



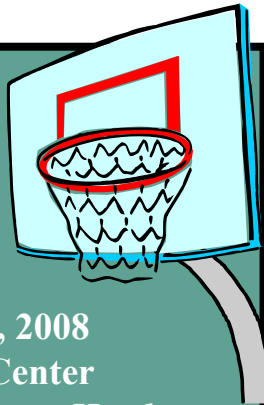
# The HOME FRONT

February 2008

Official Publication of Legends Ranch Property Owners Association

Volume 2, Issue 2

## Night at the Houston Rockets



**Saturday, February 9, 2008**  
**7:30 PM @ Toyota Center**  
***Houston Rockets VS. Atlanta Hawks***

*Join your fellow residents as we cheer on the hometown team!*

Contact [anna@events-ec.com](mailto:anna@events-ec.com) for ticket pricing and additional information!

## Interested in a Game Night?

Our adult residents are interested in creating a new event! To determine how successful this type of event might be, let us know if you'd be interested in participating. E-mail [anna@events-ec.com](mailto:anna@events-ec.com) and let her know what types of games you'd be interested in playing!

## Social Evening of Songs and Stories Friday, February 22nd at 7:30PM

New Event Every Month at Legends Ranch!

Children and adults are invited to the Recreation Center to read a short story, poem, sing a song or play an instrument. Movie and book reviews are also encouraged. Performances will be 5 to 10 minutes per person. It's all about sharing talents and experiences! All are welcome to attend and cheer the participants. Light refreshments will be served.

Please RSVP before February 18th to Matt Krishnan "Song & Story" Program Coordinator.

Email [krishnan.matt@gmail.com](mailto:krishnan.matt@gmail.com) or phone 281-298-5049

# Valentines Day

*Don't want to wait for the mail?*

**View the current issue of the Legends Ranch Property Owners Association  
Newsletter on the 1st day of each month at  
[www.PEELinc.com](http://www.PEELinc.com)**

# LEGENDS RANCH

## IMPORTANT PHONE NUMBERS

### Property Tax

Montgomery County Tax .....	936-539-7897
Conroe ISD .....	936-709-7751
Montgomery MUD #89 .....	713-932-9011

### Your Community Homeowners Association

PCMI Management .....	281-504-1360
Legends Ranch Info Center .....	281-681-9750
Legends Ranch SplashPad .....	281-419-2130
Gate Attendant Office .....	281-296-0433
Light Pole Outages .....	281-681-9750
Houston National Golf Club .....	281-304-1400

### Police & Fire

Emergency .....	911
Montgomery Sheriff .....	936-760-5800
Pct. 3 Constable Office .....	281-363-1161
S. Montgomery Co. Fire Dept. Non-Emergency ..	281-363-3473
Montgomery County EMS Non-Emergency ..	936-441-6243
Poison Control .....	800-222-1222
Texas DPS .....	713-681-1761

### Utilities

Electricity (TXU) .....	800-368-1398
Electricity (TXU New Service) .....	281-441-3928
Electricity (Centerpoint) .....	713-207-2222
Gas (Centerpoint) .....	713-659-2111
Water & Sewer .....	281-353-9756
Canyon Gate Connect .....	281-296-9584
Waste Management .....	713-686-6666
Street Light Outages .....	713-207-2222

### Public Services

Local US Post Office .....	281-419-7948
Toll Road EZ Tag .....	281-875-3279
Voters Registration .....	936-539-7843
Vehicle Registration .....	281-292-3325
Drivers License Information .....	936-442-2810
Montgomery County Animal Control .....	281-689-3133
Montgomery Chamber .....	281-367-5777

### Area Hospitals

Memorial Hermann .....	281-364-2300
St. Luke's .....	832-266-2000
Conroe Medical Center .....	281-364-7900

### Conroe ISD .....

Ford Elementary .....	281-367-4677
Hauser Elementary .....	281-863-4001
Vogel Intermediate .....	281-681-9829
York Junior High .....	281-367-6753
Oak Ridge High .....	281-292-9800

### Private/Parochial

First Baptist Church .....	936-756-6622
Sacred Heart Catholic Church .....	936-756-3848
St. Edward Catholic .....	281-353-4570
St. James Episcopal Day .....	936-756-4984

## CONTACT YOUR BOARD & MANAGEMENT CO.

Phone: 281-504-1360 Fax: 281-531-4611

Khara Mathews..... [kmathews@pcmi-us.com](mailto:kmathews@pcmi-us.com)

Melissa Hargrove ..... [mtucker@pcmi-us.com](mailto:mtucker@pcmi-us.com)

## Seeking Section Leaders and Block Captains

To increase community awareness, the Communications Committee is actively recruiting section leaders and block captains. For more information on becoming a block captain or section leader, please contact Anna Schmidt, Director of Community Events at [anna@events-ec.com](mailto:anna@events-ec.com). To reach your section leader, also contact [anna@events-ec.com](mailto:anna@events-ec.com).

### Your 2008 Section Leaders Include:

#### CANYON LAKES

Section 1: STILL NEEDED

Section 2: Desireah Riley

Section 3: STILL NEEDED

Section 4: Maggie Smith

#### CANYON GATES

Section 1: Roland Garcia

Section 2: STILL NEEDED

Section 3: Charlie Madden

Section 4: Matt Jordan

Section 5: STILL NEEDED

Section 6: STILL NEEDED

Section 7: STILL NEEDED

Section 8: Bill Woodruff

Section 9: STILL NEEDED

## Advertising Information

Please support the businesses that advertise in the Legends Ranch Community Newsletter. Their advertising dollars make it possible for all Legends Ranch residents to receive the monthly newsletter at no charge. No homeowners association funds are used to produce or mail the newsletters. If you would like to support the newsletter by advertising, please contact our sales office at 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com). The advertising deadline is the 10th of each month for the following month's newsletter.

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# LEGENDS RANCH

## Secure Your Home - Wireless Router Security Instructions

Many of the Canyon Gate communities receive wireless internet routers as part of the high-tech package installed in each home. Your wireless internet router is located in the connection center, most likely installed in the master bedroom closet.

Although these wireless devices make accessing the internet very convenient, they also require some security settings. It is each homeowners responsibility to secure the wireless network in their home. In order to secure your wireless network, you will need to get the make and model number of the wireless device and follow the instructions provided by the manufacturer.

### How to secure your Unicom wireless router:

You only need to complete the process on one computer to activate the security block

1. Open you Internet Browser
2. Type in the address Bar 192.168.1.1 and press ENTER
3. A box will appear that requires a username and password, type: Username: admin  
Password: admin and press ENTER

4. Click on the WIRELESS tab on the left
5. Click on WEP
6. Change the AUTHENTICATION to: WPA-PSK
7. Create your own password: MUST BE 8 CHARACTERS (either letter or numbers)
8. Enter password again to confirm
9. Click APPLY
10. Click on BACK
11. Click on WIRELESS tab on left
12. Change SSID from default to your own designated password
13. Click on APPLY
14. Click BACK and you will see your new password in the place of the previous default identification
15. YOU ARE DONE!

For Technical Support call 1-800-346-6668



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Houston, TX 77022 / 713-694-4262

**2. BELLAIRE**  
5301 Bissonnet  
Bellaire, TX 77401 / 713-661-1703

**3. CLEAR LAKE**  
17600 Kobyashi Dr.  
Webster, TX 77598 / 281-338-1433

**4. COLLGE STATION**  
3800 SR-6 South  
College Station, TX 77845  
979-693-7097

**5. CONROE**  
910 West Dallas  
Conroe, TX 77301 / 936-441-1533

**6. DOWNTOWN HOUSTON**  
2220 W. Alabama  
Houston, TX 77098 / 713-526-3337

**7. EPSOM**  
10125 Epsom  
Houston, TX 77093 / 713-695-6624

**8. HUMBLE**  
1420 FM 1960 E. Bypass, Ste. 118  
Humble, TX 77338 / 281-540-1920

**9. HWY 6 WEST**  
1950 Highway 6 South  
Houston, TX 77077 / 281-497-0800

**10. KATY**  
22151 Katy Freeway  
Katy, TX 77450 / 281-395-3600

**11. LANG RD. FACTORY**  
3526 Lang Rd.  
Houston, TX 77092 / 713-683-8025

**12. PASADENA**  
5334 Spencer Hwy.  
Pasadena, TX 77505 / 281-487-6416



**13. PEARLAND**  
2837 Miller Ranch Rd. #101  
Pearland, TX 77584 / 713-436-0026

**14. RICHMOND**  
51 Highway 90 A East  
Richmond, TX 77469 / 281-342-1597

**15. SPRING**  
1619 Spring Cypress Rd.  
Spring, TX 77388 / 281-353-3020

**16. SUGARLAND**  
2601 Cordes Dr.  
Sugarland, TX 77479 / 281-265-5333

**17. TOMBALL**  
24914 Tomball Parkway #160  
Tomball, TX 77375 / 281-357-0455

**18. TWO NINETY WEST**  
13306 FM 1960 West  
Houston, TX 77065 / 281-890-4481

**19. WOODLANDS**  
24730 Kuykendahl Rd.  
Tomball, TX 77375 / 281-255-3711



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# LEGENDS RANCH

## WE'RE STARTING A NEW GROUP!

Interested in participating in a Mom's Club  
for the Residents of Legends Ranch?

Contact [anna@events-ec.com](mailto:anna@events-ec.com)



## NEW TO THE COMMUNITY? *JUST MOVE IN?*

We're glad you've chosen Legends Ranch as your new home!  
Please register at the on-site community office for access to the  
SplashPad, fitness center and other community amenities! For  
office hours, directions and additional information,  
call 281-681-9750.

The Association in no way verifies, endorses, or approves any  
products, information or opinions mentioned at Association  
sponsored functions or contained in this community newsletter.

## Newsletter Information

### Editor

Anna Schmidt..... [anna@events-ec.com](mailto:anna@events-ec.com)

### Publisher

Peel, Inc. .... [www.PEELinc.com](http://www.PEELinc.com), 888-687-6444

Advertising ..... [advertising@PEELinc.com](mailto:advertising@PEELinc.com), 888-687-6444

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Sunday 10:00 am  
Wednesday 7:15 pm

nursery, children, pre-teens,  
teens, & young adults' classes

Traducción en español - Sunday 10:00 am

# Grace Christian Fellowship

405 Rayford Rd.

[grace-christian.com](http://grace-christian.com) \* 281.367.2417

# MARCH 8 & 9, 2008



## spring home & garden show

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- Deck Builders
- Closet Organizers
- Garage Organizers
- Landscape Contractors
- Sunrooms
- Pool Builders
- Outdoor Kitchens
- Interior Designers
- Window Treatments

### **SPEAKERS**

**Tom Tynan**

Home improvement expert

**Peggy McGowen**

Certified Master Bath and Kitchen Designer

**Dana Berlin**

Home organizing and "Spring Cleaning" expert

**Ron Thompson**

Outdoor living and landscape expert

**Randy Lemmon**

Host of *Gardenline*

**Michael Garfield**

the High-Tech Texan

### **GIVEAWAY: \$6,000 HOME THEATER GIVEAWAY**

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See website for more details.

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(Across from The Woodlands Mall and Tinseltown)

**[www.WoodlandsShows.com](http://www.WoodlandsShows.com)**



# LEGENDS RANCH

## CARTOON CORNER



## Legends Ranch Fall Pool Schedule

Effective October 1, 2007

Recreation Center Pool CLOSED

SplashPad Slide Pool Side CLOSED

**SplashPad Texas - PAD ONLY**

Open 10AM until 5:30PM

Tuesday through Sundays

November 10 – February 29, 2008

(weather permitting)

## Street Light Maintenance

To report a street light that is not working, contact Centerpoint Energy at 713-207-2222. You will need to provide them with the number located at the base of the pole and the street address. You can also report outages online at [www.centerpointenergy.com/outage](http://www.centerpointenergy.com/outage).



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R E A L T Y

# LEGENDS RANCH

## Planning on Outdoor Home Improvements?

Please remember that when planning outdoor home improvements, you must first complete an ARC form. This form is submitted to our Architecture Review Committee before construction can begin. For questions or a copy of the form, please call your onsite office at 281-681-9750.

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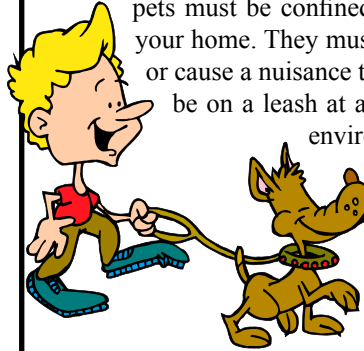
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## Please Control Your Pets!

Please respect your neighbors' yards.... remember that pets must be confined to a fenced backyard or within your home. They must not be allowed to bark all night or cause a nuisance to your neighbors. They must also be on a leash at all times when not in a contained environment. It is also the pet owner's responsibility to keep **ALL** areas of the community **FREE** from pet debris when walking your pets. Please remember that cats must also be confined.



**At no time** will any source be allowed to use the Legends Ranch Community Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Legends Ranch Property Owners Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Legends Ranch residents only.

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Wortham Village

**Kelly Peel, Sales Manager**  
**kelly@PEELinc.com • 1-888-687-6444**

### ATTENTION RESIDENTS: CALL BEFORE YOU DIG REQUEST

There have been numerous service outages within the community due to resident activities (as well as general construction) such as installing landscaping or swimming pools. Please, prior to performing work on your property, call the "Texas One Call System at 1.800.245.4545". They will mark the location of the utility lines easement within your property. Remember, damages to any utility lines within your property can affect services to YOU and YOUR neighbor's homes. Thanks for taking time to call before you dig!

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# LEGENDS RANCH

## ***Classified Ads***

**Personal classifieds** (one time sell items, such as a used bike...) run at no charge to Legends Ranch residents, limit 30 words, please e-mail [anna@events-ec.com](mailto:anna@events-ec.com)

**Business classifieds** (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 888-687-6444 or [advertising@PEELinc.com](mailto:advertising@PEELinc.com).

## **Have you logged in yet?**

[www.canyongate.com/residents/lr](http://www.canyongate.com/residents/lr)

Features of the Legends Ranch Community intranet include:

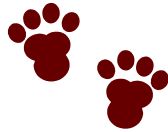
- Resident Directory
- Amenity Web Cams
- Current Events and Activities
- Documents and Forms
- Event Photos and MORE!



## **Lost Pet Feature Added to Community Intranet**

- Log into [www.canyongate.com/residents/lr](http://www.canyongate.com/residents/lr)
- Click on "classifieds" located on left side of menu
- Click on "lost pets"

You can create a description of the lost pet as well as add photos. Please include your contact information to speed up communications!



At no time will any source be allowed to use the Legends Ranch Community Newsletter contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from the Legends Ranch Property Owners Association and Peel, Inc. The information in the newsletter is exclusively for the private use of Legends Ranch residents only.

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## **MORE from Sizemore**

### **The Health of Legends Ranch Real Estate – 2007 in Review**

**In analyzing the 2007 statistics for Legends Ranch from the Multiple Listing System (MLS), I came up with a startling conclusion every homeowner here should be aware of:**

1. **64 properties were Sold.** Since most new homes are not listed on HAR, you might want to consider this as “resold” properties.
2. **The average Days On the Market was 129.** The shortest time was 5 days and the longest was 442 days on the market.
3. **Average Sale Price to Listing Price was 97%.** The low was 87% and the high was 102%.
4. **Number of properties that didn’t sell due to contract Termination, Expiration, or Withdrawal was 89.** The raw number here isn’t as important as recognizing that it is a high number relative to Sold properties.
5. **Number of homes actively for Sale – 75.** This does not include the 10 homes that have a sale pending.

These numbers reveal that **it is difficult to sell a home in Legends Ranch** and I believe there are two main reasons for this. The gated community we love has little drive-by traffic. Legends Ranch is also glutted with new home offerings and these new homes are your main competition.

If you need to sell, make sure you employ an agent who understands Legends Ranch. Before you sign a listing agreement, require your agent to present a marketing plan to you that proves they will aggressively market your property. Then you and your Real Estate Agent must work together to price your home properly and get the home in “model-home condition”.

**Looking for more Real Estate information? My Web site contains 29 FREE Reports for Buyers, Sellers, Renters, and Investors. I also have DVDs you can borrow and view that cover how to sell your home for top dollar.**

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