

Forest Cove Beacon



A Newsletter from the Forest Cove Property Owners Association www.forestcove.org August 2022

FOREST COVE PROPERTY OWNERS' ASSOCIATION
P.O. Box 6862
KINGWOOD, TEXAS 77325-6862

OFFICERS & CHAIRS

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- *****
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**DAVE MARTIN is your City of Houston
Council Member**
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PRESIDENT'S LETTER

In our last edition we were preparing to celebrate with our 53rd Fourth of July BBQ and parade. As I look back at our recent Fourth of July events I marvel at the hard work, commitment, and resolve of our residents to ensure that every one in Forest Cove could enjoy an Old Fashioned Fourth. Thank you to everyone that took steps large or small to make this event happen. I know I enjoyed my meal and a chance to visit with so many friends.

It is now time to focus our energies on recreating and reimagining the facilities for our community. We need to rebuild in a manner that embraces, or at least better tolerates, what appears to be inevitable flooding. The last townhome has been torn down and the Board is taking steps to reimagine our community center and property surrounding it.

Now that the townhomes are gone, it is not hard to envision a beautiful riverside park with an expansive pavilion, kitchen, picnic tables, playground equipment, marina, ballfield, and pool. Perhaps we add a soccer field, or resurface the tennis courts. The important factors are that we plan wisely, and incorporate tolerances for flooding. We are hoping to keep much of what the original residents gave us, increase facility utility and stay within our budget! I expect this will be a lengthy, but exciting experience.

We are beginning to develop plans, meet with City officials, and talk with contractors. The Board has spoken with an engineer and designer about how our vision matches what is possible to do with our existing facility given the fact it is in the floodway. If anyone in our community has building, engineering, building design, or flood mitigation experience, the Board would love to hear from you about ideas you can share to redevelop our community assets.

FOURTH OF JULY CONTEST WINNERS

Successful events that were enjoyed by so many. Thank you to all who entered and participated. After the judges tallied their score cards we had the following winners:

Desserts

Cake - Isabella Daniels
Pie – Mike Taylor
Other – Stephanie Williams

Parade

Golf Cart – Josh Ludy
Bike – S. Boynton
Most Patriotic – Tammy Stewart
Theme – Dan Bloom

GOLF COURSE COMMITTEE UPDATE

The golf course was sold to Kingwood FLOG Properties in April of 2019. We are working with our attorneys to assert our legal positions. If you have concerns regarding the upkeep of the golf course, please call the City of Houston's 311 number and let them know. You will need the property address which is 805 Hamblen Road; the 311 operators will give you an incident number to reference for follow up. You may also call Ron Holley at 281-812-2700 to voice your concerns. And you may contact our Councilman Dave Martin at 832-393-3008, refer to your incident number when contacting the Councilman's office.

It is important to note that the community nor the FCPOA have any authority over the golf course.

FOREST COVE MARINA

Residents interested in fishing or kayaking at the Forest Cove Marina can access the area. Thank you for keeping the marina picked up.

FOREST COVE POOL

The pool is open to Forest Cove residents Saturday and Sunday from 12:00 p.m. – 8:00 p.m. through Labor Day. You may want to bring your own chair; a large shade tent is available for use.

ACC PERMITS

If you are building or remodeling your home, adding a shed or fence, replacing a roof, windows or driveway, or building a pool house, you need a permit from the Architectural Control Committee ("ACC"). As a deed restricted community, your plans need to be approved by the ACC. Download the ACC permit form at: www.ForestCove.org; some activities require sets of plans be submitted along with your permit form so please contact ACC Committee Chair Wade Hopper with any questions on requirements by email at: sparkys65stang@aol.com.

DRAINAGE IN FOREST COVE

At this time things are pretty quiet with drainage in the Cove. If you are concerned about the flow of water through your culvert, you should contact 311 and get a case number. Call or email Dave Martin's office and give them your case number for tracking. Also, please take a picture and email it, your street address and case number to Cameron Williams asatime@gmail.com and Traci Matthews traci.matthews@hotmail.com. Traci compiles a spreadsheet of drainage issues and follows up with the City on behalf of our community.

DEED RESTRICTION REVISION COMMITTEE

If you are interested in assisting the Board in revising our current deed restrictions, please contact Joy Sadler via email at joydsadler@gmail.com

RESOLVING RESIDENTS' CONCERN

Many residents bring matters to individual board members for help in resolving issues related to a variety of topics. Do you need an Architectural Control Committee permit for a new fence? If so, how do you do this? Or, perhaps you believe your neighbor is violating a deed restriction, who do you call? You have questions about running for a board position. What steps do you take? And once you bring these matters to the attention of a board member, why does it seem to take so long to resolve these matters?

The Board has recently placed two new items on our website, www.forestcove.org. One is AAC FAQs and the other is General FAQs. That would be a good place to start. If you have read those documents and you still have questions, contact the individual board member heading up the area to which your inquiry relates. Names and Contact Numbers are listed in the Beacon, which are posted on our website under the "Neighborhood Updates" tab.

How much time it will take to resolve a matter depends on the nature of the matter. If you need an ACC permit to replace your roof or install new windows it is likely a permit will be issued within two to seven days. However, a permit for a new home or structure might take longer. Most permits are issued within 30 days. If there are permit issues that require additional time, the resident is notified that we need additional time to process their request. Occasionally, when legal issues arise, it may take a bit more time.

Deed restriction issues can be resolved quickly if the homeowner with the violation is cooperative. However, some issues involve complicated legal concerns. Those types of issues can take months to resolve because the Board may need to consult attorneys and in some instances work with

The City of Houston for assistance in resolving the matter.

All of the board members are here to assist you. They took on these areas of extra responsibility because they want to help. But, many of them work full time jobs, have family commitments and several board related responsibilities already on their plate before you contact them with your concern. And some members are lucky enough to be on vacation when you contact them. The level of urgency of your issue may impact how long it takes for the board member to attend to your question or complaint. Likewise, the amount of work the board member has on their plate may impact that resolution time. Additional factors such as issue complexity, the need to: perform research, consult with an attorney; and whether the law only allows very limited parameters from within which the Board must work; all impact the time the Board needs to address an issue. And if it takes a long time to resolve a matter, the Board member is likely as frustrated by the delay as you. Remember, all Board members are volunteers giving freely of their time to support the deed restrictions and overall betterment of our community.

Feel free to contact me at (281) 799-0244 or joydsadler@gmail.com with any of your POA related concerns.

CITY OF HOUSTON HEAVY TRASH DATES

On the 2nd Wednesday of the month, residents may dispose of their Heavy Trash Waste at the curbside. Tree Waste is collected during odd numbered months and Junk Waste is collected during even numbered months; Tree Waste is accepted during Junk Waste months.

SEPTEMBER 14: TREE

OCTOBER 12: JUNK & TREE

NOVEMBER 9: TREE

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Kingwood, TX 77325-6862

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BUILDING PERMIT INFORMATION

If you are building in Forest Cove, you need an ACC permit from Forest Cove POA. As a deed restricted community, your plans need to be approved by the property owner's association. Download the building permit form from www.ForestCove.org.

MONTHLY FCPOA MEETINGS

The FCPOA meets the 4th Thursday of the month at 7:30 p.m... Meetings are being held virtually at this time.

