

President, Lee Meisel
leem721g@aol.com
Secretary, Maurice Rodriguez
rodriguezmaurice5@gmail.com
Treasurer, Eric Walborg
ewalborg@hotmail.com

Royal Oak Estates
Home Owners Association
P O Box 720741
McAllen, TX 78504

May 18, 2024

LET'S BE GOOD NEIGHBORS

Living in one of the best subdivisions in McAllen, we as homeowners like being considerate to our neighbors. At times though, we need reminders. There are 5 things we are going to point out as a board what we have observed and heard complaints on recently:

1. **NOISE**-Please be considerate of your neighbors regarding noise. Creating a disturbance is a violation of our covenants. Noise can be in various forms. It could be loud music during the day or after 10:00 p.m. Loud noise after 10 p.m. is a violation of our covenant by-laws and McAllen Ordinance 46-142. Examples include loud music, or a dog barking outdoors constantly at 2:00 in the morning. Let's all be good neighbors in this regard.
2. **GRASS CLIPPINGS, LEAVES AND DEBRIS**-It has been observed that yard maintenance people have actually blown grass clippings, leaves, etc. down our storm drains. Please instruct yard maintenance people to bag the grass, leaves and debris. The city will not pick-up piles of leaves. The leaves will just sit there and eventually scatter all over the alley to your neighbors, which if allowed is not being a good neighbor. It is up to us as homeowners to make sure that never happens. A 6-to-8-inch rain in a 24-to-36-hour period can result in water up to your front door if the storm drains are clogged with leaves.
3. **YARD MAINTENANCE**-We are not being good neighbors if we allow our front yards to go unattended for weeks and weeks at a time. A good neighbor will regularly keep the front yard mowed, trimmed, and bagged. Please, if this applies to you, work to resolve this. It will result in adding to the beauty of our wonderful subdivision.

4. **PICK UP AFTER OUR DOGS**-Please take advantage of our 6 locations by where you may obtain a doggie bag.
5. **PAYING OUR DUES**-While the majority of our homeowners see the importance of paying the annual dues of \$300.00, there is a minority that ignore the need to pay their dues in a regular manner. The years add up and so does the amount owed to the HOA. The HOA Board has spent tens of thousands of dollars over the last few years on necessary projects like speed humps, damaged wall repair due to an auto accident, painting the entire wall, plastering where necessary, and completely redoing the irrigation system along Trenton & 2nd St. Other items include insurance for approximately \$6,000 per year, and lawn and plant maintenance at approximately \$9,000 per year. We still have more to do regarding another possible speed hump, oleander plant trimming, beautifying our entry signs with plants, and irrigation system repair along the wall facing the railroad tracks. But we are unable to go forward because of a minority group not paying dues in a timely manner. So, we could conclude, one is not being a good neighbor when projects are held up because some do not pay.

For those of you behind, please call and reach out to Mr. Maurice Rodriguez, at 956-358-2717. You will find Mr. Rodriguez to be very helpful, and supportive in getting you to your goal of being current on your HOA dues.

As time passes, if there is no response, personal visits in a very respectful manner will follow. We as a board are here to assist, not to disrespect anyone.

In conclusion, the board thanks you for all your efforts to keep this as one of the top subdivisions in McAllen.

Lee Meisel
Maurice Rodriguez
Eric Walborg

P.S. DON'T FORGET TO CHECK OUT AND GET FAMILIAR WITH OUR WEBSITE,
royalokestatesmcallen.com