



The HOME FRONT

June 2010

Official Publication of Legends Ranch Property Owners Association

Volume 4, Issue 6

JOIN YOUR NEIGHBORS IN CELEBRATING THE 4TH OF JULY



AT THE ANNUAL
SPLASHPAD POOL PARTY
ON SATURDAY, JUNE 26TH
10:00AM-NOON



LEGENDS RANCH POA

Update Corner

- The 2010 Annual Meeting is scheduled for Tuesday, June 1, 2010 at the Oak Ridge High School. Annual Meeting Notices will be sent to the whole membership about 2 weeks prior to the meeting.
- The much needed street light at the main entrance of Legends Ranch is said to be completed within the next 60-90 days. As updates become available on this matter they will be shared with the membership.
- The first phase of the speed hump/stencil project has been completed. Please note that no other locations have been decided on for the community, but the board is open to hear suggestions. If you would like to submit a certain location for consideration please send this information to your property manager Brandi Leal at bleal@stes.com.
- A-Beautiful Pools has completed their pre-opening checks at both facilities. They have reported that all equipment and furniture is in working order for the 2010 pool season.
- The POA has replaced all swing seats at both playgrounds due to wear and tear. Additionally, the funbrella at the main Recreation pool has also been replaced for the 2010 pool season.
- Our spring flowers have been installed and are blooming. The cost for each color change out is included in our maintenance contract with Houston Landscape Services.
- For Pool, SplashPad or Clubhouse rentals please visit your onsite managers. The hours of operations for the main recreation office are Tuesday- Saturday from 10am-6pm.



Canyon Gate Communities

Night at the Houston Astros

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LEGENDS RANCH

Important 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	281-870-0585
Legends Ranch Info Center	281-681-9750
Legends Ranch SplashPad	281-419-2130
Gate Attendant Office.....	281-296-0433
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
Crime Stoppers	713-222-TIPS
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	936-442-7738
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

Birnam Woods Elementary	281-863-4200
Cox Intermediate	281-465-3200
York Junior High	832-592-8600
Oak Ridge High	832-592-5300

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

Board & Management Co.

Management Co.:

Brandi Leal..... bleal@stes.com
Phone: 281-870-0585 Fax: 281-531-4611

Board Members:

Linda Houston.....lhouston@LANDTEJAS.com
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Newsletter Information

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2010 POOL SEASON UPDATE

In effort to try and cut costs for the 2010 pool season your Board of Directors has opted to decrease the number of guards at the SplashPad due to low head counts from 2009. Guards will be increased for Holiday weekends and if needed for any special event as the board sees fit. Should any homeowner have any issue with a guard staff member at a facility please feel free to contact the area supervisor as his number will be posted at each location. If you prefer to contact PCMI when an issue arises please call 281-870-0585 within 48 hours of the occurrence so that the board can handle this matter timely. *As an extra reminder please make sure that all babies wear "Little Swimmers" while at each facility as this rule will be enforced more closely this pool season.*

2010 Legends Ranch Proposed Pool Schedule

CLUBHOUSE POOL

May 31 ~ Memorial Day

Monday 10 AM – 8 PM

SUMMER POOL HOURS - June - July

Monday CLOSED

(open Mon 7/5 & closed Wed 7/7)

Tuesday - Thursday 2 PM – 9 PM

Friday - Saturday 10 AM – 9 PM

Sunday 1 PM – 7 PM

SUMMER POOL HOURS - Aug 1 - 22

Monday - Thursday 2 PM – 9 PM

Friday - Saturday 10 AM – 9 PM

Sunday 1 PM – 7 PM

Aug 28 & 29 & Sept 4-6, 11 & 12, 18 & 19, 25 & 26 - 11 AM – 7 PM

Clubhouse Pool Season Closes September 27th

SPLASHPAD POOL

May 31 ~ Memorial Day

Monday 10 AM – 8 PM

SUMMER POOL HOURS - June - July

Monday 10 AM – 6 PM (including 7/5)

Tuesday - CLOSED

Wednesday - Friday 10 AM – 6 PM

Saturday - 10 AM – 8 PM

Sunday 1 PM – 7 PM

SUMMER POOL HOURS - Aug 1 - 22

Monday 10 AM – 6 PM

Tuesday - CLOSED

Wednesday - Saturday 10 AM – 6 PM

Sunday 1 PM – 7 PM

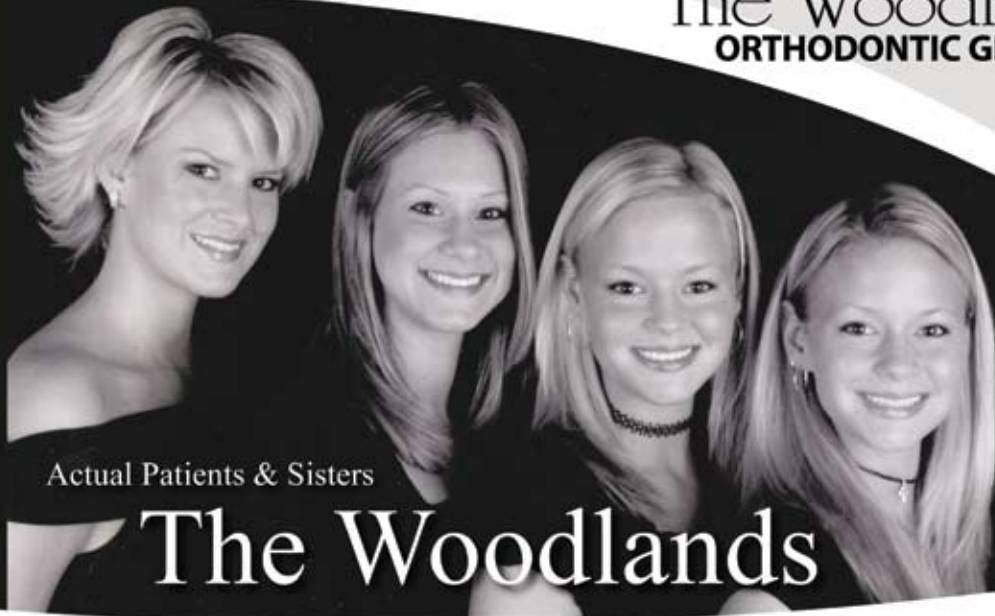
Splashpad Pool Season Closes August 23rd

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LEGENDS RANCH

CLUBHOUSE

Onsite Office Hours

MARCH 16TH - NOVEMBER 8TH: TUESDAY
THROUGH SATURDAY 10:00AM UNTIL 6:00PM
ONSITE COMMUNITY DIRECTOR: DENISE SAXTON
PHONE: 281-681-9750
EMAIL: LRRECCENTER@COMCAST.NET

SPLASHPAD TEXAS

Onsite Office Hours

MARCH 16TH - NOVEMBER 8TH
THURSDAY - SATURDAY: 10 AM - 6 PM
PHONE: 281-419-2130

DUCKS

Some residents really enjoy the ducks in the neighborhood and some feel they are making too much of a mess on driveways, cars and flower beds. Either way, we know some are disposing of the eggs to control the population. Below is information on how to safely & humanely dispose of duck eggs. You cannot just put them in the trash! There is a possibility, especially now that it is getting warmer, that they can actually hatch in the garbage. Please don't do that. According to an expert, you should freeze the eggs or crack them, then put them in the trash or toss them in the lake and the turtles will eat them. You should only do this when you know it is a new nest. Most residents that live on or walk the lake watch the duck so they know if they see new eggs.

2010 POA Dues

Please make sure that you have a zero balance with POA for your 2010 assessments. This will insure that your privileges for the pool/fitness facilities are intact for the 2010 season. Please feel free to visit your onsite offices for verification or contact your property manager Brandi Leal at PCMI.

Email: bleal@stes.com , Phone: 281-870-0585

Electricity is **ON SALE** at StarTex Power!



Alan "Petrodamus" Lammey, host of 'Energy Week', can be heard every Sunday on 1070 KNTH in Houston.

I'm Texas Energy Analyst, Alan Lammey. In case you didn't know, electricity rates are currently at lows not seen in years, which means that NOW is the time to lock in a very low electricity rate with the provider that I highly recommend to all my radio show listeners: StarTex Power. StarTex Power is local and reputable, with some of the most competitive rates available in all of Texas. You can switch right online at www.StarTexPower.com

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NEIGHBORHOOD WATCH

Addresses The Guns.

Recently some residents have been dealing with an upsetting issue: adolescent boys playing war games with air guns, BB guns, and toy guns. They continue to camp out in vacant lots next to homes, despite being run off multiple times. The parents of young children are enraged by this. They know it's a matter of time before someone is seriously injured. More often than not, it is an innocent bystander and not the ones doing the shooting that catches a BB in the eye. The other dangerous side of this is the boys being hurt by a resident with a real rifle who does not understand they are playing. Bottom line: a family neighborhood is NOT the place for these guns to be out in the open.

From the website thesurvivalmom.com, here are the two best things to teach your own children about this issue.

#1 A GUN IS NO BIG DEAL.

Remember the scene in, "The Sixth Sense", when a boy says to the main character, "Wanna see my dad's gun?" He turns toward the bedroom and you see a huge gunshot wound in the side of his head. In our home, we don't want guns to be mysterious forbidden fruit. After all, what is more alluring to a child? Something they're not allowed to see and touch or something so ordinary that it's no big deal? I am not precluding the possibility of either of our children doing something stupid someday while around a firearm, but if they do, it certainly won't be because they view a gun as something exciting and glamorous. Any parent who thinks their kids don't watch and plan for an opportune time to do something sneaky behind their backs isn't living in the same world as me! The last thing I want my kids to do is wait until we are gone from home and then seek out a hidden gun to, "play with."

#2 A GUN IS A HUGE DEAL!

A gun can take a life. That's a huge deal, the biggest, really, and it makes owning a firearm a serious responsibility. Our kids have been taught to never put their finger on the trigger until they are ready to shoot. They know to always keep the barrel of the gun pointed in a safe direction, which is never at another person, and guns remain unloaded until we are actually at the range.

A challenge parents face in this process is helping kids understand the difference between the glorified gun fights they see on TV and in the movies and what a real gun can do to a person. When a person is shot, there is no, "Take two!" The injured person doesn't pop up so they can appear in the next scene. Gunshot injuries are real, painful, and can cause massive injuries and death.

Sooner or later, most kids will encounter a real, live gun somewhere. The gun may or may not be supervised by an adult. It may or may not be loaded, and my kids may or may not be inclined to use the common sense God gave them. As parents, we increase the chances our kids will do the smart thing and stay safe when there's a gun around when we train, educate and remind, remind, remind. The Neighborhood Watch contact e-mail address is NWLeaders@gmail.com. This e-mail is for suggestions and volunteers to bring ideas or make comments. If you have a real emergency, please call 911 and take pictures of the incident if possible.

Thanks!

-Neighborhood Watch

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LEGENDS RANCH

LIVING LEGENDS

The Seniors Group

The Living Legends are young at heart, 50 and older, retired or still working, male or female, and residents of Legends Ranch.

Our Living Legends have been having fun. In April, 8 of us traveled into Houston to the Central Market for a morning of shopping for fresh fruit and vegetables. Across the street was a wonderful Mexican bakery where we purchased bread and pastries hot from the oven. We completed our trip with lunch at Cheddar's.

The general meeting is always the 3rd Friday of each month at 1:30 in the Clubhouse when we discuss our upcoming activities and plan for our future. The group is happy to welcome Sonia and Ricardo Arriez as new members.

Contact Barbara Ellsworth at 281-419-7586 for more information regarding the Living Legends Senior Group.

Make A Difference In Legends Ranch

By Greg Grant, LR HOA Board Member & Paul Cote

In February 2010, the number of foreclosures in the Montgomery County increase 40% compared to the same month last year. Many are making the decision to forfeit their homes to the bank and move on. When the bank forecloses on these homes the Home Owners Association (HOA) doesn't collect any owed dues for these properties. In many cases, these uncollected dues and associated legal fees can quickly exceed \$5,000.00 per home. With number of foreclosures increasing in Legends Ranch the total cost of these uncollected dues may exceed \$100,000 this year. The shortfall is difficult on an already short annual budget.

What can be done to help the Residents of Legends Ranch?

In a perfect world, if everyone could pay the HOA dues there would be no need to discuss a solution. At this point the best solution is to prevent the foreclosure before it happens. First the homeowner must make the responsible decision to sell the home before allowing the foreclosure. In the current market home values have not increased in years, this means the bank must agree to accept less than what is owed on the mortgage. This is called a short sale in the real estate world. The homeowner will need to be proactive in obtaining a short sale from the bank. With an experienced short sale realtor the homeowner stands a better chance at getting the home sold. Typically at the closing of the sale, the HOA can collect a portion or the entire amount owed. The time has come encourage the sale of distress properties.

Those that have sold their short sale homes say the following:

"After a divorce, relocation of employment and after having borrowing money from the equity in my house, I owed more than what it was worth. I had almost decided to let the bank take the house back. Then I decided on listing my home as a short sale and I'm glad I did. My realtor did a great job of working the bank to get my home sold. Soon my credit score will recover enough to start looking for a new home." D. Surgenor

"I decided to short sale my home because it was the right thing to do. I was longer able to afford my home even after obtaining a loan modification. By selling my home, I was able to prevent a foreclosure mark on my credit report. In the future, I will be looking at faster recovery of my credit score. At the closing the HOA was able to collect \$4,000.00, about 85% of the amount owed." R. Amy

Maybe you know someone unable to pay HOA dues?

If you know anyone unable to pay HOA dues and or are behind on mortgage payments advise them to be responsible and to make a call to an experienced Realtor or Short Sale Consultant before it's too late. Home ownership doesn't have to end in foreclosure.

For more information on listing a short sale home, please make sure the realtor you speak with has short sale experience.



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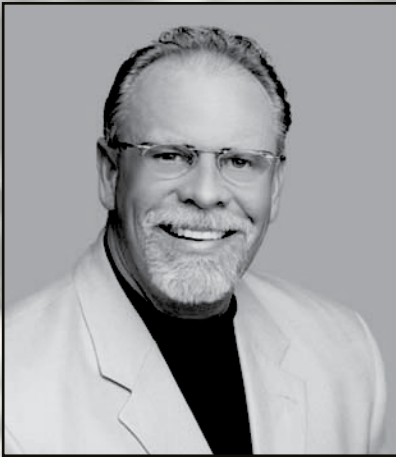
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Community Events?*

There are exciting sponsorship opportunities available for your business. There are also opportunities to showcase your business or organization!

Contact Jennifer Clark, Director of Community Events at jclark@canyongate.com to showcase your business to the community!

YARD OF THE MONTH

Do you have a neighbor or friend in the community who has an outstanding front yard? Nominate them for the Yard of the Month!

Please forward your nomination and e-mail a picture of their front yard to jclark@canyongate.com.

ATTENTION RESIDENTS:

Call Before You Dig Request

To prevent service outages, please, prior to performing work on your property, call the "Texas One Call System at 811". 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!

Texas One Call System: dial "811" or 1.800.245.4545

LR MOM'S GROUP

Standing Play-Date

1st Saturday of the month, 10AM – Noon at LR Clubhouse Park

1st Tuesday of the month, 10AM – Noon at SplashPad

All are welcome to join the mom's club at our standing play-dates at the Legends Ranch Clubhouse park on the first Saturday and SplashPad on the 1st Tuesday of the month

Interested in being added to the Mom's Club roster? Email jclark@canyongate.com with your children's name & birth year.

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LEGENDS RANCH

PLEASE CONTROL

Your Pets!

If you happen to come across vicious dogs, or ANY loose dogs, please contact Animal Control at 936-442-7738. If you are familiar with the property address the pets belong to, please feel free to submit that information to PCMI – Brandi Leal at bleal@stes.com – to pursue the deed restriction violation. Notification and ample time must be given to the owner to correct the violation prior to any further pursuit by the Association.

It is a deed restriction violation if your pets are not 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.*** Animal Control can be reached at 936-442-7738.

2010 LEGENDS RANCH *Community Events & Activities*

4th of July Celebration - Saturday, June 26

Night at the Astros - September - Saturday, September 11

Fall Community Garage Sale - Saturday, September 18

Safety Day - Saturday, September 18

National Night Out - Tuesday, October 5

Fall Festival - Saturday, October 30

Holiday Breakfast with Santa - Saturday, December 11

Holiday Yard Contest - December 5 - 11

Please contact Jennifer Clark, Director
of Community Events at jclark@canyongate.com
if you would like to help with any of our 2010 events!

**Events are subject to change*

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LEGENDS RANCH

Orange Sunrise Ice Cream Pie

INGREDIENTS

- 1 pint vanilla ice cream, softened
- 1 (9 inch) graham cracker crust
- 1 pint orange sherbet, softened
- 2 cups whipped topping
- 1 (11 ounce) can mandarin oranges
- 2 tablespoons coconut, toasted



DIRECTIONS

Spread ice cream into crust; spread sherbet over ice cream. Freeze for at least 3 hours. Top with whipped topping. Cover and freeze. At least 30 minutes before serving, remove pie from freezer; arrange oranges on top and sprinkle with coconut.

Deed Restriction Process

1ST LETTER: Notifying owner of violation and giving them (30 days) to cease and desist.

(Legally no further letters can go out for this violation until the (30 days) has expired)

2ND LETTER: After the (30 days) has expired from the 1st letter a 2nd letter notifying the owner of violation will be sent. (Please note that depending on what the violation is the board can send the account to the attorney when the (30 days) has expired from this letter.)

3RD LETTER: This letter is optional to the board and depending on what the violation is they do not always feel the need to send a 3rd letter.

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 Jennifer Clark, Director of Community Events. To reach your section leader, also contact jclark@canyongate.com.

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www.canyongate.com/residents/lr

Features of the Legends Ranch Community intranet include:

- Resident Directory
- Documents and Forms
- Current Events & Activities
- Event Photos and MORE!

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chalk art
from
the heart



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