



## **Safety, Speed Limits, Stop Signs and Access Control**

Houston, TX – August 18, 2017

Dear Lakes on Eldridge Owners and Residents,

One of the primary reasons all of us have chosen to live in Lakes on Eldridge is safety. The LOE Board of Directors takes this very seriously and has formed a Safety Committee to help provide recommendations on various safety issues within the community. There have been a number of concerns from both our fellow neighbors and our Patrol Officers regarding roadway safety and access control at LOE.

The Safety Committee has provided clarification of the rules and procedures which the Board has adopted to enhance the safety of all residents. The great majority of us exhibit our respect and consideration for our neighbors by not driving over the speed limits and stopping at all stop signs. The concern is with those neighbors or guests who repeatedly ignore these rules and put us and our children and pets at risk.

The Patrol Officers have stopped these individuals and asked that they slow down on our residential roads and obey the stop signs. When they continue to disregard these warnings it is the duty of the Board to work harder for better compliance.

Therefore the Board has asked and fully supports the LOE's roving Patrol and front gate officers to be more diligent regarding LOE's safety rules and regulations. To assist with this, the contracted security company has also equipped our roving Patrol Officer with a radar gun and dash camera to document offenders. In addition, there will be more frequent checks at neighborhood stop signs and active school zones, as well as increased attention at the front gate with the installation of cameras at our three access gates.

The following procedures have been developed and are being implemented.

- When Patrol identifies an infraction, they will signal the car to stop. At this point, the driver is required to stop and carry on a respectful conversation with the Patrol Officer. Failure to stop or ignoring a directive of the Patrol Officer is an additional infraction.
- In most cases, the Patrol Officers will no longer issue citations and fines but rather a "Notice of Infraction" (NOI), identifying the event, time, location, driver's information, etc. One copy will be provided to the driver, and one will be sent to the Home Owners Association (HOA) Management Company.
- If this is the first notice for this infraction, it will serve as a warning (except in rare cases where safety was clearly at risk). The infraction event will be logged by the HOA Management Company, and no further action will be taken.



- However, if this is a second or greater notice for the same infraction, a “Notice of Repeat Infractions” (NORI) will be issued which will result in a fine (the schedule is available at [lakesoneldridge.nabrnetwork.com](http://lakesoneldridge.nabrnetwork.com) – Tab Resources / Rules / Traffic Safety). The fine must be paid within 30 days of receipt of the NORI to avoid interest and penalties. In addition, the household may lose fob access to the community pool, to the workout room and to the tennis courts reservation system if the fine remains unpaid after the due date.
- Upon receipt of a Notice of Repeat Infraction and fine assessment, the driver has the right to file an appeal within fifteen (15) days of receipt of the NORI, by emailing the intent to appeal and documenting the reasons to [LOEcitations@cmctx.com](mailto:LOEcitations@cmctx.com). An appointment will be made to meet with the HOA Board and/or the Safety Committee to hear the argument. After careful consideration of all submitted information, the Board will make a final decision.

In the past, we have had residents argue that the fines imposed by the HOA were illegal. This is not correct: LOE grounds are private property where the rules of your HOA rightfully apply. Such fines are a legal instrument that the HOA can use to ensure compliance with the Association’s rules. The schedule of fines is on file with the Harris County Clerk and the HOA can appoint lawyers (at the cost of the offender) to ensure collection of the fines.

Please note that fines are absolutely not our goal – your Board would be completely pleased to NEVER have a fine issued. But as much as we would like to be able to encourage safe behavior through warnings and reminders, we continue to see repeat offenders. Accordingly, fines will be issued for repeat infractions, to support the expectation of safe driving within our neighborhood.

The summary of rules included here is not intended to be fully inclusive. Please refer to the actual HOA policies that you agreed to when you became an owner (or you were required to follow when you became a renter) available on the [LOE website](#), for further details. For specific questions or comments, contact our Community Manager, Christi Keller, at [ckeller@cmctx.com](mailto:ckeller@cmctx.com).

One final point about speeding and running stop signs or stopped school buses. Please think about how much time is saved. It can’t possibly be more than a few of seconds. Think also of the devastating effect of an injury (or even death) that could be caused by trying to save these few seconds of time. It simply isn’t worth it. We don’t want to ever have a terrible, life changing accident in our neighborhood.

Thank you for your understanding and cooperation in making our community safe for all.

Your LOE Board



## **LOE GENERAL TRAFFIC RULES**

- 1) The general speed limit in LOE is 25 mph.
- 2) During periods when schools are in session, the speed limit is reduced to 20 mph near the clubhouse and near Kirk Elementary School (observe the traffic signs).
- 3) School buses with flashing lights activated and/or with extended Stop signs require all cars approaching the bus to come to a complete stop until the flashers or the Stop signs are turned off.
- 4) Stop signs at LOE's intersections are NOT yield signs. Every Stop sign in LOE requires a full and complete stop. LOE's definition of a complete stop is that the vehicle's wheels are no longer moving.
- 5) State regulations regarding driving and texting fully apply in LOE, i.e. it is not permitted to text while driving.
- 6) On street parking of vehicles is discouraged except for short periods of time.
- 7) No vehicles shall be parked at any time so as to:
  - a. Inhibit the free flow of traffic, including emergency vehicles.
  - b. Create a safety hazard.
  - c. Block access to driveways, fire hydrants, mailboxes, etc.
  - d. Block a clear view of any intersection.
  - e. Be parked directly across the street from a driveway.
  - f. Be parked in the opposite direction of traffic.



## **LOE GENERAL ACCESS RULES**

- 1) All residents of Lakes on Eldridge are required to have a valid community decal visible on the driver's side of the front windshield for every vehicle that is kept at their residence.
  - a. Decals and tags can be ordered, free of charge, from CMC.
  - b. All decals and tags must be removed from a vehicle prior to the sale or disposal of that vehicle.
- 2) The resident's entry side of the main (Eldridge Road) entrance and the 2 Tanner Road entries (Heather Run gate and Ginger Ponds gate) are to be used exclusively by Residents with clickers and valid car decals.
  - a. Residents must not provide a clicker to any non-resident (e.g. nanny, yardman, etc.)
  - b. No workers, deliveries, or visitors are allowed into the community through these gates. Their single point of entry into LOE is the visitor's gate at the main (Eldridge Road) entrance. Any businesses, vendors or visitors entering LOE through either of the Tanner gates will be turned around, and repeated infractions could cause the party to be barred from entry to LOE. Each resident is responsible for relaying this information to all whom he/she authorizes to enter the community.
- 3) Residents hosting parties with a large number of external visitors are requested to contact CMC in advance so that proper arrangements can be made to facilitate their access to the community and their safe parking in LOE.
- 4) Visitors will be denied access to LOE between the hours of midnight and 5 a.m., unless they have been pre-announced by the Resident to the guardhouse (loeguardhouse@gmail.com).
- 5) Contractors that may make excessive noises (ex. landscapers, roofers, construction workers, etc.) will not be allowed inside the community before 7:30 am. It is the Resident's responsibility to communicate this information to their visiting party.
- 6) All Visitors will receive a day tag from the front gate. The tag should be kept visible during their journey in LOE. Residents may request from CMC the issuance of an extended validity tag for their frequent visitors (yardmen, nanny, etc.) which will speed up their entry clearance into LOE. The application form is available on the community's website (lakesoneldridge.nabrnetwork.com). Such tags will remain valid for a limited period of time (usually 6 months) and must be re-applied for once they become void.