



The Resort

at Eagle Mountain Lake

Homeowners Association

June 2021 Newsletter

Board of Directors:

President: Bonnie
Alesksandrowicz

Vice President: Donnie Davis

Secretary: David Miller

Treasurer: David Stockton

Member at Large: Ron Corcoran

Important Numbers:

Senior Association Manager:

Tameka Jackson

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Emergency After Hours:

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ASSOCIATION WEBSITE:

www.theresortateaglemountainlakehoa.com

Managed by Essex Management
1512 Crescent Dr., Suite #112
Carrollton, TX 75006

SEEKING NEWS OF 2021 GRADUATES

If you would like to recognize a 2021 high school or college graduate from our subdivision in our newsletter, please send the student's name, parents' names, school graduating from, activities, honors achieved, and future plans. Please send the information via email to tjackson@essexhoa.com at your earliest opportunity. The July newsletter deadline is June 30, 2021.



HABITAT PRESERVATION

At one time The Villas at The Resort was an island surrounded by wetlands and only accessible during periods of low lake levels. The wetlands are protected by various Environmental Agencies and after years of court battles the developer was finally able to secure a 100-foot Public Roadway Easement. A land bridge was formed giving continuous access to and from the island. In return the Developer agreed that Common Areas C-13, C-14, C-15, C-16, and C-17 would become a Habitat Preservation. The Habitat Preservation within The Resort is outline in red, in the attached picture, and is controlled by the U.S. Army Corps of Engineers on behalf of various Preservation Agencies. Habitat conservation for wild species is one of the most important issues facing the environment today. As human populations increase, land use increases, and wild species have smaller spaces to call home. As habitats are destroyed, animal species are often displaced unnaturally which alters their hunting patterns as well as their reproduction cycles. Displaced species are significantly more likely to become extinct.

In order to protect the various wild species, the following rules must be followed. Anyone deviating from the rules must have a letter from the U.S. Army Corps of Engineers expressly allowing them to do so and a copy of that letter must be filled with The Resort's Home Owner's Association before any action is taken. Failure to adhere to the following laws can result in a federal fine of up to \$20,000 per occurrence:

1. The Corp is committed to preserving the ecology and natural habitat of the Habitat Preservation and intends to permit only low-impact activities. All Persons shall take appropriate precautions to respect the natural ecology and preserve the natural habitat of the Area.
2. Motorized vehicles are prohibited in all areas the Preserve.
3. No Person shall remove from the Preserve any property, natural feature or part thereof including, but not limited to, rocks, stones, mineral formations, earthen materials, wood, trees, shrubs, flowers, plants, nuts, or seeds. Plants may not be brought into the Preserve. The cutting or gathering of firewood in the Preserve is prohibited.
4. Metal detectors are prohibited.



5. No Person shall injure, destroy, mark, or otherwise damage any property or natural feature located in the Preserve, including but not limited to, rocks, asphalt, concrete, mineral formations, earthen materials, wood, trees, shrubs, flowers, plants, nuts, or seeds.
6. No Person shall impound, or cause to be impounded, any waters of the Preserve or in any way alter or affect the normal flow of such waters without the express written permission of the U.S. Army Corps of Engineers.
7. No Person shall deposit, discard, dump, or leave behind any garbage, solid waste, liquid waste, litter, or other material of any kind in the Preserve.
8. Visitors are prohibited from disturbing, feeding, collecting, or releasing animals in the Preserve. No Person shall hunt, capture, take, trap, or in any other way abuse, molest, injure, pursue, or destroy any animal or flora in the Preserve.
9. No Person shall move, injure, or destroy any bird nest, bird egg, or any other animal habitation in the Preserve. No Person shall disturb the wildlife and their natural habitat.
10. Visitors are prohibited from carving, painting, or otherwise marking any tree, fence, rock, or other structure or material located in the Preserve.
11. Smoking is strictly prohibited in the Preserve.
12. No Person shall start or maintain a fire or open flame in the Preserve.

4TH OF JULY CELEBRATION

Sunday, July 4, 2021

Location: Resort Golf Clubhouse

Time: 7:00-9:30 pm

Cost: \$10 wristband per person

The Resort's 1st Annual 4th of July extravaganza offers plenty of fun and excitement for the whole family. Attendees can enjoy a variety of entertainment, live music, and tasty treats from local food truck vendors leading up to the grand finale fireworks show.

Bring a lawn chair/blankets and find a spot in the grass behind the clubhouse to sit back, relax, and enjoy the amazing fireworks show!

If you would like to provide your delicious apple pie for the apple pie contest, please contact Tameka Jackson at tjackson@essexhoa.com to get your name on the list.

Tickets for the event go on sale June 18th & June 25th. You can purchase your tickets at the guard house from 10am-5pm.



Fun Local Events

- **2021 U.S. Gymnastics Championship** – June 3, 2021-June 6, 2021 at Dickies Arena 1911 Montgomery Street, Fort Worth, TX 76107 from 12:00-6:00PM. The road to Tokyo begins in Fort Worth! Some of the world's best gymnasts will head to Fort Worth to compete in the U.S. Gymnastics Championships. The competition of this event will play a major role in determining which athletes advance to the Olympic Team Trials.
- **2021 Academy Sports + Outdoors Bassmaster Classic** – June 11, 2021 – June 13, 2021 at Lake Ray Roberts. The eyes of Texas-and the world- will be watching as the Superbowl of Professional Bass Fishing heads to Fort Worth with fishing taking place at Lake Ray Roberts.
- **Juneteenth FTW Community Festival**- June 19, 2021 at Panther Island Pavilion 395 Purcey Street, Fort Worth, TX, 76102 from 3:00-9:00PM. The 2021 Juneteenth FTW Community Festival is powerful platform for sponsors and vendors to express their support for the value, culture and tradition of such an important event in the history of America.

Resort Social Events Happening at the Clubhouse!

June 15th-Craft Night with Nelda

June 19th- Game Night at 7:30PM

June 17th- Bunco at 6:30PM



STREET REPAIRS

It's hard to believe that The Resort community development was started just over 20 years ago. With such passage of time, it is normal that an HOA community with private roadways will routinely have to maintain and repair streets. The resident Board ACC Chairman, David Miller has reviewed seven locations which are currently in need of repair. The resident Board members wanted to let the community know the status of these repairs.

The resident Board members and Essex are working together to prepare requirements to secure bids for all of the repairs from qualified contractors, and closely review the costs.

Based on the history and circumstances of the identified repairs the resident Board members believe that several of the repairs may be linked to initial street construction issues and may ultimately be the Developer's responsibility. The repair site costs that need to be reviewed in this category are # 4, # 6, and # 7, with # 7 potentially falling into the category of being the responsibility of subcontractors. The resident Board members are working with Essex to ensure the cost responsibility issues for these repair sites are addressed appropriately and communicated to the community.

Repair Site # 1 - Main Gate Ruts

Abeam Porticos:

Vehicles are traveling in a straight line and as they pass either main gate portico, they are leaving the curved roadway and driving on the grass. This causes trenching along the edge of the roadway in the outlined red areas. Contractor needed to fill in roadway with reinforced concrete as indicated by the yellow lines.



Repair Site # 2 - Main Gate Exit and Entrance:

The red circled areas are the areas where the vehicle traffic is constantly leaving the roadways pavement. Contractor needed to expand the approach and exit apron radius as shown in the picture.



Repair Site # 3 - Main Gate Paver Repair:

Contractor to be retained to two paver areas outlined in red. The sub-base for these areas has been destroyed by an improperly installed sprinkler system. Separate contractor to be retained to repair and reroute the sprinkler system and insure drainage. This must be addressed prior to the street/paver section repairs.



Repair Site # 4 - Street Repairs at 6224 Lakeside Drive:

Contractor to propose cost for paver repairs. These pavers were laid by the developer's construction company to temporarily cover a drain pipe that redirects rain runoff due to a replat of a drainage easement. The damaged pavers are bricks and not true pavers. In addition, the drain line may be damaged.

Repair Site # 5 – Street Repairs at 6025 / 6024 Lakeside

Contractors to propose cost to repair damaged section cut, remove, and replace with reinforced concrete

In front of 6025 & 6024 Lakeside Drive



12565 & 12557 Palmer Dr, Fort Worth



Repair Site # 6 – Street Drain: (on hold)

12565 / 12557 Palmer Drive:

A complete redo of this drainage system will not solve the present problem. As originally designed, the north side of the street does not have a street drain. Water flows down from Lakeside Drive, from the steeper terrain to the north of the street, and from the east on Palmer Drive. Water collects and pools on Palmer until its high enough to crest the center of the street and flow to the drain on the south side of the street. The design of this south side street drain is easily clogged and cannot handle the additional water from the north side of the street thereby, flooding the entire street. A street drain needs to be installed on the north side of the street.

Repair Site # 7 - Located at the triangle between Portwood Way and Indian Creek. Sort of adjacent to 2424 Portwood Way:

Contractor to propose cost for repair of this curb / street drainage access area which has been destroyed by builder(s) subcontractors and has been in this shape for about one year. The Board requests that this repair be included in the current bid requests of work from contractors. Once we have a cost for repairs the Resident HOA board will work with Essex and the Developer to charge the builder(s) for repairing the damage they caused.



A Word from the Safety & Security Committee

Howdy neighbors,

Over the past several weeks your Resort Safety & Security Committee has been busy working on ways to improve safety and security in our community.

We are very concerned about traffic safety and have looked at many different options to provide a safer environment. We met with the Tarrant County Sherriff and District Attorney to request that police traffic enforcement be allowed in The Resort. Unfortunately, current state statute does not allow for police officers to enforce traffic violations in our private community. We will be working with State Representative Charlie Geren to get a legislative change to the Traffic Code that would allow this in the future.

I met with our County Administrator to stress the importance of improving response times and TCSO visibility in our community. Sheriff Waybourn is willing to provide extra patrols and is very receptive to the idea of a TCSO terminal in our guard house. I believe that going forward we can forge a very solid partnership with our TCSO patrol deputies. We will be advocating to build a TCSO substation closer to our neighborhood, as the closest substation is currently in Lake Worth.

We are putting together the criteria for an RFP to source our next security contract. We will be looking for established companies that have a track record of success in similar communities. We are also exploring options to make entry into the neighborhood more streamlined for members and more effective for documenting visitors. As technology progresses, we can move away from the old FOB system and onto a system that is more convenient and secure.

Our shared concern for the safety and security of our community is one of the reasons we all choose to live in the Resort. I am proud to help contribute to the effort to make The Resort the safest community in Tarrant County. Please do not hesitate to reach out to your Resort Board of Directors if you have any suggestions, comments, or concerns.

Respectfully,

Manny R. Ramirez
Safety & Security Committee Chair



BOAT DOCK OWNER'S, ARE YOU IN COMPLIANCE WITH TRWD?

It has come to our attention that several Boat Dock Owners have obtained Jet Ski Docking Ports and attached them to the outer perimeter of their Dock. Anything permanently attached to your dock's original footprint must be approved by both ACC and Tarrant Regional Water District (TRWD). TRWD originally permitted a square foot amount of lake surface for your Boat Dock. 780 square feet being the maximum permitted within the canals. Anytime, that an addition requires additional square-footage of lake surface, you must apply for a new permit from TRWD and file an application with ACC. The amount of square-footage of lake surface that one can occupy is based on your shoreline linear footage, 8 square feet per linear foot up to 150-feet, then an additional 4 square feet per foot from 151-250 feet and an additional 2 square feet per foot from 251-450 linear foot of shoreline. The linear footage formular is mainly for Boat Docks located on the open waters of the lake, not within the Canals. Due to canal limitations, The Resort Developer along with TRWD came up with an agreement for Boat Docks within the canals. This agreement can be found in Exhibit C under Governing Documents. The agreement assures all canal lot owners a boat dock, maintains a pristine look and safe navigation within the canal system. For those Dock Owners that have added docking ports, you may want to apply to ACC for a modification to your boat dock to accommodate a jet ski docking port(s). As everything must be contained within your permitted square footage of water surface.

All Docks shall be equipped with a photocell light that operates continually from dusk till dawn. The light must be capable of sufficiently illuminating the structure and shall be white. Due to the use of colored lights for navigation, only white lighting is permitted on Boat Docks.

Address sign must be displayed on each Boat Dock to be visible from the open water side or center of the canal.

TRWD has advised that their patrol officers will be citing all docks this summer that are not in compliance with their permit and regulations.



Friendly Reminders!



Slow Down! Please observe all stop signs and the speed limit within the Resort. **The speed limit is 25mph!**

Porch Lights Deter Vandals

To deter vehicle vandalism, please turn your porch light on to illuminate the area. A motion detector is nice if it turns on when someone is further away than the sidewalk but some of our parking spaces aren't right in front of our home. And don't forget to lock your cars.



Pets In Summer

Don't leave your pets outside without shade and water

