Lancaster Community Association

Meeting of the Members

July 30, 2026, via zoom 6:30 pm

November Elections and Splash Pad Update

The meeting began with Phyllis Bass calling it to order at 6:36 PM with a quorum present including Wanda Williams and Anden Riordan. The group discussed the approval of previous meeting minutes and covered two agenda items: general and joint elections scheduled for November 3rd, with the hall serving as a polling place, and a splash pad update which had limited progress due to ongoing issues with responses from contractors.

Water Meter and Curb Painting

Phyllis reported ongoing difficulties in obtaining a dedicated water meter for the splash pad from MUD165, as they are not responding to emails or phone calls. The contractor has been trying to contact them, and Phyllis plans to reach out to the board of directors as a last resort. Due to recent rain, the curb painting project has been delayed as the concrete needs to be completely dry for proper paint adhesion.

Yard of the Month Program Update

Andon provided an update on the Yard of the Month program, which resumed in June, highlighting recent winners and mentioning a particularly impressive yard on Rustic Lake Drive. Phyllis mentioned that Carla was previously recognized as Yard of the Month winner and shared that Carla is currently working on soil issues in her front yard. The discussion then shifted to ACC applications and deed enforcement, with Phyllis noting that applications are required for any home improvements including structural changes, patios, and painting.

Deed Enforcement and Property Standards

Phyllis discussed deed enforcement issues, particularly regarding unapproved paint colors and overgrown grass in the community. She explained that property owners are responsible for maintaining their lawns, including those rented to tenants, and outlined the violation process which now requires a 30-day waiting period before fines can be issued due to state of Texas changes. Phyllis confirmed that forced mowing is still available as a last resort, with one property currently receiving monthly forced mowing services.

Property Violation and ACC Committee

Phyllis explained the violation process, noting that state laws in Texas limit the fines that can be imposed, with the next step being attorney involvement if violations are not cured within the required time frame. Rodrick inquired about

the committee responsible for approving applications for property improvements, and Phyllis suggested forming an ACC committee, inviting Rodrick to volunteer, which he said he would consider. Phyllis outlined the responsibilities of the ACC committee, including reviewing deed restrictions, approved paint colors, and property modifications, and expressed interest in having community members join the committee. The conversation ended with a brief mention of an upcoming update from the Welcome Packet Committee.

Delinquent Accounts and Welcome Packet

Phyllis explained the process for delinquent accounts, recommending that homeowners contact Lone Star Bookkeepers at 832-433-7995 to set up payment plans, which can include 2027 assessments. She clarified that the community's collection policy, filed with the state and county, cannot reverse existing late fees or collection charges. Carla inquired about the publication of meeting minutes, to which Phyllis responded that they are not yet published on the front steps platform due to ongoing setup efforts. Carla then began discussing updates on the welcome packet committee, noting that three members met to review the current letter and discuss potential improvements, though two volunteers were unable to attend.

HOA Welcome Packet Committee Update

Carla provided an update on the HOA welcome packet committee's progress, explaining that they discussed desired contents and planned to review AI-generated suggestions at their next meeting on August 5th at 7 PM at Carla's home. The committee aims to create a simplified packet in standard English that will be reviewed by attorneys to ensure compliance with deed restrictions, with a focus on educating homeowners and renters about property responsibilities. Phyllis expressed concern about the packet being too lengthy, suggesting it should be one or two pages rather than a full packet, and noted that most information is already available on the website.

Community Event and Traffic Updates

Wanda announced plans for a senior citizen event in August, with more details to be shared later. Phyllis confirmed that no back-to-school event is currently planned due to low participation last year. The group discussed finding CC&Rs documents, with Phyllis and Carla clarifying that they are available on the community website at mylcai.com using password 19831. Andon raised concerns about increased school-related traffic and incidents, and Phyllis confirmed she had already spoken to Sergeant Carpenter about increasing patrols during the school year, particularly in the mornings around Rustic Lake.

Neighborhood Watch Initiatives Planning

The meeting focused on neighborhood watch initiatives, with Andon committing to prioritizing creating neighborhood watch guidelines and making informational signs for the community. The group discussed using WhatsApp or GroupMe for communication, though there were concerns about residents not engaging with existing platforms like Frontsteps. Phyllis announced she would be taking time off the next day and that Lily would be available instead, while the group agreed to add Frontsteps training to next month's agenda.

Phyliss adjourned the meeting at 7:40 pm Meeting Minutes by Wanda Williams with zoom notes

Lancaster Community Association

Meeting of the Members

June 17, 2026, via zoom 6:30 pm

The meeting was called to order by Phyllis Bass at 6:35 pm with Wanda Williams in attendance a quorum present Andon Riordan not in attendance. The group discussed the Yard of the Month program, where Andon identified two yards for recognition. Phyllis reported submitting traffic study requests to Harris County Precinct 4, including a request for no parking signs on Red Wing Knoll due to unsafe parking by Harmony School's parents, and a traffic study on Greenwood Point Drive to address speeding issues.

Neighborhood Issues and Concerns

The meeting discussed several neighborhood issues. Phyllis reported on illegal dumping by a homeowner near a bayou in Harris County, who will face fines for the incident. The group reviewed ACC (Architectural Control Committee) application procedures, with Phyllis explaining that homeowners must submit applications through Front Steps for any home improvements including painting, building structures, or adding concrete. Wanda addressed concerns about children playing in the streets during summer break, emphasizing that 911 should only be called for genuine emergencies and not for normal childhood activities.

Community Safety Enforcement Challenges

Julious expressed frustration about police response to neighborhood issues, particularly regarding ATVs and public safety concerns, noting that complaints to both the HOA and police have not resulted in adequate enforcement. Phyllis clarified that while the HOA can report violations and communicate with residents, they don't have authority over street enforcement, which falls to Harris County. The group discussed the need for community-wide involvement to address these issues, with Wanda emphasizing that only 10-11 people regularly attend HOA meetings despite representing 1,833 homes in the community.

Neighborhood Watch and Pool Updates

The meeting discussed the challenges with implementing a Neighborhood Watch program, where Phyllis explained that Harris County's definition requires all homeowners to participate in watching for suspicious activity rather than having a group of vigilantes patrol the neighborhood. The group then moved on to discuss pool operations and upcoming improvements, with Wanda announcing plans to add a splash pad near the pool area with features for different age groups, to be built by

Alps Playgrounds and Aquatics. The meeting also covered updates on pool furniture, including new tables and umbrellas, and the delayed curb art project which is waiting for drier weather conditions.

Community Events and Safety Concerns

Wanda reported that recent community events had low participation and planned to leave out planter boxes for a few more months before removing them. Dawn Madillo raised concerns about a spray-painted derogatory message on a mailbox near Frye Road, which Wanda agreed to address. When Dawn Madillo suggested installing flock cameras, Phyllis explained that the community already has cameras with updated equipment installed in March-April and one existing flock camera, making additional camera unnecessary. Crystal suggested organizing a food truck event, but Wanda explained the high costs and low potential return on investment based on previous experience, noting that food trucks typically require $1,500 deposits and residents might not purchase food at events.

Food Truck Event Planning Discussion

The meeting focused on organizing a food truck event and discussing community concerns. Phyllis suggested creating a poll to gauge homeowner interest in the food truck idea, while Julious offered to contact food truck vendors he knows to explore options. Meza raised questions about using HOA funds for more neighborhood improvements like sidewalks and safety measures, but Phyllis clarified that the HOA doesn't build sidewalks and explained the challenges of tracking rental versus owner-occupied properties. The discussion highlighted low voter participation in HOA decisions, with Phyllis expressing frustration about the limited engagement from homeowners despite efforts to generate interest in community initiatives.

Homeowner Engagement Challenges Discussion

The group discussed challenges with homeowner engagement and participation in community initiatives, noting that even with 300 potential owners, they would need 75% participation (approximately 1,300 votes) to effect change, which they currently lack. Carla volunteered to lead an effort to welcome new homeowners with a welcoming program, and Meza agreed to help her with this initiative. The discussion revealed that tracking new property owners is difficult due to delays in Harris County updates, though Phyllis suggested exploring transfer fees as a potential way to identify new homeowners.

Community Welcome Committee Planning

The group discussed challenges with welcoming new homeowners and renters to the community, particularly around information sharing and engagement with HOA processes. Phyllis and others shared personal experiences of not receiving adequate information when purchasing homes, highlighting the need for a more welcoming process. The group agreed to form a welcome committee, with Lancaster taking the lead on organizing meetings and sending out emails to

interested volunteers, including new participants like Ana Stanford and Elizabeth. They also discussed potential activities like Bible studies and educational programs at the community center, with Phyllis confirming the availability of the space for such meetings.

Neighborhood Vehicle and Safety Issues

Julious and Phyllis discussed two abandoned vehicles in the neighborhood - a black GMC truck and a red Dodge pickup truck with out-of-state plates. Phyllis mentioned that the black truck's owner had been given time to resolve title issues but would soon be removed, while the red truck appeared to be abandoned. Julious raised concerns about traffic safety at the Cross vale Rescue intersection where people were not stopping at red lights, suggesting the need for a stop sign or traffic study. The conversation also touched on an exotic-looking cat spotted in the neighborhood, which Julious agreed to photograph for identification purposes.

Meeting adjourned by Phyliss Bass at 7:24 pm Meeting minutes by Wanda Williams with Zoom notes

Next steps

Andon Distribute Yard of the Month signs and gift cards to winners

Julious

- Take picture of the large exotic cat in neighborhood when spotted
- Follow up with Harris County about Neighborhood Watch certification program
- Contact food truck vendors about potential community event

Wanda

- Go remove/cover graffiti from the mailbox on Rustic Lake Lane as reported by Drawmadillo
- Send email to organize meeting with Carla, Meza, Vivek, and Anna Stanford regarding new homeowner welcome process
- Put together a poll about food truck event interest
- Follow up with Harris County about sidewalk repairs near his home
- Remove planter boxes after giving notice to community
- Paint over graffiti on mailbox with white paint

Phyllis

- Send out pictures of the Yard of the Month winners to the community
- Follow up with Harris County about adding a stop sign or warning signs at the intersection of Cross Falls and Rustic Lake
- Look into the red Dodge pickup truck with out-of-state plates that has been parked for three years
- Follow up on removal of the black GMC truck that has been parked for an extended period
- Request traffic study for Red Wing Knoll regarding no parking signs
- Request traffic study for Greenville Point Drive regarding speeding
- Request Harris County to investigate the homeless encampment/dumping site on Laurel Trail

- Ask Mike to compile list of homes where transfer fees have been paid
- Send out email about new welcome committee meeting

Collaboration

- Carla/Welcome Committee: Develop plan for new homeowner welcome process

Lancaster Community Association

Meeting of the Members

March 24, 2026, via zoom 6:30 pm

Phyllis Bass called meeting to order at 6:38 PM, with Wanda Williams in attendance with quorum reached Andon Riordon not in attendance. The meeting moved to approve the previous month's minutes, with Wanda making the motion and Phyllis seconding it. The conversation ended with a brief update on assessment delinquency, noting a low 12-point delinquency rate of 87.6.

Pool Season and Safety Updates

Phyllis reported that assessments were collected successfully and traffic signs on Rustic Lake and Raven Rock are now installed and working well. The pool season will begin on May 2nd, with new rules including a designated family hour for families with young children, and specific restrictions on pool activities like footballs but allowing appropriate items like beach balls. The pool will operate from 10 AM to 8 PM daily, with Mondays reserved for cleaning.

Community Safety Updates Meeting

Phyllis discussed the area crime report, noting that while it previously stopped after the sergeant's retirement, it has been resumed to help gauge community safety. She reported that Wanda and Lily organized and delivered 100 lunches to Precinct 5 constables and community members last month. Phyllis also announced the successful completion of the Century Force camera installation project, which included solar-powered cameras, and thanked the constable's office for their input on camera placement.

Community Updates and Concerns Meeting

The meeting discussed several topics including a recent accomplishment, street and curb art updates, and tree-related concerns. Phyllis announced that house numbers on curbs will be

refreshed, though the original contractor has been replaced due to concerns, and a new bid will be presented at the next executive session. Lancaster addressed a question about tree branches overhanging properties, clarifying that while homeowners can cut overhanging branches on their property, the HOA cannot enforce tree-related issues as they are not covered in deed restrictions. Phyllis offered to serve as an intermediary if homeowners are uncomfortable addressing tree issues with their neighbors directly.

Tree Removal Service Discussion

Carla requested help finding a reliable and reasonably priced tree removal service for a tree hanging over her neighbor's property. Judy recommended Save a Tree based on her positive experience with them during a recent windstorm. PVAC shared that she had successfully approached neighbors about tree issues and noted that property owners can only cut branches that hang over their property, not the entire tree. The group discussed concerns about large trees planted by HOAs, with Judy and Phyllis sharing their experiences with problematic trees on their properties. Phyllis concluded by explaining that the basketball hoop at Rustic Lake Park would not be replaced as it was the Mud District's decision to remove it.

Community Basketball Hoops and Parking

The meeting focused on issues regarding basketball hoops and vehicle parking in the community. Phyllis explained that basketball hoops were removed from River Pines Park and Rustic Lake due to recent shooting incidents that attracted non-local individuals and caused problems. Regarding vehicle parking, Phyllis noted that while illegal parking is a concern, Harris County owns the streets and has strict policies against speed bumps and enforcement inconsistencies. Phyllis also addressed commercial signage violations, mentioning the presence of unauthorized signs in certain areas.

Community Signage and Safety Measures

The meeting focused on two main issues: no solicitation signs and missing street signs. Phyllis agreed to explore getting more no solicitation signs throughout the community to provide homeowners with more leverage when dealing with unsolicited visitors. Regarding street signs, Phyllis offered to address missing or damaged signs, requesting residents to provide specific locations with photos for replacement or repair. The group also discussed traffic safety concerns, particularly around children and reckless driving, with Phyllis agreeing to pursue getting additional "watch for children" signs, though she noted that speed bumps cannot be implemented on public roads as Harris County does not maintain them.

Meeting adjourned by Phyliss Bass at 7:38 pm Meeting minutes by Wanda Williams with zoom notes

Next steps

- Phyllis: Send Nick over to Carla's house tomorrow to help with lawn care.
- PVAC: Resend pictures of the overgrown backyard/neighbor issue to Phyllis.
- Phyllis: Look into obtaining and installing more "no solicitation" signs in areas of the community without them.
- Phyllis: Start looking into acquiring and installing "children at play" or "watch for children" signs in neighborhoods with high child traffic.
- Homeowners (implied): Report locations of missing street signs to Phyllis (or send photos) so they can be replaced.

Phyllis: Replace missing street signs once locations are reported.

View in Zoom