



Kings Point Trails Association

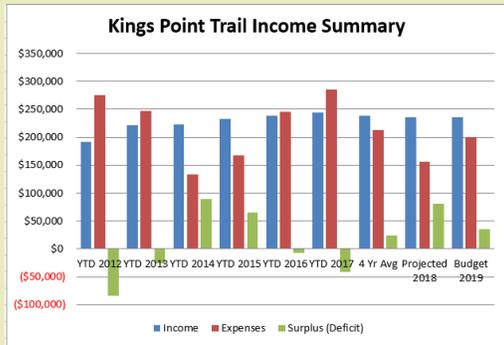
Web Page: Kingspointtrail.com

June 2018

This newsletter is also available on our website for easier reading

Greetings to all KPTA Members,

Our fiscal year (July 1st to June 30th) is quickly coming to a close—which brings us to budget time and annual assessment review. The board voted to again keep the 2018-2019 assessment at \$105. This



assessment fee has not been increased since 2014. There is a multistep process for setting the annual assessment which requires the maximum allowable assessment to be calculated. This formula looks at the CPI-U from 1979 to the current year. The maximum assessment calculated this year is \$117.13 for a residential lot. The board then looks at our budget and determines if an increase is needed. At the present time we feel our reserves

are in good standing and did not warrant an assessment increase. Your prompt payment is greatly appreciated.

Highlights for the year: Financial overview, Hurricane Harvey, Rules and Regulations, Stencils-Bulkhead, Feral Hogs, Community Projects, Annual Meeting, Final Notes.

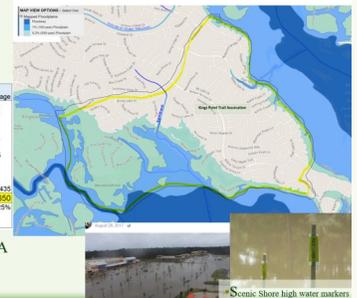
Financial: The above chart (Fiscal YTD, July 1 —June 30) gives a quick overview of our financials. The board works diligently to balance current and future financial needs. At the annual meeting Gene Morris expressed a positive outlook regarding our financial health and no issues regarding the annual audit. The 2011 drought caused our 2012 and 2013 deficit, and trail repairs our 2017 deficit. Any surplus money is added to our reserve fund for infrastructure (trails, bridges, fence or bulkhead) or catastrophic events (hurricanes, pine bark beetle) expenses. To ensure adequate reserve fund planning the board is pursuing a new reserve fund study to update the last study from 10 years ago. Finally, for homeowner's that do not pay their annual assessment the board is actively placing liens on the homes of these repeat offenders. It is important to our financial health that everyone pay their fair share.

Hurricane Harvey: August 2017 will forever be associated with the hurricane that flooded Kingwood. The trails again had bridges damaged due to high water and benches that needed cleaning and painting. Additionally, with our venue flooded, our annual meeting was postponed until March. The biggest potential impact to KPTA were all the flooded homes of KPTA members and

Starting on August 28 homes, schools and businesses are flooded in the 500 year floodplain
Homes flooded in KPTA Villages:

Village	Homes Damaged	% of Village
Footers Mill	546	63%
Kings Point	163	28%
Reserve of Kings Point	21	2%
Royal Shores	132	50%
Current Annual Dues in Homes in KPTA	2,147	\$105
# of Homes Damaged	832	
Revenue from Assessments	\$225,435	
Potential Revenue loss from flood	\$85,650	
% Reduction in Annual Revenues	23%	

Potential Exposure for KPTA
- Lost Revenue: \$56K





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loss of revenue. This has not occurred and we thank all those residents that

made the choice to stay in Kingwood.

Rules and Regulations: To maintain the common area for all and to preserve the natural forest area, the board has created rules and regulations in accordance with the By-laws of the Association. This year we've had issues with a golf cart colliding into a bridge and water pipes from homeowners property flooding the trails. A copy is attached and can be found on our Web site for your review.

Stencils, Bulkhead: We completed the stencil project. Many of you have mentioned the need to replace the faded street stencils on the trails. This was finally completed! The bulkhead along Lake Houston will be getting some repairs in the coming month. The end of the bulkhead needs erosion control and along the bulkhead are several holes that will be filled.

• **KPTA Land is Private Property**

- Problems arise when residents disregard our ownership. Issues we deal with:
 - Driving motorized vehicles on the trails damaging our bridges
 - Installing drainage pipes from backyards to trails creating ponding water and a safety issue
 - Dumping behind fences.
 - Digging by youngsters for tunnels, forts, bike tracks etc.
 - Painting graffiti on tunnel walls
- Making residents aware of our rules with letters and phone calls is our first step to rectify infractions and has been highly successful.



Reviewing the bulkhead are directors Steve Dietrich, Pete Rupp and Gene Morris and Dan Burkhardt.



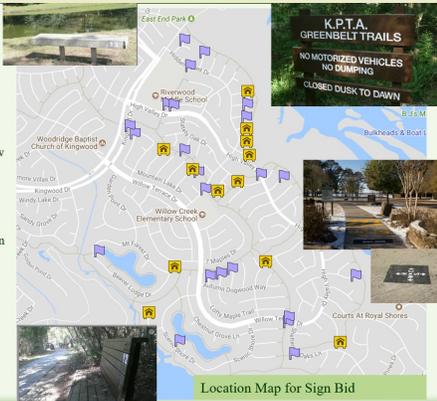
Feral Hogs: KPTA continues to contract for the removal of feral hogs. This is an on-going problem and sightings should be reported on our web

We need your e-mail Address! Please log into our web page or call to register so you won't miss any important notices we send out.

Phone: 281-359-1102 Web Page: Kingspointtrail.com

2017 Trails Projects

- **Signs**
 - Wooden signs cost over \$500 to replace
 - KPTA has signs at each connector, internal signs at trails boundary and along Kingwood Drive.
 - Project included repainting, replacement of panels and adding new signs.
 - Cost \$9K
- **Benches**
 - Currently replacing old benches with back-less benches to reduce cost when needed
 - Project included cleaning, painting, repairing
 - Cost \$3K
- **Stencils/Chevrons/Stops**
 - Placed on the trail
 - Used by HPD bike patrol to call in location
 - Cost \$8K



KPTA has a history of Community Projects

- Over the years KPTA has partnered with the Boy Scouts, Girl Scouts, Kingwood High School, Riverwood Middle School, Church groups. The trails has benefited from their efforts.
- They have added:
 - Trees
 - Benches
 - Dog Waste Stations
 - Bat Boxes
 - Nesting Boxes
- And made our trails better by:
 - Cleaning Lake Houston Shore Line
 - Eliminating non-native tallow trees
 - Planting wild flowers and clearing the butterfly garden



Installed dog waste dispenser, Scouts getting ready to find the tallow trees on KPTA trails, Kingwood High wildflower planting; Riverwood Middle School "Day of Caring"

These Projects Are Important to KPTA
• We view projects as a way to involve the young and old of our community and letting them feel a connection to it. Giving them the opportunity for leadership skills and volunteerism. Qualities that our communities will need now and in the future. If you have a scout or organization that needs a project or have a project idea please contact Angela Wilson!

Interested in a KPTA project contact Angela Wilson 713-858-4940

Other Projects and Final Words:

- The annual meeting on March 5th was well attended. Members enjoyed appetizers and drinks prior to our meeting. Each year three new directors are elected along with financial and committee reports. It is a few hours of your time to hear more about your trails and all the work that is done for you!



- **Final words:** Much has been written regarding the benefits of walking in a nature area and how it reduces stress levels (per MD Anderson)! The trails in Kingwood are unique and missed by all who leave Kingwood. Enjoy the calming nature while walking, biking, running, and help us preserve our trail lands. Have a great summer and hope to see you on the trails and at the November Annual Meeting.



Photos by Kathleen Muhle – Winter 2018

Thank you for your continued support!

Kathleen Muhle, President KPTA; KPTA Board of Directors