



# Heron Lakes Townhomes

## Welcome to Our Community Newsletter

### The Golf Course Renovation

(everything you want to know and some things that you don't)

This issue of the newsletter will almost exclusively cover the homeowners meeting on March 10th and a few other items of info that come from reliable sources. I will try to construct this a way that revolves around topics which will be highlighted. The meeting was attended by about 25 homeowners. Also present were our Rise Association manager, Lauren Fister and the lawyer for the Homeowners Association (HOA) Board, Sarah Gerdes (SG). The company owning the golf course, Furlong & Associates (FA) was **not** represented at the meeting as this was a homeowners informational meeting only.

**History:** The golf course and Heron Lakes Townhomes (HLT) were originally commercial property. They were re-registered upon development. FA claim that the golf course has been losing money and it cannot be kept as an empty landfill. Can the re-development of the golf course be stopped? According to SG, no, it cannot. If for some reason (this is unlikely) FA would declare bankruptcy then the whole process would be restarted by the new developer. SG acknowledged that we might have less leverage if this occurred.

**Basic Plan:** The preliminary plan furnished by FA will involve the construction of about 150 single-family homes. The homes would become part of the Heron Lakes Estates (HLE) community and be subject to their Deed Restrictions, etc. FA has been in discussions with HLE for several months. Only recently did FA reach out to Heron Lakes Townhomes (HLT) for discussions. Construction will include (via FA) probably offices in the in the southeast corner of project next to the Beltway 8. There will not be the construction of any retail buildings (stores, warehouse, etc) in this location according to FA. FA anticipates that the plat approval will be in about 4 to 5 months and the construction will begin in about a year. No date has been set for the completion of the project.

**New Homes:** According to FA, on average, the homes must be similar size and pricing to the homes currently in Heron Lakes Estates. This is likely one of the main concerns of HLE and they will likely have some control on this according to SG. FA said the homes will typically be 3000 sq ft and be listed approximately \$200,000 – \$350,000. To our knowledge no contractor has been hired. It is not clear at this time how the construction will affect our property values. SG suggests that a realtor may offer some insight.

**Roads and Walkways:** According to FA the two entrances, one off Gessner and the other off the Beltway 8 feeder, will be upgraded and gates with heightened security will be added. The entrance off Beltway 8 will be a new entrance for HLE. New roads of standard (50 ft.) widths will be added. Approximately seven miles of walking paths (four feet wide, paved and landscape added on both sides) will be constructed. FA's original plan for the walking path was to extend it along the back of the homes on Loyal Pointe Dr. and around our side of the pond. This has been taken out of the current maps and the trails would stop well inside HLE property. HLE will maintain the walking trails and determine the landscape around them. No sidewalks will be built.

**The Ponds:** FA said that our two ponds will remain the same with some minor modifications. It appears from the maps that a couple of the existing ponds in HLE will be filled and four new areas will be added to serve as water retention ponds. It is not clear whether these will contain water or not. These plans will need to be submitted to the Harris County Flood Control. The sewer lift station will remain where it is and a new well dug by Aqua will be added. It is clear that HLE will be responsible for the upkeep on both ponds although according to the latest survey a small portion of the pond by Loyal Pointe Dr. actually belongs to HLT. Therefore, it might be in our interests to share upkeep of the pond with HLE.

## Rise Management

Rise Management group is the company that manages our community. Contact Rise for any problems concerning the exterior portion of the property.

Rise Management Group  
3200 Wilcrest Dr. Ste. 110  
Houston, TX 77042

Lauren Fister - Community Association Manager  
e-mail her at [lauren@riseamg.com](mailto:lauren@riseamg.com)  
Call 713-936-9200 at any time.  
Web site: [www.riseamg.com](http://www.riseamg.com)

### Garage Windows

You may have gotten a notice to replace the fake window screen above your garage (you may get another notice!). A neighbor highly recommends Lone Star Solar Screens. They made and installed hers for \$50. Depending on size and shape prices may vary. Their contact info is [www.lonestarsolarscreens.com](http://www.lonestarsolarscreens.com) or 281-807-0900. A picture is below:



**Landscaping:** Can anything be done to take down the orange fencing around the ponds? Unfortunately, not. According to **FA** this is required for liability reasons. Sorry, they seem to be adamant about this. The fencing will come down after (or maybe during) the construction phase. The landscaping will be determined by **HLE**. The area behind the homes on Loyel Pointe Dr. and the new road in **HLE** along with

## Important Numbers

Emergency – 911  
City of Houston information - 311  
Flood Control - 713-684-4000  
Metro - 713-635-4000  
Aqua Texas emergencies 1-877-987-2728  
Bee Control - 832-252-9772  
Fire - 713-227-2323  
Sheriff - 713-221-6000 in Spring  
Houston Police - 713-222-3131  
Jersey Village Police - 713-466-5824  
Champion Forest Constable - 281-376-3472  
Harris Highway Patrol/TXDPS - 281-517-1300  
FBI Houston - 713-693-5000  
Centerpoint - 713-207-2222  
Animal Control - 281-999-3191

the wooded area behind 10826 - 10802 Wysall Cliff and 7803 Glenn Cliff (excluding the plots corresponding to the new homes 14 – 18 in **HLE**) need to remain as green space with no further construction. Before the construction starts **FA** has agreed to maintain the landscape on the golf course (mowing and watering). **FA** has offered to deed to **HLT** (but this has not been confirmed) a section of land directly west of 8030 Loyel Point to Gessner. **FA** hopes that some use for this land be made by us. Our **HOA** insurance does not have any riders in regard to the ponds on the golf course. The new construction is not expected to change our **HOA** insurance costs. There were questions about how our entrance/exit can be modified to be safer due to the anticipated increase in the traffic on Gessner. I will comment about this in the next newsletter.

**Drainage and Flood Control:** There were several questions concerning drainage and flood control and the answer for these was given several times in general terms by **SG**: The owner/developer will have to get approval from the Harris County Flood Control District before their plans can be approved. Given the recent flooding in the last few years there is more oversight in this area. If for some reason there are drainage issues or flooding within our community after the property is developed then claims could be filed against the developer and are likely to be successful if the flooding is deemed to be due to changes from the construction. We are not aware if **FA** conducted hydraulic analysis to determine potential flooding impacts caused by development for a 500- or 100-year storm. Storm water runoff from the backyards of lots 58 through 71 of **HLT** currently drain to the golf course. We are also not aware if there is a contractual requirement for the new development to maintain existing drainage of these lots.

**The Future:** Apparently the **HLE** Board has come to terms with **FA** concerning the construction. It is not clear if an agreement has been made with the **HLE** homeowners. **SG** indicated that we may be able to see the terms of any agreement unless there are any financial transactions. The **HLT** Board will continue to oversee issues that relate to the **HLT** community as a whole. Each homeowner will need to review their individual decision and come to their own conclusion on how to proceed. Homeowners can go their own direction, group together with other homeowners, or do nothing. It was suggested that **HLT** homes bordering the construction form a group directed by Jan Gage. Those owners with lots that look across the road from the development, as well as, any other interested parties create a group under the leadership of Tim Wiggins. Further questions concerning the construction can be made by sending them to Lauren ([lauren@riseamg.com](mailto:lauren@riseamg.com)). These will be investigated and another meeting by the groups can be scheduled. It is emphasized that any owner or group can hire an attorney to represent their interests.

• Tom and Janice Albright write/edit the newsletter. This newsletter is not a legal document; it reflects our memory of the conversations. Replies at [talbright@uh.edu](mailto:talbright@uh.edu).

Save a forest; to be added to or taken off the e-mail list write to [talbright@uh.edu](mailto:talbright@uh.edu)