

RSCA BOARD OF DIRECTORS – ACTIVITY UPDATE - 4/24/13

-The Board has met with representatives of HPD regarding the increasing level of activity in the evenings at the Pier Park and the adjoining Friendswood property. HPD has agreed to increase patrols in the park areas, especially on the week-ends. Protecting Royal Shores from vandalism, littering our property, and traffic risk is a shared community responsibility. When any resident is concerned about unusual, suspicious, or illegal activity in our area, please call HPD's non-emergency number 713-884-3131...or call 9-1-1 in any emergency situation. When HPD asks for the address for the Pier Park, use 6001 ½ S. Royal Point Drive.

- On March 28, 2013, Christopher and Jill Curran, 5503 August Hill Drive, through their attorney, Jan Fry, filed a lawsuit against the Royal Shores Community Association and Larry Combs, individually, seeking an injunction requiring the association to cut and maintain a portion of association property. The suit also seeks the recovery of at least \$5,000 in attorney fees from the association and Larry Combs. As developments occur, we will keep you informed. Should you want to review the history of this matter, please visit: www.royalshoreskingwood.com.

-The Reserve Study bid for evaluating our assets (gazebos, sidewalks, trellis, pier, etc.) has been awarded to Kipcon of Texas, LLC. Their charge is to estimate the remaining life and replacement cost of common property. Their evaluation will begin before the end of April and we expect to get their analysis and asset life projections during the 3rd quarter.

-The audit of the 2012 financial records of the community association has been completed by our auditor, David Freeze, CPA, PC., who concludes: "In our opinion, the financial statements referred to above present fairly, in all material aspects, the financial position of RSCA as of 12/31/12, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles in the USA."

-The roof of the large gazebo on Royal Shores Drive has been replaced. Wesco completed the job last week. Many pieces of rotted wood were discovered and then replaced. Later this year, the Board will solicit bids to clean and/or paint both of the gazebos.

-Recently the Board met with representatives of the Harris-Galveston Subsidence District in an attempt to understand how the district operates and explore ways to reduce our water expenses associated with our water wells that sprinkle some of our common areas and, exclusively, provide water for the pond along Royal Shores Drive. During the meeting, the Board identified several actions that collectively would reduce our water well disincentive fees by up to \$10k per year.

-Currently 100% of 2013 Annual Assessments have been collected.

-A landscape architect has provided the board with plans to enhance the entrance of Royal Shores Drive at Willow Terrace free of charge. The Board hopes to complete the enhancements in the second quarter.

-Recently, in our community, a dog was run over and killed in front of the owner's home. This traumatic incident highlights the need to drive carefully, responsibly, attentively, and obey speed and stop signs. Frequently, we hear complaints from residents about excessive speeding along Royal Shores Drive, S. Royal Point Drive, and the other streets in Royal Shores. We all have observed these careless actions that could result in a serious accident or worse. As a Board, we would like to remind all residents to respect the neighborhood and drive friendly along our streets. In the blink of an inattentive eye, tragedy can take place. The speed limit on all Royal Shores streets is 30 mph per COH statute. Please....Slow down and smell the roses!

-The next Board of Directors meeting will be on May 23, 2013 at the Reserve Pool at 7 pm.

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