



CLEAR LAKE CITY
COMMUNITY
ASSOCIATION

COMMUNICATOR



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Mil Assessment Election Victory

by Rig Joosten

The recent mil assessment election was an outstanding victory for the community. The final count was **2637 votes for the continuation of the mil assessment beyond the year 2003** and 226 votes cast against the assessment.

Every ballot was validated and 67 votes were disallowed for cause. Another 47 votes were received (43 for and 4 against) past the deadline and cannot be counted in the final numbers.

A breakdown of the vote by subdivision follows:

SUBDIVISION	FOR	AGAINST	TOTALS	PERCENT FOR
Oakbrook	784	65	849	92.3
Oakbrook West	574	40	614	93.5
Camino South	440	55	495	88.9
University Green	435	44	479	90.8
Meadowgreen	378	17	395	95.7
Commercial	26	5	31	83.9
Totals	2637	226	2863	92.1

The Association greatly appreciates this solid show of support and the opportunity to help maintain the lifestyle and spirit that makes this a great community to live in.

As Chairman of the committee that struggled with this issue for the past four years, I wish to extend my appreciation to our community voters for their support, to our legal counsel that provided us insight on the issues, and to the Long Range Planning Committee members who sorted out the

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Speed Humps for Clear Lake City

by Beverly Bush

Speed "humps" as designated by the City (not speed "bumps" as many of us call them) were recently constructed along Diana Lane from Bay Area Boulevard to El Dorado Boulevard. Even though the **Association is not involved in this program**, we have received many comments, both pro and con, about the humps and residents want to know where they will appear next.

The following streets have been determined to be eligible for speed humps and petitions are currently being circulated to residents on these street segments for evidence of support:

Cobre Valley from Pineloch to Diana

Diana Lane from El Dorado to Montour

The following streets have been determined to be eligible for speed humps and petitions of support have been submitted to the City, but they remain unfunded at this time.:

College Green from Holly Trail to Neumann

Diana Lane from Woodhorn to Penn Hills

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Setting the Facts Straight

About Residential/Commercial Architectural Changes

by **Silvio P. Vincenzo**

As Chairman of the Architectural Review Committee (ARC) for the Clear Lake City Community Association (CLCCA), I feel obligated to set the facts straight. As a home or commercial land owner in any of our Core Areas, it is important for you to be aware that any changes, improvements, replacements or construction affecting the exterior of your property must be approved by the ARC **before, not during or after**, the work begins.

Also, always remember that any changes, improvements, additions, or replacements **MUST** comply with the deed restrictions for your subdivision. These are the facts and they must be adhered to by all who reside or conduct business here.

In the past, many homeowners were unaware of these facts or possibly just felt that the deed restrictions were for everyone else. It is because of these few that we must now allocate more time and attention to the vigorous enforcement of the rules for all who have a need to improve the largest and most precious thing they own — their home or business.

If you plan to build, change, improve, replace or add anything to the exterior of your property, Please Read On.

First the good news. The ARC committee normally meets at least once a month, and if the need arises, several times to accommodate the residents of all CLCCA Core Areas. The criterion used for approval is whether or not the request conforms

to the deed restriction for the Core Area in which the property is located. Not all areas have the same restrictions. In case you're interested, the top reasons for denial are — the work or improvements requested are against the deed restrictions for the area or the request does not have enough information included at submission.

To have a request considered for approval, you must first complete a short form which states the kind of work you would like to do and a few pieces of necessary information. A copy of your survey and as much other information about the work to be completed (e.g., materials to be used, color, placement of the work, etc.) also helps to get the request approved. An answer, pro or con, is usually sent by mail within 2-4 days. The request forms are available at the CLCCA office during business hours.

Now the bad news. CLCCA's ARC believes that all are created equal and that every homeowner deserves the same respect. To this end, it has become necessary to inform all residents that any homeowner who is in violation of any deed restriction which arises from the deliberate disregard of the ARC rules for approval will be asked to correct the problem immediately, including but not limited to bringing the property back to its original condition prior to the work being completed. This can be expensive. Should the homeowner not comply, the Board will consult our legal counsel for their help.

I know some of you may be saying this isn't fair, but in reality it is. Actually, this is the fairest way to guarantee that all homeowners retain the one right that must be preserved, the right to have the value of their investment protected — and to be assured that all homeowners are treated on even terms by the ARC and the Trustees of the Community Association. It also creates one standard and one set of rules for all homes located in any subdivision.

I encourage any home or business owner who feels the rules of the ARC approval process are unfair, to contact me to discuss them. I also encourage any homeowner who is aware of any violation in their subdivision to also contact me. Together, we can keep our neighborhoods beautiful and our property values high.

Thanks for your help.

Mil Assessment *continued*

wording details and provided great leadership. I also applaud an outstanding Board of Trustees, ex-Board members and the CLCCA office staff who gave us their cooperation and support.

A special note of thanks goes to our local State Representative, Robert Talton, who introduced and guided a State Bill which allowed us this vote.

Again to the community — Thank you.