

"Keeping Our Neighborhood Informed"

The Lamplighter

A Publication of the Candlelight Forest West Maintenance Fund



Newsletter

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NO ASSOCIATION MEETING IN JULY

There will be no meeting of the association during the month of July. Our next meeting will be August 14, 2012 at St. Matthew Catholic Church - 7:00 PM. All homeowners are urged to attend our monthly meetings.

Pay Assessments and Account Balances Online



Homeowners can pay their annual assessments and account balances online. go to our web site at: www.cfwest.org, and click on the tab marked, "Pay Online" and follow the instructions. If homeowners have a PayPal account, they can pay with their account. If homeowners do not have a PayPal account and want to pay with a credit card, they can enter their account information and pay that way too. The payment is done over a secure encrypted link.

NOTE: Assessments are due on January 1st of each year. Late fees begin to accrue on February 1st if payment is not made by January 1st. The late fee is \$25 each month until paid.

Architectural Control Applications

If you are planning to make changes to the exterior of your home, please remember that an ACC application must be submitted BEFORE the work can begin. The application must be sent for Architectural Committee/Board of Directors approval. If an application cannot be approved based on the information submitted, homeowners will receive a letter along with a copy of the original application stating the reason the application was not approved. Usually, it is a simple change required to be in compliance with our architectural Controls Guidelines.

Copies of an ACC application can be opened and downloaded or printed at our web site, under the link - "[Documents and Forms](#)". **Please note that a 30 day window is allowed for the approval process.**



Would you like to volunteers to serve on one of our association committees? Sure you would! Click on this link "[Committees](#)", to see what committees are available and then let us know which one would best suit you by sending us an email to cfwboard@comcast.net. Thanks.



We get this question frequently from homeowners: "Our sign out front says "No Soliciting" but I still have people ringing my doorbell all the time. Why don't they read the sign and leave me alone?"



We receive a lot of comments from homeowners about how thankful they are that we have our own security patrol. We employ off-duty Houston Police officers who drive our streets and help us to prevent crime in our neighborhood. If you have not met our officers, please take the opportunity to stop them while they are on patrol and introduce yourself and your family. The more they know who we are, the better they can protect all of us by knowing who belongs in Candlelight Forest West.

Well, the answer is not simple. Yes, there is a sign on top of our our neighborhood sign that states "NO SOLICITING", but two things come into play regarding that request. Firstly, there is the 1st Amendment of the constitution that guarantees "free speech". So, religious organizations have the right to apply that provision. Secondly, the "no soliciting" could be applied to people who are trying to sell you something. In order for our homeowners to stop the "doorbell ringing", each homeowner will need to place a sign at their front door that states "No Soliciting" and then they can inform any person or persons that you are exercising your right to privacy.



"Stop Trashing Houston" is a city-wide effort to keep Houston clean from trash that is thrown onto the streets and common areas. A sign is posted on our front esplanade.

It seems that we need to have a sign made that says "[Stop Trashing Candlelight Forest](#)". Every week, people throw beer bottles, cans, diapers, fast food bags, etc. into our esplanades and into the bushes at our front entrance. Why people think that our streets are their personal trash cans, we will never know. Thanks to a few of our homeowners, the trash gets picked up and disposed of in their own garbage cans. We "Thank" them for helping to keep our neighborhood looking clean.

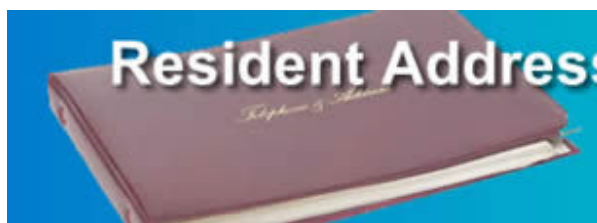


We hope everyone has noticed the new signs along Kindletree, Majestic Oaks, and Rocktree asking everyone to slow down while driving on these streets. Hopefully, calling attention to the fact that we have children who play around these streets will prevent an accident from happening. Please observe these signs and realize that it is every driver's responsibility to be safe and help to keep our children safe.

Pets

Please remember that all pets must be on a leash when walking. Also, please observe the "scoop and bag" rule when walking your dog. Please pick up after your dog. Your neighbors will appreciate it!

(Scoop and Bag) All dogs must be kept on a leash while walking with owner or other persons. Waste material from animals must be picked up at the time of any incident and bagged properly for disposal from streets or front lawns of any property not belonging to pet owner, by the owner of pet being walked. The following city code or future codes will apply: CITY OF HOUSTON CODE OF ORDINANCES, Section 6-24. Defecation by dogs or cats: (a) It is the duty of each person in control of a dog or cat to promptly remove and dispose of, in a sanitary manner, feces left by such dog or cat. (b) It shall be the duty of each person in control of a dog or cat to be in possession of materials to remove feces left by such a dog or cat. (c) It is an affirmative defense to prosecution under this section that the person in control of a dog or cat is the owner of the premises, or the owner's agent of the premises where the dog or cat deposits feces. (d) Violation of the section is unlawful and any violation shall be punishable upon conviction by a fine of not less than \$75.00 or more than \$500.00. Each act in contravention of this section is a separate offense. (Ord. No. 03-1275)



There are 2 types of resident directories on our web site at www.cfwest.org. One is a public directory that is a listing of those homeowners who have registered on our web site. Homeowners can send an email to these registered homeowners.

The other resident directory is a "private" listing of every homeowner in Candlelight Forest West and can only be accessed by those homeowners who are registered users of our web site.



Deed Restrictions Inspection - What is this?

Every month, an inspection is made in our neighborhood as required by our association documents. The inspection looks for violations of our Deed Restrictions involving properties that need painting to the exteriors, buildings or fences that have been built without an ACC application having been submitted and approved, over-grown yards, weeds, roofs that need to be replaced, etc. These are some, but not all of the violations that the inspection will make note of on a "ride list". When a property is found to have a violation, a letter is then sent to the property owner asking for compliance to correct any violation(s). Any violation that has been cited and is corrected, will be cleared following the next inspection. Over the years that our neighborhood homeowners association has been operating, deed restrictions inspections have helped us to maintain the beautifully kept properties that we all enjoy today.



We express our deepest sympathy to those families who have recently lost loved ones.

The family of Becky Smallwood

The family of Charles Pangarakis

The family of Maxine Hatter

The family of Rowena "Rene" Johnson

Documents and Forms

Our association documents and forms can be downloaded and printed at our web site under the tab "[Association Info - Documents and Forms](#)".

Rules and Policies

A listing of rules and policies is available under the tab "[Association Info - Rules and Policies](#)".

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