054
jpthom17@yahoo.com

Bob Dow
Treasurer
281-469-9152
rdow@houston.rr.com

Melissa Seureau
Secretary
281-300-1000
melissaseureau@hotmail.com

Wayne Francisco
Security
281-890-3004
francisret@aol.com

Ann Pavalock
Communications
281-469-5395
jpavalock@houston.rr.com

Jeff Gunn
Architecture & Grounds
281-970-1279
jeffsclassics@yahoo.com

Now for a brief look back at the past quarter and ahead into the next quarter...

Looking back...

- The email list is still growing for distribution of neighborhood information. It continues to receive very positive feedback – keep the email addresses coming.
- A FANTASTIC lake workday – thanks to Jeff for coordinating it and to all who came out. More from Jeff in the Architecture and Grounds section of the Timbergram.

Looking forward...

- Elections are now complete – please join me in welcoming Wayne Francisco, Ann Pavalock and Melissa Seureau as the newest members of the Board. I look forward to working with them in service to the neighborhood.
- A new year, a new budget and new challenges – please get involved and help better the neighborhood.

Peace to you and your family during the holidays and for the New Year – celebrate safely, have fun and do so with family and friends!

...Brett Together – we can build community and make a difference!!!

ARCHITECTURE & GROUNDS Jeff Gunn

Lake – Many thanks to everyone who attended the Lake Work day in October. We had a fantastic turnout with over two dozen participants. Here is what was accomplished ... leveled out the walkway to the island and covered it with tough and decorative crushed granite; relocated the picnic tables around the lake to make them more useful, and anchored them with concrete to resist vandalism; cleared a lot of brush, picked up trash, and cleaned up the volleyball court as well. These jobs were well done by our volunteers, thanks again! We hope to have one or two of these a year in the future to keep the lake looking its best.

Welcome to our New Neighbors

Eloy & Ayde Ortega
12507 Tall Forest Dr

*Melvin & Terri
Perryman Jr.*
12615 Tall Forest Dr

Home Improvements and Deed Restrictions – Please remember that approval from the Board is required for any permanent changes to the property or exterior of the home, including additions, sheds, garages, etc. Home Improvement Request applications are available from Jeff Gunn. Simply fill out and return the application, which will be reviewed for compliance with deed restrictions, as well as verification with the treasurer and legal officers for compliance. Approval is granted within 30 days of receipt of all required information, assuming the application is in compliance with the Deed Restrictions, and the homeowner is up to date on dues. The review process for submittals of Deed Restriction violations is to call or email Jeff with the violations. Additionally, periodic deed drives will

**CANDIDATE
LUNCHEON**

**Friday, Jan 13,
2006 11am-
12:30pm.**

All are welcome to attend a luncheon hosted by Timberlake's own Ann Pavalock.

TEXAS Senate District 7 Candidate **Dan Patrick** will be there!

If you would like to meet Dan, please drop by Ann's home on Friday, Jan 13.

Dan is running for Texas Senate District 7 and wants to talk about his plans for change in Austin.

You can RSVP to jpavalock@houston.r.com or call 281-469-5395.

Ann is also a deputized voter registrar and has voter registration forms at the house. If you're new to the area and need to change your address, she'll be glad to re-register you. The March primaries are just around the corner!

be conducted by the Board to identify violations. The most common violations are related to upkeep of property, such as inoperable vehicles, excess building materials or trash on the lot, and need for paint or simple repairs, such as replacing trim or siding.

Signs – remember that no signs may be placed on any property in Timberlake Estates other than one (1) sign advertising a home for sale, or one sign with the address of a home under construction per the Deed Restrictions. New Law House Bill 873 states yard signs are allowed within 90 days of election and 10 days thereafter.

TREASURER'S REPORT Bob Dow

As of Nov-30 2005		Res.	
Dues Collected	Nov-30-2005	\$ 29,532.73	189 80%
Dues Not collected	2004 & 2005	\$ 13,881.84	37 16%
Dues Not collected	& Liens Filed	\$ 30,992.20	10 4%
Total Dues not Collected		\$ 44,874.04	47 20%
			236 100%
4 Th. Qtr. Income		\$ 858.00	
Proposed Budget 2005		\$ 27,200.00	
Expended Budget		\$ 21,937.87	81%
Remaining Budget		\$ 5,262.33	19%
Money In Bank Account	Nov-01-2005	\$ 19,835.85	
CD's In Bank Account	Nov-01-2006	\$ 30,000.00	
# Residents that pay \$50.00 per Year Dues		59	25%
# Residents that pay \$100.00 per Year Dues		16	7%
# Residents that pay \$200.00 per Year Dues		161	68%
		236	100%
One lot non-tax	Cy-Fair		1

Date	Description	Amount
11/29/2005	DEPOSIT	\$374.00
11/16/2005	CHECK # 1697 (View)	\$100.00
11/16/2005	CHECK # 1696 (View)	\$450.22
11/14/2005	CHECK # 1695 (View)	\$300.00
11/9/2005	CHECK # 1694 (View)	\$156.25
11/9/2005	Reliant Energy 0121D 008000003688 TIMBERLAKE EST PRC	\$398.75
11/3/2005	DEPOSIT	\$20.00
11/2/2005	CHECK # 1691 (View)	\$2.79
11/2/2005	CHECK # 1693 (View)	\$25.00
10/28/2005	CHECK # 1692 (View)	\$14.50
10/11/2005	Reliant Energy 0121D 008000003688 TIMBERLAKE EST PRC	\$403.66
10/11/2005	DEPOSIT	\$464.00
10/4/2005	CHECK # 1690 (View)	\$875.00

Mark Your Calendars!
Monday, Jan 9 – TEPOA General Meeting
CyFair Fire Dept – 7pm

CONDOLENCES

Our sincere condolences go out to Don Pettit, whose wife (Ruth Pettit) of 54 years passed away in November. Don & Ruth have lived in Timberlake for over 30 years. She will be missed.

Sympathy to the family of TEPOA resident John Pucket 12603 Drumwood, who passed away on October 21, 2005

Sympathy to Stephen Beverding & family – Stephen's sister Anne Newman passed away on September 27, 2005

We'd like to acknowledge the passing of Jerry Huffmeister, owner of **Huffmeister's Drive-in** previously located on Huffmeister (near Sonic). Huffmeister's Dive-in was the only store out here for a long time and served as a local gathering place. Doesn't seem like 40 years since one got to listen to one of his stories.

TEPOA DUES NOTICE
Just a brief reminder that your 2006 dues should be paid by 1/31/06 to avoid penalties. Invoices will be sent out to everyone soon but you do not have to wait for the invoice to pay your dues. If you are unsure what your annual dues are or whether you are current or not, please contact Bob Dow. All payments should be mailed to:
TEPOA
P.O. Box 452,
Cypress, TX, 77410-0452
Thanks in advance for your prompt payment.

SECURITY
Suspicious people, strange vehicles, vandals, etc., please call the Sheriff at either 713.221-6000 or 286.376-2997 or the Constable at 281.376-3472.

STAY IN TOUCH VIA EMAIL!
Stay in touch with the board, don't miss TEPOA news and get advance notice of TEPOA information ... send your email address to Brett at bjag@swbell.net.



Please note that Harris County along with 155 other Texas counties are under a burn ban. At the present time, the fire department expects the ban to remain in effect until February 2006. For more information, visit <http://www.cypresscrekcvfd.com/outdoorburn.html> or call the Harris County Fire Marshall's Office at 281-931-1085, ext. 100.

Garden Club News
November meeting of the Garden Club was a field trip to DiIorio's Farmers Market in Hempstead & lunch at Waller County Line BBQ. December luncheon was on 12/13 at El Corporal. We collected canned goods and other non-perishable food items plus a couple of frozen turkeys & delivered to Cypress Assistance Ministries on 12/16. No January meeting, but I will contact everyone as soon as a February date is set so if you want to come, call and get on my mailing list. If interested please call Ann at 281-469-5395 or e-mail jpavalock@houston.rr.com.

ON THE HOMEFRONT

Does Remodeling Payoff???

In a recent article titled "2005 Cost vs. Value Report" (Dec 2005, Realtor Magazine – www.realtor.org) various home remodel projects were studied on a national level. This information is very interesting especially when dealing with homes that are older, such as the average age of homes in Timberlake Estates. Here are a few of the study's results. For more information on this and other projects, visit the above listed website. Below you'll find results of just one of the projects.

MINOR Kitchen Remodel Project:

200 SF Kitchen, 30' cabinet/counters. Replace cabinet fronts, appliances, laminate countertops, midrange sink/faucet. Paint & flooring:

	Job Cost	Resale Value	Cost Recouped
National Average:	\$14,913	\$14,691	98.5%
South Average:	\$13,998	\$13,498	96.4%
West Average:	\$15,328	\$17,209	112.3%

Midrange Major Kitchen Remodel Project:

200 SF/30' feet semi custom wood cabinets, 3x5 island, lam counters, stainless sink. Replace appliances, ventilation, microwave, custom lighting, floors, paint.

	Job Cost	Resale Value	Cost Recouped
National Average:	\$43,862	\$39,920	91.0%
Midwest Average:	\$45,237	\$36,691	81.1%
South Average:	\$41,133	\$36,329	88.3%
West Average:	\$45,242	\$45,353	100.2%

Upscale Major Kitchen Remodel:

Update out-of-date 200sf kitchen. Custom cherry cabinets/built-ins. Stone counters/backsplash. Built in appliances, commercial grade cook surfaces, warming ovens, compactors, convection. Undermount sink, faucets, water filtration. Lighting, under cabinet lighting. Flooring & paint.

	Job Cost	Resale Value	Cost Recouped
National Average:	\$81,552	\$69,194	84.8%
South Average:	\$77,786	\$65,111	83.7%
West Average:	\$83,720	\$77,812	92.9%

Classic Cars – We are still looking for participants for a classic car and motorcycle cruise-in at the lake. Jeff Gunn has been contacted by several property owners who are interested, and will plan the event to take place in the spring when the weather is a little warmer. If you are interested and have already let Jeff know please contact him.

If you'd like info on putting your business ad on this page, please email jpavalock@houston.rr.com

T.E.P.O.A.

P.O. Box 452
Cypress, TX 77410-0452