



# TIMBERGRAM

OFFICIAL NEWSLETTER OF TIMBERLAKE ESTATES  
[WWW.TEPOA.ORG](http://WWW.TEPOA.ORG)

Letter From The Chairman, 2nd Quarter, 2007 Brett Basford

## Board of Directors

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As spring has sprung, many residents have blown the dust off their hammers, saws and paint brushes to improve their homes and property. As you drive the neighborhood, you will see new garages, new fences, fresh paint, a new house or two, lots being cleared and many residents generally cleaning up their property. This is a great thing for the neighborhood and shows a lot of pride in our community and homes. Property owners are encouraged to maintain and improve their property but please remember our deed restrictions require that before you undertake a home improvement project, you must submit a Home Improvement Request (HIR) to the board for approval. The HIR can be found on the TEPOA website at [www.tepoa.org/Forms/TEPOA%20Home%20Improvement%20Request%2003-05-06](http://www.tepoa.org/Forms/TEPOA%20Home%20Improvement%20Request%2003-05-06). Thank you for adhering to the deed restrictions in this way.

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

Looking back at accomplishments for the quarter...

- The lake cleanup was completed and the lake looks the best it has looked in years.
- Progress is slow but continues to be made on numerous fronts in the area of deed restriction enforcement.
- The TEPOA website and email to residents continue to be very exciting communication tools for the neighborhood. If you have not visited the website, it is located at [www.tepoa.org](http://www.tepoa.org). Also, send your email address to Brett at [bjjaq@swbell.net](mailto:bjjaq@swbell.net) to be added to the email distribution list for TEPOA

Looking forward to the upcoming quarter...

- Spring Fling planning is in the works! Please consider volunteering to help to make this event successful. Contact Pam Thompson for more information.
- Yard of the Month starts up again in April so get those yards looking spiffy!
- A new year, a new budget and new challenges - the board cannot do everything by itself; we need your continued help! Please contact a board member to see how you can get involved and help better the neighborhood.

Thanks for your continued and constructive support. Peace to you and your family during the holidays - celebrate safely, have fun and do so with family and friends!

...Brett

Together - we can build "community" and make a difference!

## SECURITY Wayne Francisco

We continue to develop and work through our Safety and Security Plan for Timberlake Estates. While doing this, we must also constantly look for ways to improve our efforts and their corresponding results. Suggestions and / or assistance from any property owners on how to improve in these areas would be greatly appreciated. Recent efforts have included targeted patrols during high activity periods like New Year's Eve and the 4<sup>th</sup> of July, the National Night Out safety awareness program, information posted on our website, e-mail notifications as events occur, and an incident tracking system with an analysis report. We sincerely hope that by proactively focusing on safety and security, we can all protect ourselves and our property better.

National Night Out 2007 is scheduled for Tuesday, August 7<sup>th</sup> and we are already registered and waiting on further information from this group. Our plan is to have local law enforcement and the fire department assist in this endeavor as we get out to meet our neighbors and send the message to others that we are serious about fighting crime. For more information, go to [www.nationaltownwatch.org](http://www.nationaltownwatch.org). Please mark your calendars for August 7<sup>th</sup>.

Another important aspect of safety and security is communication and the notification of our neighbors if a situation or incident occurs. We currently use e-mail and the telephone to accomplish this to some extent, but a more systematic and developed network would aid in this effort. Always remember that the very first call should be to law enforcement since they are the professionals. The next important resource for communication would be the Timberlake Directory. Some suggestions would be to have block captains that start the notification process and then others carry it on. This is very similar to the "phone tree" utilized by groups like Neighborhood Watch. For more information about this and other helpful tips, go to [www.usaonwatch.org](http://www.usaonwatch.org). Knowing who might be interested in starting a focus group or committee to explore the options of a network such as this would be helpful. Please contact any board member if interested.

We also regularly compile information that the Harris County Sheriff's Department provides from their Call Reports in our neighborhood. We place it into a tracking system sorted by date, location, and incident type. This helps us analyze trends, both upward and downward and is useful for knowing where to focus efforts in the future. We have completed the analysis for 2006, have also researched back through 2005, and logged all of the incidents for comparison year over year. Looking at the types of calls that were responded to, other than those that were routine checks, the number and types of incidents stayed relatively constant, and actually decreased slightly in 2006 from 2005. While the overall trend was downward, an increase was noticeable in the area for vehicle stops and that should be a positive action in terms of controlling traffic in the neighborhood.

While it seems that crime is increasing in the general area outside of our neighborhood, it also looks as though we are fortunate in controlling crime within our subdivision. There is a lot that we can do to deter crime and protect ourselves and much of it makes good common sense. Law enforcement and various citizens groups tell us how to secure our homes, windows, doors, and vehicles, and provide proper lighting to our property. By doing these things, staying alert to our surroundings and notifying our neighbors when something is out of the ordinary, we can send the message that we are serious about fighting crime and protecting our property and ourselves.

## VICE CHAIRMAN/LEGAL Jeff Gunn

### **Deed Restrictions Focus Area – Maintaining Property Appearance**

Thanks to the many residents who have submitted HIRs already this year. The Board strives to make the home improvement request process simple, and quick, and we appreciate your support. Please note that if you are building the first structure on your lot, whether it is a house, garage, etc, a Home Improvement Request must be submitted. There has been some confusion due to the name "Home Improvement Request" but this same form applies for new construction as well.

The Deed Restrictions stipulate that every property owner must maintain their property in good condition. This includes maintenance of the house, garage, shed, fence, or any other structure, as well as maintaining a tidy yard. This benefits everyone by providing an attractive neighborhood in which to reside while preserving property values. For quick, easy access to the Deed Restrictions, visit [www.tepoa.org](http://www.tepoa.org).

### **Home Improvement Requests**

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 complies with the Deed Restrictions, and the homeowner is up to date on dues.

TREASURER'S REPORT Debbie Shifflet

Year 2007 Starting Balance	\$35,448.77
Deposits	\$19,059.99
Checks	\$6,515.13
Balance 2/1/2007	\$47,993.97
Balance 2/28/2007	\$47,201.05

A more detailed statement will be available at the general meeting on Monday, April 9.

\$

Condolences

Sincere condolences to Adria and Jayden Selph on the death of Raymond Selph. Raymond passed away December 29, 2006, at the age of 35.

Timberlake residents donated to the American Diabetes Association in memory of Raymond.

**CLASSIFIEDS**

If you have something you would like to sell, or if you are in the market for a particular item or have a service to offer, maybe your neighbors can fill the bill. Advertise it in the Timbergram. It is free to residents!

FOR SALE

One Coleman Powermate, 10 horsepower generator.  
\$400.00  
John & Joanne Carter – 281-469-0114

**SERVICES**

Your neighbors recommend for good service...

Aaron Septic  
281-260-9914

Langly Lawn & Tree Service  
Kenneth Langley, Owner  
832-878-0874  
(Member of Angie's List)

Tree Services & Cutting Co.  
Humberto Castro  
281-960-6617 – cell

**TEPOA Quarterly Meeting**  
**Monday, April 9<sup>th</sup>, 2007, 7:00 to 9:00 PM**  
**Cypress Creek Volunteer Fire Department, Station 22**  
**11900 Cypress N. Houston**

**THE GOOD OLD SUMMERTIME...**

It is obvious that Timberlake residents are the "outdoors" type. Many seem to enjoy walking the neighborhood and taking advantage of our beautiful common area at the lake. These cool summer evenings on the patio and deck can be enjoyed more with a delicious Springtime Mimosa.

Start with one 6 ounce can of frozen orange juice concentrate, undiluted. One 46 ounce can of unsweetened pineapple juice. Two bottles of extra dry Champagne, chilled, and a few red maraschino cherries for garnish. Prepare orange juice according to package instructions. Combine with the pineapple juice in a gallon pitcher and chill. When ready to serve, pour in the Champagne. Serve in wineglasses with a cherry in the bottom of each and ENJOY!

If you do not drink alcohol or if you do not like Champagne, you can use two, two-liter bottles of Ginger Ale. Either way, this is a refreshing drink for any occasion. These mimosas are good served with a breakfast brunch.



It was a difficult job deciding on the winners for Christmas Lights and Yard Decorations but our secret elves managed to choose first, second, and third place winners.

First place went to Charles & Marsha Zwernemenn at 12811 Tall Forest

Second place went to George & Pat Franklin at 12602 Timberlake Drive

Third place went to John & Donna Stathakos at 12111 Tall Forest

Honorable Mentions were Jose & Dolores Vega at 12703 Archwood and Bill & Katherine Dillman at 12722 Fairbridge.

Our winners receive gift certificates from *Buds and Blossoms* Nursery on Cypress-North Houston.

Remember, Yard of the Month begins in April so let's get busy, clean out those spring weeds, and get ready for summer!

## TIMBERLAKE GARDEN CLUB

A trip to *Buds & Blossoms* was in order for the February 20<sup>th</sup> meeting of the Timberlake Garden Club. Anna & Dale Spires, Jane Plumlee, Jean Bahr, John & Joanne Carter and Ann & James Pavalock braved the chilly weather to hear Susan Wilson discuss everything from pruning to mulching. Bedding plants were just beginning to come in. Pansies and Snapdragons were on display as were some very interesting geraniums.



After the visit to the garden center, we went to lunch at the French Quarter.

Celebrate Arbor Day on April 27 by planting a tree or two...or more!

### FIVE TOP REASONS TO PLANT A TREE:

1. Trees boost the market value of your home.
2. One young tree has the cooling effect of 20 air conditioners
3. Trees can cut your heating costs by 20% to 50% and cooling costs by 30%
4. In lab tests, a tree-filled scene reduced test subjects' stress within 5 minutes
5. One acre of trees absorbs 6 tons of carbon dioxide and produces 4 tons of oxygen. That is enough fresh air to sustain 18 people for one year!

BACKYARD LANDSCAPE MARCH 2007

"A WEED IS A PLANT THAT HAS MASTERED EVERY SURVIVAL SKILL EXCEPT FOR LEARNING HOW TO GROW IN ROWS." - Doug Larson

The members of Timberlake Garden Club donated an Easter Basket filled with cookies, candy, videos and Wal Mart shopping cards to our heroes at Brooks Army Medical in San Antonio. If you would like to donate, contact BAMC Auxiliary c/o Judith Marketz, 2010 Stanley Road, Ste. 95, Ft. Sam Houston, TX 78234-5095.

Quarterly Meeting, January 8, 2007  
Cypress Creek Fire Department, Station 22, Cypress, Texas

Agenda Item	Discussion Leader														
Call to order	Chairman														
Confirm quorum <ul style="list-style-type: none"> <li>• Must be current on maintenance fees to vote and participate</li> <li>• Please conduct yourself in an orderly fashion or you will be asked to leave the meeting</li> </ul>	Chairman														
Installation of new board members	Chairman														
Reading and approval of minutes not heretofore read <ul style="list-style-type: none"> <li>• 10/9/06 Minutes</li> </ul>	Secretary														
Announce purpose of meeting	Chairman														
Committee Reports <ul style="list-style-type: none"> <li>• Budget Committee Report – Wayne Francisco, Robert Gates, Dago Garza</li> <li>• Audit Committee Report – Kathy Gates, Steve Beverding, Axel Kirchgessner</li> </ul>	Board and Committee Chair(s)														
Unfinished business <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black; width: 15%;">Secretary</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> <li>• Online Calendar Review</li> <li>• Christmas at the Lake update</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Treasurer</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> <li>• Invoice letter mail out update</li> <li>• Late notice mail out update</li> <li>• 2006 Budget vs. Actual report</li> <li>• 2006 Income Report</li> <li>• CD updates</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Security</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> <li>• New Year's Eve Security Report Out</li> <li>• Incident reporting update</li> <li>• Request for Neighborhood Watch involvement suggestions</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Communications</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> <li>• Timbergram Update</li> <li>• Call for email addresses</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Legal</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> <li>• Deed Restriction Focus areas</li> <li>• Deed Restriction violation updates</li> </ul> </td> </tr> <tr> <td style="border-bottom: 1px solid black;">Lake</td> <td style="border-bottom: 1px solid black;"> <ul style="list-style-type: none"> <li>• Bid for maintenance of lake</li> </ul> </td> </tr> <tr> <td>Chairman</td> <td> <ul style="list-style-type: none"> <li>• The year in review - accomplishments</li> <li>• The year ahead - one "project" from each board member</li> <li>• Website update – call for additional information</li> </ul> </td> </tr> </table>	Secretary	<ul style="list-style-type: none"> <li>• Online Calendar Review</li> <li>• Christmas at the Lake update</li> </ul>	Treasurer	<ul style="list-style-type: none"> <li>• Invoice letter mail out update</li> <li>• Late notice mail out update</li> <li>• 2006 Budget vs. Actual report</li> <li>• 2006 Income Report</li> <li>• CD updates</li> </ul>	Security	<ul style="list-style-type: none"> <li>• New Year's Eve Security Report Out</li> <li>• Incident reporting update</li> <li>• Request for Neighborhood Watch involvement suggestions</li> </ul>	Communications	<ul style="list-style-type: none"> <li>• Timbergram Update</li> <li>• Call for email addresses</li> </ul>	Legal	<ul style="list-style-type: none"> <li>• Deed Restriction Focus areas</li> <li>• Deed Restriction violation updates</li> </ul>	Lake	<ul style="list-style-type: none"> <li>• Bid for maintenance of lake</li> </ul>	Chairman	<ul style="list-style-type: none"> <li>• The year in review - accomplishments</li> <li>• The year ahead - one "project" from each board member</li> <li>• Website update – call for additional information</li> </ul>	Chairman
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New business, motions and resolutions	Chairman														
Special programs – none	Chairman														
Close	Chairman														

TEPOA Articles of Incorporation, 11/12/85, Article Four

The specific and primary purpose for which the Corporation is organized is to own, operate and maintain recreational property exclusively for the use and benefit of its members, and to enforce, defend and maintain those deed restrictions in effect and filed of record in the Real Property Records of Harris County, Texas for the Timberlake Estates, Section One, a subdivision of Harris County, Texas as such deed restrictions may be in force at this time or as amended from time to time.

**MINUTES SUMMARY**

The January meeting of the Timberlake Estates Property Owners Association was called to order at 7:05 pm. Quorum confirmed. Jeff Gunn was standing in for Chairman Brett Basford. The minutes from the October meeting was read and approved. Jeff Gunn presented the proposed budget. Each area of the budget was reviewed. After discussion, Jeff Gunn asked for a motion to accept the budget as presented. Motion was made, seconded, and approved.

Axel Kirchgessner presented the 2006 Audit Committee Report stating that everything looked good. Other committee reports were and discussed. Suggestions were offered to clean up the lake for safety concerns.

Jeff Gunn stated that the online calendar has been updated for 2007 and that the website has a lot of useful information available to the residents. There was no new business and Willie Horak made the motion to adjourn. George Franklin seconded and the meeting adjourned at 7:47pm.

### FOR YOUR INFORMATION...

#### CY-FAIR CITIZENS...

A group of residents have organized a citizen's watchdog group to work with the Cy-Fair school district to promote a strong education system. Anyone who would like to get involved or to find out more about this group can go to [www.cyfaircitizens.org](http://www.cyfaircitizens.org).

#### TAX INFORMATION...

Get on-line instead of in-line. Use your mouse to select the payment icon and pay your property tax, renew vehicle registration as well as register to vote without leaving home.

You can protest your property appraisal, view your tax and value history and find out if the tax man owes you money. Just log on to [www.hctax.net](http://www.hctax.net).

#### CYPRESS ASSISTANCE MINISTRIES...

11202 Huffmeister, Houston, TX 77065  
281-955-7683. CAM offers a variety of life-enhancing services: Food Pantry, Assistance, Operation Jobs and Angels' Attic Resale Shop. Donations accepted Mon. - Wed. 10 - 6 & Th. - Sat. 10 - 3. [www.cypressassistanceministries.com](http://www.cypressassistanceministries.com).

#### SUPPORT...

The National Foundation for Breast Cancer needs you! Your donations and support make a difference. [www.nationalbreastcancer.org](http://www.nationalbreastcancer.org).

#### GIVE BLOOD...

The Gulf Coast Regional Blood Center is always in need of donations. Commit for life today and you could save as many as three lives with each pint donated. Log on to [www.giveblood.org](http://www.giveblood.org).

#### HOUSTON S.P.C.A...

If you are in the market for a pet, please remember to visit the Houston SPCA and the Houston Humane Society. They have so many adorable puppies and kittens just waiting for you. Log on and donate to [animals@hspca.org](mailto:animals@hspca.org).

#### TIMBERGRAM COST & DEADLINES...

Business card size ad - \$15.00 per quarter  
One-quarter page ad - \$25.00 per quarter  
One half-page ad - \$45.00 per quarter  
Full-page ad - \$85.00 per quarter  
Information is due by the 18<sup>th</sup> of the month preceding the quarterly meeting. Make check payable to TEPOA and mail to Timbergram c/o TEPOA, P.O. Box 452, Cypress, TX 77410.  
Personal ads are free to Timberlake residents.

### FRIENDLY REMINDERS...

#### SELLING OR REFINANCING...

If you are selling or refinancing your home, it is important to have your realtor, Title Company or Mortgage Company contacts our treasurer, Debbie Shifflet at 281-955-8959. Contacting Debbie directly will speed the process to obtain the required information.

#### COUNTY LAW...

A gentle reminder to please NOT burn in the ditches; if you see someone is burning in the ditch, please call Steve Hupp at 713-920-2831 and the county will be happy to talk to the offender.

#### EXECUTIVE SESSION OF THE BOARD...

The Executive Board will meet on the first Thursday of the month unless otherwise noted. The meetings are usually at the home of Ann Pavalock, 12719 Oakfield Drive, at 6:30 pm. In accordance with State Statutes, Executive Sessions of the board are open for the public to hear discussions but not participate in the discussion. The board will hold a closed session immediately following the open executive session.

#### SUSPICIOUS ACTIVITY...

Report suspicious activity to the Harris County Sheriff at 713-221-6000 or 281-376-2997. Watch out for your neighbor and your neighbor will watch out for you.

#### STREET LIGHT OUTAGES...

To report light pole outages, call Centerpoint Energy at 713-659-2111 or for faster service, log on to [www.centerpointenergy.com/outage](http://www.centerpointenergy.com/outage). Be sure to include the address and pole number in your web form request.

#### E-MAILS WANTED...

Board members made phone calls last fall with the hope of increasing electronic distribution of the Timbergram. This will save the association money. If you have not yet signed up for e-mail, please consider doing so today.

#### MARK YOUR CALENDARS...

The next General Meeting is April 9. Meeting will be held at the Cy-Creek Fire Station on Cypress North Houston at 7pm. In an effort to keep meetings within time restraints, residents can e-mail concerns and issues they would like to see on the general meeting agenda to [bjjag@swbell.net](mailto:bjjag@swbell.net). Please note that the Board will only discuss items on the set agenda, but will take suggestions for the next meeting agenda items from residents in writing.



Major cleanup around the lake took place in January. Don Humphreys Tractor Work and Kenneth Langley Lawn & Tree Service cleared brush and trimmed low hanging branches along the shoreline to give our park grounds a well-groomed look. Kenneth and Don took out several dead trees such as the ones along Park Forest Drive. Now it is possible to look from Pine Spring across the lake to Park Forest.



The parking area is next to be fixed



Soon we will have new picnic tables.

**SPRING FLING & ANTIQUE CAR RALLY**

**Sunday April 29<sup>th</sup>, 2007**



**Bring your Classic Car or bike out to show your neighbors! We had such a great response to last years Classic Car and Bike Rally; we decided to do it again this year! This is an invitational car and bike show open to cars and trucks 25 years old or older, and classically styled motorcycles of any year. Please contact Jeff Gunn at 281-970-1279 if you or a family member has a vehicle you would like to show. There is no fee to enter and it is just for fun, no judging and no trophies. We will also have a 50/50 jar to help raise money for future events.**

**There will be food and drinks along with snow cones and popcorn. There will be plenty for the kids to do with fishing, horseshoes, volleyball and a moonwalk.**

**Be sure to bring your lawn chairs and even a canopy if you need shade from the afternoon sun. To volunteer or for more information call Paula Hughes at 281-894-2734 or Pam Thompson at 281-970-8054.**

And speaking of the lake... Our TEPOA Chairman received the email below on 3/29/07 from "A Concerned Resident." The text of the email is reprinted with permission from its author.

"...I have a comment that I would appreciate having passed on to email & Timbergram recipients. Somebody dumped the remains of their crawfish boil in the ditch directly across from our house on Lake Forest Dr. If it was a Timberlake resident, that kind of makes me a little sad. If they had walked just a few extra yards and dumped it directly into the lake, the fish and other lake residents would have been able to enjoy it much more than we who live, walk, jog, run, skate, etc... around the area. Not to mention that it will take forever to deteriorate where it is right now. When the guys come to mow (and I'm not sure when that will be) the results won't be very nice then, either. I don't want to come across as a cranky neighbor, as we constantly are picking up trash around our property. We love living here and we figured being in the location that we are, so close to the lake, that we would have this problem from time to time. I don't mind picking up a can or whatever that people pitch out of their cars. But, this went over the line. I don't know what anybody can do about it now...it is really starting to get pungent. If you could get this passed on, maybe, the person or persons responsible for the dumping might think better of it next time they decide to use the area around our lake for their party trash."


"Thanks for your time and the great job you and the board are doing. The tree trimming around the lake was awesome and has really made a difference in the total look of it."



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If you would like your ad here, contact [jpavalock@houston.rr.com](mailto:jpavalock@houston.rr.com).

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