

WINTER 2023



LAKE OLYMPIA

Beautiful homes and exceptional living - welcome home.



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Photo taken by Beth Szescila



Please REGISTER at www.crest-management.com to receive electronic communications and access your account and electronic forms. Click on Homeowner Login, enter a preferred email address and then input the personalized Temporary Password provided in the introduction letter you received from Crest Management. You may then personalize your password and access your account. If you need assistance registering call 281-835-5992 M-F from 9:00 am to 5:00 pm.

PRESIDENT'S MESSAGE

I wish the coming Holidays keep you and the family safe. Remember during this time of year it is the Season of Giving and being with family members. As we approach not only Thanksgiving but also Christmas and the New Year, let us remember the following: (Authors Unknown)

- Thanksgiving is living in a state of gratitude a gateway to grace
- Christmas is not a time nor a season, but a state of mind. To cherish peace and goodwill, to be plenteous in mercy, is to have the real spirit of Christmas. God never gives someone a gift they are not capable of receiving
- New Year's Day is the first page in a blank new book: Write a phenomenal story!

We are pleased to announce the Board has approved a bid for the construction of pickleball courts. The contractor will begin permitting, once obtained, construction will begin with a projected completion in the late spring of 2024

The board is continuing to focus on our key principles for the 2023 calendar year, regarding: (1). Fiduciary responsibilities; (2). Review of large capital projects; and (3). Community Involvement, which are as follows:

Fiduciary Responsibility

- Maintaining responsible tight management of expenses as well as requiring a minimum three bids for large projects
- Contracted with Crest-Management (New Management Company) effective November 1, 2023. Candy Curtis will be remaining as our Assistant Manager with our new General Manager starting early/December time frame. Please be patient with us during this transition.

Capital Projects

Completed

- Brick Wall Replacement (Phase 5) – on Lake Olympia parkway between Kitty Hollow and Misty Hollow

Work In Process

- Pickle ball courts, a NEW capital community improvement project contract has been approved – Targeting completion Spring 2024

Upcoming Capital Projects

- Continuation of support with Missouri City concerning upgrade of Freedom Tree Park 2024

Community Involvement

- Clubhouse rentals
- Support of all community activities heading into spring and summer.

Please do not hesitate to contact our management company or the board with any questions.

Jonathan Winfile,

President, Lake Olympia Civic Association

2024 ANNUAL MEETING ELECTIONS

Tuesday, January 9 at LOCA Clubhouse

- Sign in starts at 6:00 pm and meeting starts at 6:30 pm
- Absentee ballots may be dropped off at the clubhouse or turned in at the annual meeting
- Prior to the election, candidates are encouraged to make a brief presentation to the members present at the annual meeting
- Elections and counting of ballots
- Election results

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LAKE OLYMPIA CIVIC ASSOCIATION

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Vice President Kermit Pittman

Treasurer Daphne Perry-Crutchter

Secretary Mark Kramer

Director Marie Moore

Director Beth Szescila

Director Debra Grade

Newsletter Editor

Marie Moore

newsletter@lakeolympia.org

Visit our website at

www.lakeolympia.org

for the latest announcements.

locaboard2020@lakeolympia.org

You are always welcome to contact the board with any questions, concerns or grievances. You will receive a timely reply.

MANAGEMENT COMPANY

Assistant Manager: Candy Curtis

Crest Management Company

17171 Park Row, Suite 310

Houston, Texas 770849-5

(281) 579-0761 Customer Service

(281) 835-5992 Direct

Clubhouse Office Hours

Monday – Friday

9:00 a.m. to 5:00 p.m.

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Payment Mailing Address

Lake Olympia CA

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Please contact us if you are a

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or if you have general inquiries.

This is the official newspaper of the

Lake Olympia Civic Association and

Lake Olympia Subdivision.

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iana@pamelaprinting.com.

LAKE NEWS

Lake Conditions. With the drought conditions and high summer temperatures this year, controlling vegetation growth has been a tough battle for Danbury Lake Management. Danbury is on the lake about every 1 – 2 weeks, spraying the vegetation to try and keep it under control. As the temperatures have begun to drop, we are seeing better results from these lake treatments as the chemicals are more effective. The vegetation has started to die back. The hope is that the prediction of a wet winter comes true, and the lake will fill up and cover this vegetation that is dying back and starting to sink.

Fish Stocking. We started the year with the intent of stocking fish in the spring and in the fall. We completed the first fish stocking at the end of April and also released approximately 250 lbs. of crawfish in that same timeframe. The second stocking that would have been performed in the fall, was not completed because of the low water conditions. The current plan will be to complete the additional fish stocking some time in 2024.

Holiday Boat Parade and Celebration. At the time of writing this article, the expectation is that we will not have a holiday boat parade this year. The lake level is currently approximately 3 feet low. A lot of boats are docked on dry lake bottom. If we happen to have a very large rainstorm before Christmas that significantly raises the lake, then we will reconsider having this parade and celebration.

Gary Leist, Chair
Lake Committee

Lake Olympia Garden and Social Club News

The Lake Olympia Garden and Social Club has a busy winter season planned. The club meets at the Lake Olympia Clubhouse at 180 Marina Blvd. on the third Friday of each month. Meetings start at 9:00 AM with refreshments followed by a business meeting and speaker presentation. In addition, on the first Friday of each month the group ventures to local places of interest followed by lunch.

Our annual Christmas luncheon will be held at the Sienna Clubhouse. We will start 2024 with a field trip to see the Houston Botanic Garden's light show "Radiant Nature", on January 5. At our meeting on January 19, Pam Gaskin from the Texas League of Women Voters will answer any questions members might have about voting, including transportation to the polls, if needed.

Our field trip on February 2 will be to the Edith L. Moore Nature Sanctuary where Mary Ann Morris, the Education Director of the Houston Audubon Raptor and Education center, will meet the group and guide those who are interested down trails along Rummel Creek for a cost of \$10. Danessa Yaschuk from SweetNes Honey Apiaries and Beetique, a family owned and operated Texas honey farm and bee rescue, will be our speaker at the February 16 meeting.

The Lake Olympia Garden and Social Club is open to anyone in the area, male or female, who is interested in gardening and/or meeting new people from the area. For more information contact Laura Gallagher at peeweegirls@gmail.com.

Beth Szescila, *Publicity Chair*

LANDSCAPING NEWS

The summer's extreme heat is finally behind us, and we have a brief window to take care of our final plantings for 2023 before it is too cold. Our winter seasonal color change is currently taking place. The Landscape Committee chose a mixture of red, white, and pink dianthus on a background of white snapdragons. In our larger beds that have 3 varieties of flowers, blue matrix violas will be our short border plants. This combination is very similar to what was planted last winter.

The flowerbeds on the front and back ends of the Harvester Lane median at Lake Olympia Parkway have recently been updated to replace dead and missing plants. The median bed inside the gate at Flamingo Island has also been updated. That bed was paid for with funds from the extra assessment that Flamingo Island residents pay each year. Numerous plants will soon be added to the beds behind the gatehouse on Island Boulevard near the marina.

Many of the new plants that were installed around our community last spring died from the summer's 100+ degree temperatures and the lack of rain. We are in the process of replacing those plants since they are still under warranty. It's also time to install mulch throughout Lake Olympia. That is done twice a year.

Upcoming projects include improvements to the beds on both ends of the roundabout at Pond Brook at Crow Valley. The landscaping on the median on Crow Valley just north of Lake Olympia Parkway will soon be refurbished. The dying Ligustrum trees will be replaced with crape myrtles, and the flowerbed at the back end of the median will be completely redesigned and updated. Two groups of 10 dead and dying Ligustrum trees on Lake Olympia Parkway near the clubhouse will be removed and replaced with blue flowering vitex, or chase, trees.

We try to focus first on the areas around Lake Olympia that are the most in need of attention. If you have a flowerbed near you that needs some TLC, please contact Management so they can pass the information on to the Landscape Committee.

Beth Szescila, Chair
Landscape Committee

2024 ANNUAL MEETING

The Annual Meeting for Lake Olympia Civic Association is scheduled for Tuesday, January 9, 2024, at the Marina Clubhouse AT 6:30PM. Sign in begins at 6:00pm. The main purpose of this meeting is to give the annual update to the homeowners and elect 3 positions for the Board of Directors. If you are interested in serving on the Board of Directors, please contact candyc@crest-management.com, so you can be placed on the ballot. Board members should be available to meet two evenings per month and be available via email as needed. In order to have your bio and photo sent to residents with the ballot (half page maximum including photo), please submit to the above email no later than Friday, December 1, 2023.

Annual Assessments-You should receive your annual Assessment letter and statement in the mail from Crest Management. Assessments are due January 1, 2024, and are considered late if not received by January 31, 2024. Payments can be made online at www.crest-management.com, mailed to Lake Olympia Civic Association, P.O. Box 52313, Phoenix, AZ 85072. Please always add your account number to payments and make payable to Lake Olympia Civic Association. You may also bring your payment to the management office or drop it in the Clubhouse mailbox by January 31st.

MANAGER'S CORNER

Crest Management is pleased to be the new Management Company for Lake Olympia. Established in 1993, Crest provides management services to over 170 associations throughout the Houston area. With a staff of 100 managers, accountants, and support staff, Crest will coordinate the services of the community and provide expert and detailed attention to your needs. We can be reached at 281-835-5992 Monday through Friday from 9:00 am to 5:00 pm. We are happy to welcome Candy to the Crest Management team, and we are in the process of onboarding a new General Manager.

2024 ASSESSMENT

The 2024 Assessment Statement will be mailed out in November. ****Please note the remittance address has changed.**** Payments should now be mailed to P.O. Box 52313, Phoenix, AZ 85072. Your account number should be referenced on your payment and should be payable to Lake Olympia Civic Association. If you use your own online banking to pay bills, be sure to notify them of the new mailing address. Your account number should also be referenced on your payment. To pay online visit www.crest-management.com and follow the "Pay Your Assessment Online" link. Additional information needed to pay online is the Management ID: 3130, the Association ID: LOCA, and your account number which will be on the assessment statement. Payments can also be brought to the HOA management office or dropped in the Clubhouse mailbox by January 15th.

ACCOUNT REGISTRATION

Be sure to register on the Crest website at www.crest-management.com to access account information, receive important community notifications, submit an Exterior Modification Request (ACC Application) as well as other electronic community forms. Click on Homeowner Login, then select "Not registered yet." Please note your account may not reflect an accurate balance until all information has been received from the prior management company.

The Crest Management Team

LOCA BOARD CANDIDATES

DANA TISDALE



I am proud to have witnessed Lake Olympia's growth and success from its inception while growing up in Quail Valley. Graduating from the University of Houston with a degree in Business Finance, I made a deliberate choice to establish my home in First Colony, where I've had the privilege of raising my daughter. As a devoted member of Fort Bend County, I've cherished every aspect of this vibrant community.

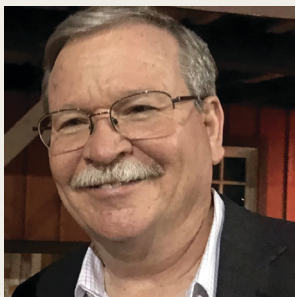
In 2020, I relocated to Lake Olympia, a decision driven by my desire to be closer to my aging parents and the unmistakable feeling of home that the community exudes. As a retired professional from the oil and gas trading industry and a widow, Lake Olympia has provided me with an invaluable support system during this chapter of my life.

My passion for organizing and bringing people together is one of my defining strengths. I have a proven track record of managing a thriving Meetup group for individuals in Fort Bend over 50, facilitating exciting explorations of local places and events. This experience has honed my skills in coordinating and fostering community engagement.

I am committed to dedicating my time and energy to the Lake Olympia Homeowners Association. As a retiree, I have the flexibility and availability to actively participate in association activities, meetings, and initiatives, ensuring that I can contribute effectively to our community's growth and well-being. Furthermore, I operate a blog, "This Week in Fort Bend," to document and celebrate the ongoing activities and developments in our area.

I am committed to enhancing and preserving the quality of life in Lake Olympia and look forward to the opportunity to serve as a valuable member of the Homeowners Association.

KERMIT PITTMAN



I am a native Houstonian and graduated from Texas A&M with a Bachelor of Science degree in Construction. I am currently the Chief Operating Officer of a local construction firm. I have lived in Fort Bend County for the past 26 years.

Eight years ago I volunteered to be on the Lake Committee and six years ago was elected as a Board Member. I believe in maintaining the unique beauty, environment, and standards of our community.

It has been my pleasure to be a member of the Board these past six years and ask for your vote to continue to be part of these efforts.



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COMPLIANCE CORNER

“What’s in a Name?” ACC = EMR

Fans of Shakespeare will recognize this quote that occasionally pops up in everyday conversation. As a refresher, the saying means a name is simply something to identify a person or thing - by itself, the name has no worth or meaning.

In the case of Lake Olympia Civic Association and Architectural Control, the name really does mean something important, especially considering our transition to the new management company. Crest will be our managers going forward and they have a great system for what we have historically called “architectural control change requests or ACC requests”.

The ACC system is fully online and allows homeowners themselves to upload requests and necessary documents. This is a great improvement over our old system where all requests had to run through the on-site manager to start the process. Now, office staff will only have to review already uploaded requests, and if complete, they will approve it quickly to go to the Architectural Control Committee for review.

So, “what’s in a name?” On the new website, the link to upload requests is called an “Exterior Modification Request or EMR”. In smaller print you’ll find the more familiar Architectural Control or ACC request, but we want to be sure residents aren’t thrown off by that new Exterior Modification Request label when you look for the upload link.

Our transition to Crest has been very positive and we expect things to continue to go smoothly. Nothing has changed in requirements for modification or other requirements, only “the name”!

Adrienne Barker, Chair
Architectural Control Committee

LOCA BOARD CANDIDATES

JONATHAN WINFIELE



Jonathan Winfile has been serving as a volunteer LOCA Board Director for 13 years. He has held several positions within the board, such as: being a Director (from 2010- to present); Vice President (from 2012- to 2014); and President (from 2015- to 2023). In addition, to LOCA Board Jonathan has two consulting companies, and also volunteers for our city initiatives, such as: Missouri City 2021 Bond Exploratory Committee as Vice Chairman; and will be serving on the selection committee for the New Missouri City Police Chief .

I am excited about our board strategy on enhancing our community and focusing on the three key principles of governance: (1). Fiduciary responsibility; (2). Capital Projects; (3). And Community Involvement.

Within the past years we have focused on capital upgrades to better our community, based on our fiduciary responsibility, which included: upgrading the community clubhouse, re-modeling and upgrading our two pools, upgrading the entry monuments, landscaping projects, and lastly contracting to replace all brick walls and iron fences to a newly designed

concert wall.

We still have many more projects (i.e. pickleball courts) to finalize and I look forward to your continued vote and support. I have and always listen to my neighbors, because it is YOU whom I represent.

JERRY THAYIL



Hello to all my Lake Olympia neighbors! My name is Jerry Thayil and I am running for the Lake Olympia HOA Board of Directors. It's important that you get to know the people you vote for so here is a little about me. Born and raised in Houston, my family moved to Lake Olympia while I was enlisted in the Marine Corps, where I deployed twice overseas, including one tour in Afghanistan. After my enlistment, I graduated from Columbia University and came back to Lake Olympia to start my own family and career. Now, I am a small business owner in Missouri City and have an amazing wife and three wonderful children (Ages 6, 4, 2). I wish to continue serving, but in a different capacity, for my family and my neighbors in Lake Olympia. My goal is to continue working with the board to fulfill our duties which include maintaining common areas, managing budgets/ fiscal responsibilities, and enforcing/complying with governing documents. It is vital to plan-ahead by funding our reserves according to the recommendations of a current reserve study. We must prepare balanced budgets, and of course, maintain our property values and curb appeal to remain competitive with newer subdivisions. It is always a challenge in an older subdivision to keep our assessments low, taking into consideration reserve study recommendations and inflation. I have the time and

experience to be an asset to our community and I would be glad to continue serving you in the future.

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Margaret Blanchard
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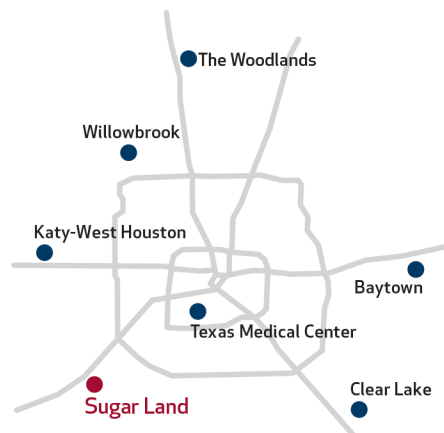
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Editor's Note:

READ THE WINTER NEWSLETTER AND THE NEWSLETTER ADDENDUM ONLINE

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<https://crest-management.com/Communities/Lake-Olympia-Civic-Association>.

Scroll down to: Meetings and Forms tab – under "Public Forms". Under Community News you will be directed to the Newsletter.



HENRY/HENRIETTA, THE OYSTER CREEK ARMADILLOS

The latest hot conversation topic among the Oyster Creek neighbors is whether you were selected for an unwelcome nighty visit by an armadillo, and did you have one visitor or, worst-case scenario, you hosted a convention! Karen Overton introduced a bit of humor in the situation by naming them Henry and or Henrietta, as getting upset over frequent flower bed and lawn damage mischief seems to be a losing battle. Our State of Texas small mammal symbol feels he has the right to trespass, is not overly concerned about fines, and believes he can roam at his leisure.

Henry does have his good points though, as the daily buzz about him inspired Amelie Cherry, an Elkins High School senior at the time of the 2023 Houston Livestock Show and Rodeo, to immortalize him in clay. Amelie lives in Oyster Creek and her creation for her sculpture class was displayed in the NRG Center Western Art exhibit. She won a finalist Blue Ribbon. Bravo Amelie!



Editor's Note: Please submit photos, accomplishments, and interesting stories to newsletter@lakeolympia.org. Register your email at the Crest website (instructions on the bottom of front cover) to read the online Newsletter Addendum that has additional photos, a quarterly calendar, and interesting additional information not included in the regular newsletter as we have a limited number of pages in the printed edition.