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177 Lake Estates (/)



Local Contact Information

Who	Contact info
FIRE POLICE AMBULANCE	☎ 911 (tel:911)
Service Providers	
C&R Water (formerly Wagner) call for water service	☎ (936) 856-4199 (tel:+19368564199)
Consolidated Communications	☎ https://www.consolidated.com (https://www.consolidated.com) ☎ (936) 756-0611 (tel:+19367560611)
Keenan Water Supply Corp - Also see C&R	☎ http://www.keenanwsc.com (http://www.keenanwsc.com) ☎ (936) 856-4199 (tel:+19368564199)
Mid-South Synergy - ONLY Power company for area	☎ https://midsouthsynergy.com (https://midsouthsynergy.com) ☎ (936) 597-5100 (tel:+19365975100)
Republic Waste	☎ https://www.republicservices.com/customer-support (https://www.republicservices.com/customer-support) ☎ (936) 756-8400 (tel:+19367568400)

2018 177 Lake Estates Association, Inc.

Board of Directors

Name/Address	Phone/E-mail	Office/Committee	Position
Tracey Axmaker 10169 Lake Shore Drive	936-900-0309 axmakert@gmail.com	Secretary	1
Gary Mueller 9898 Lake Shore Drive	936-597-5861 gacm1028@consolidated.net	Architectural	2
Julia Miller 10288 Dogwood Loop	405-408-3950 juliamillerz@icloud.com	Deed Restrictions	3
Jennifer Trull 9806 North Lake View	713-702-5496 jenn.trull@yahoo.com	Treasurer	4
Amy Dault 10282 Crescent Drive	936-367-8165		5
Steve Biehle 10132 Lake Shore Drive	409-651-1762 sbiehle@gmail.com	Chair Lakes & Parks	6
Dan Kunkel 10259 Crescent Drive	936-697-4610 lkunkel1@gmail.com		7
Stephen Mozingo 21086 Holly Park	936-718-3652 mzngstp@yahoo.com	Vice-President	8
Weldon Marshall 21064 Huckleberry	832-998-6357 weldon77041@yahoo.com	President	9

Directors' Terms - Two Years

Positions 1,3,5,7,9 May 2019- May 2021

Positions 2,4,6,8 May 2020 - May 2022

Website: <http://www.177lakeestates.com>

E-mail: 177lake@gmail.com

Mailing Address: P.O. Box 616, Montgomery, Texas 77356

177 Lake Estates (/)



Annual Fees

ANNUAL MAINTENANCE FEE

BASE FEE: \$160

Effective January 1, 2019

Billing date December 1, payment covers following year.

These fees are mandatory per HB 2152.

Time and expense are required to keep the HOA standards at an acceptable level. More work that ever must be hired, as we can no longer depend on volunteer labor due to changes in lifestyles. Our current low maintenance fee can only stretch so far. Residents are urged to observe the restrictions and work to prevent damage or neglect which would result in undue expense. The water quality in our lakes is well above the standards for recreational use by the State of Texas. Each year our lakes are treated for weeds to help control their growth. Game fish are also added to the lakes. The HOA provides street lighting throughout the neighborhood. Walking and riding bicycles on the tree lined paths and streets are pastimes enjoyed by many. We encourage all residents to obey pet laws and help maintain the parks and lakes, which belong to each of us.

Property owners must return their signed and dated Annual Payment Plan Selection Coupon (bottom half of the Annual Maintenance Fee Invoice) and the first payment by January 31st to avoid being assessed with yearly and monthly penalties. This coupon is a contract between the property owner and the HOA for payment of annual fees. Non-payment may subject the property to a lien.

Property owners in arrears at the time of the yearly billing (December 1) will be offered an Annual Maintenance Fee Payment Plan letter to cover their arrears plus the current year's

fees in lieu of a standard billing.

Higher costs of living may result in changes in maintenance fees. Property owners whose accounts are up to date at the time of the yearly billing (December 1) are offered an option of four payment plan options:

1. Annual
2. Bi-Annual
3. Quarterly
4. Monthly

ONLINE PAYMENTS

Only Full Payment option may be paid online.

\$160.00 + credit card convenience fee of 5.00 for a total of \$165.00

Payments can be sent through Paypal to: **homeownersassociation@177-lake-estates.org**

PROPERTY TRANSFER FEE

There is a one time property transfer fee of \$150 when any 177 Lake Estates property is sold.

REFINANCE FEE

There is a one time refinance fee of \$100 when refinancing property.

Suddenlink ☎ (844) 874-7558 (tel:+18448747558)

Montgomery County Contacts

Montgomery County Sheriff's Office Non-Emergency Number ☎ <http://www.mctxsheriff.org> (<http://www.mctxsheriff.org>) ☎ (936) 760-5800 (tel:+19367605800)

Montgomery County Post Office ☎ (936) 597-4222 (tel:+19365974222)

Montgomery County Animal Control ☎ (936) 538-8299 (tel:+19365388299)

Montgomery County Environmental ☎ (936) 538-8036 (tel:+19365388036)

Montgomery County Recycling Center ☎ (832) 934-2193 (tel:+18329342193)

Montgomery County Independent School District

MISD Administration ☎ <http://www.misd.org> (<http://www.misd.org>) ☎ (936) 276-2000 (tel:+19362762000)



Keenan Elementary School ☎ <http://schools.misd.org/page/kes.homepage> (<http://schools.misd.org/page/kes.homepage>) ☎ (936) 276-5500 (tel:+19362765500)

Oak Hills Junior High ☎ <http://schools.misd.org/page/ohjhs.homepage> (<http://schools.misd.org/page/ohjhs.homepage>) ☎ (936) 276-4300 (tel:+19362764300)

Lake Creek High School ☎ <http://schools.misd.org/page/lchs.homepage> (<http://schools.misd.org/page/lchs.homepage>) ☎ (936) 276-4000 (tel:+19362764000)


Montgomery High School ☎ <http://schools.misd.org/page/mhs.homepage> (<http://schools.misd.org/page/mhs.homepage>) ☎ (936) 276-3000 (tel:+19362763000)

MISD Transportation

 <http://www.misd.org/page/trans.home>
(<http://www.misd.org/page/trans.home>)
 (936) 276-2300 (tel:+19362762300)

Local Info

Chapel of the Lakes

 (936) 597-5946 (tel:+19365975946)