



## **RIVER FOREST 3RD QUARTER NEWSLETTER**



Dear River Forest Neighbors:

Welcome to the River Forest neighborhood newsletter recapping the 3<sup>rd</sup> quarter. Can you believe it's October already? As a reminder, your HOA Board of Directors are:

Larry Ribbeck: President

Ric Bailey: Vice-President

Katie Hart: Treasurer

Sarah Gonzalez: Secretary

Kenny Sopchak: Director

Jessica Delgado is our new neighborhood manager from Graham Management. We are really enjoying working with her!

On the subject of Graham Management, they have completed the update of their management software to CINC Webaxis. This enables them and us to manage all the neighborhood processes more efficiently. It also allows all homeowners more access to their information regarding account history and balance information, the status of work orders, and ACC requests. Homeowners also have access to association calendars, directories, forms, and documents.

We have had homeowners in the neighborhood begin to sign up, and we want to encourage everyone to do so!

If you haven't already done so, here's how to sign up:

Registration Instructions:

1. <https://graham.cincwebaxis.com/>
2. Click on Register
3. Required Information: Account Number

Please use your account number found on your yearly assessment statement. If you cannot locate your account number, please email [jdelgado@grahammanagementhouston.com](mailto:jdelgado@grahammanagementhouston.com) or call the Graham Office.

First and Last Name

Street Name

City, State and Zip

4. Directory Listing: Please check off your preferences, noting that this will be public to the community.
5. Enter Email Address
6. Input Security Symbols
7. Click Register
8. Once you are approved, an email will be sent to finish the registration.
9. Click on the link to set your password.
10. Once your password has been sent, you will then login using your email address and password created.



**SPEEDING:**

As you know, we recently sent out a survey about installing a speed monitor in the neighborhood, and we shared the results of that survey with everyone. The general consensus was to move on to a different solution to address speeding. We have learned that we are not permitted to put speed bumps in the neighborhood, as our roads are maintained by the county and speed bumps are not allowed due to the posed hindrance to first responder vehicles.

We are currently exploring the possibility of sharing a law enforcement officer with surrounding neighborhoods to patrol and issue citations for speeding. Graham Management is contacting surrounding neighborhoods to gauge interest in joining forces. We will keep you informed of the progress of this plan.

#### **DITCHES:**

We have received some preliminary information from the surveys done of the drainage ditch situation in the neighborhood. We are continuing to follow up to get further information and we will keep you informed as to next steps. We will be in touch specifically with the homeowners whose properties are directly affected by the drainage ditch that runs through the middle of the neighborhood.

#### **NEIGHBORHOOD ENTRANCE:**

We have been working on addressing the landscaping issues at the entrance of the neighborhood. The landscaper has faced delays receiving replacement plants and we are reviewing bids to trim the trees along the entrance. We hope to have everything rectified as soon as possible.

#### **EXPANSION OF FM 359:**

We continue to monitor the prospective widening of FM 359 and its effects on our neighborhood. We have no new information on a timeline for that project, and are monitoring the situation with regard to upcoming public meetings. Meetings for this year were originally scheduled to be virtual, but that may have changed due to the lifting of some of the pandemic restrictions.

We will keep you posted with any information we learn.

#### **ACC APPLICATIONS:**

With nicer weather on the horizon, we know it's a great time to get outside and work on our properties. We as a board love to approve planned improvements that make our neighborhood even more attractive.

Please remember that any major changes to your property including tree planting or removal, painting, landscape changes, or structural additions to your home require the submission of an application to the Architectural Committee for approval. The application is available on the Graham Management website and can be submitted to Jessica through email. Her email address is [jdelgado@grahammanagementhouston.com](mailto:jdelgado@grahammanagementhouston.com)

The link to access the application is:

<http://grahammanagementhouston.com/Communities/River%20Forest/riverforest.html>



**ANNUAL MEETING:**

Our neighborhood annual meeting is coming up in November. As we do every year, we will be meeting at the Swinging Door restaurant up the road on FM 359.

You will be receiving date and time information very soon once we finalize with the restaurant.

This is a great way to visit with neighbors and share a meal while learning what's going on in the neighborhood. Because we are on track to have a bit of a financial surplus at the end of this year, the Board wants to provide a \$10 credit per household to help pay for your meal at the meeting. All details will be forthcoming soon.

We hope to see everyone there!