



The HOME FRONT

JANUARY 2014

Official Publication of Legends Ranch Property Owners Association

VOL 8, ISSUE 1

2014 ANNUAL ASSESSMENT ARE NOW DUE

It is that time of year again when statements have been mailed for your 2014 annual assessment. Please note that the assessment is the same as it was last year, \$900. The 2014 assessment is due on January 1, 2014 and delinquent as of February 1, 2014. If paid after the January 31st deadline, there will be a late fee of \$100 charged to your account for the late payment as well as interest every month it remains unpaid. You should allow two- (2) weeks if you decide to mail your payment to the address provided on your statement. You can also pay online by following the instructions provided on the statement you receive.

If you are unable to pay the amount in full by the due date, you can request to be entered into a payment plan by contacting RealManage at 866-473-2573 or email your request to service@ciramail.com. Please make sure that you contact the management company before the deadline to prevent late fee and interest accruing on your account for not paying by the due date.

PETS NOT ON LEASHES

The association has received several complaints that residents are not keeping their pets (dogs and cats) on leashes when they are not in the house and/or backyard. Section 3.11 of the association's Deed Restrictions state the following: If common household pets are kept, they must be confined to a fenced backyard or within the house. When away from Lot, pets must on a leash at all times.

We are asking that you put your pets on leashes when you take them for a walk or let them into the front yard. If we continue to get complaints from other residents, the association will have no other choice but to pursue this as a violation of the Deed Restrictions and violation letters will be sent to those residents who continue to have their pets out with no leashes.



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

RealManage	866-473-2573
Legends Ranch Clubhouse.....	281-681-9750
Legends Ranch SplashPad	281-419-2130
Gate Attendant Office.....	281-296-0433

Police & Fire

Emergency	911
Montgomery Sheriff	936-760-5800
Pct. 3 Constable Office	281-364-4211
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/Municipal Oper. & Consulting	281-367-5511
Canyon Gate Connect	281-296-9584
Best Trash	281-313-2378
Street Light Outages.....	713-207-2222
Cable/Internet/Phone...COMCAST	713-341-1000

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.

Onsite Manager

Cathy Winfield.....lrclubhouse@yahoo.com

Management Co.: Real Manage

Customer Service

(866)473-2573

..... service@realmanage.com

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MEETING MINUTES

PROPERTY OWNERS ASSOCIATION OF LEGENDS RANCH

Minutes of the Meeting of the Board Of Directors of Property Owners Association of Legends Ranch held on Thursday, October 17, 2013 at 6:15 pm at Legends Ranch Clubhouse, 2801 Legends Ranch Drive, Spring, TX 77386

DIRECTORS PRESENT

Sebastien Moulin, President
Eric Garrington, Vice President
Eric Green, Director

DIRECTORS ABSENT

Carol Ayre, Secretary/Treasurer

IN ATTENDANCE

- Cathy Winfield representing the Managing Agent, RealManage
- Several homeowners present

OPEN SESSION

ESTABLISHMENT OF QUORUM AND CALL TO ORDER

Due to the notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:15 pm with C. Winfield presiding and assisting in recording the Minutes.

ADOPTION OF AGENDA

On a motion duly made by E. Green, seconded by E. Garrington, through unanimous vote, the Open Session agenda was adopted as presented.

CONSIDERATION OF MEETING MINUTES

On a motion duly made by E. Garrington, seconded by S. Moulin, through unanimous vote, the minutes for September 30, 2013 were approved.

FINANCIAL REPORT

Financial Report for month ending September 30, 2013: Managing Agent reviewed the financial statements for the month ending August 31, 2013 which presented the following information:

Total Assets: 1,774,836.00

Total Liabilities: 393,888.00

Total Fund Balances: 1,380,948.00

Total Operating Income Year-to-Date: 1,023,576.00

Total Operating Expenses Year-to-Date: 965,286.00

Current Year Surplus/(Deficit): 235,504.00

The Board accepted the September 2013 financials as presented.

PROPOSALS

The Board informed the membership that they were still working on several projects and needing bids.

ADDITIONAL BUSINESS

Mediation Settlement: E. Garrington stated that there was no update.

Conroe ISD Transportation: E. Garrington stated that there was no update.

SCHEDULING OF NEXT MEETING:

The next Meeting of the Board of Directors will be held on Friday, November 22, 2013 at 5 pm with the location still undecided.

OWNER FORUM

The Board fielded questions from residents presented at the owner forum focused on the following issues:

- Locks and lights for tennis court
- Timing for lights at basketball court
- Access to the restrooms at the splash pad park
- Self-defense class for Living Legends
- Neighborhood Watch program
- Outcome of Fall Festival
- Lost and found area at next festival
- More lighting for next festival
- Event for teenagers
- Article in newsletter about www.legendsranchpoa.com website for all

ADJOURNMENT

There being no further business, the open session meeting adjourned at 6:46 pm.



LEGENDS RANCH

FITNESS CENTER

The new fitness center at the clubhouse is a great addition to the community. We are in the process of installing a new sign in the room with all the rules and regulations for the use of it. Below are the rules and regulations.

One of the most important rules is the age limit for those using the facility. Due to liability issues, no one under the age of eighteen- (18) is allowed to be in the fitness center. This applies to anyone entering the center even if they are not using the equipment.

If individuals under the age of eighteen- (18) are found to be in the fitness center, the resident's account will be noted. A letter will be sent to the resident letting them know that someone was using one- (1) of their access cards to use the fitness center that is under age. Then if it occurs again, the access cards for that residence will be suspended and no one will have access to the fitness center. This is something that the association has to do to abide by the liability requirements. We hope that the association will not have to suspend anyone's access to the fitness center for this reason.

Rules and regulations are as follows:

- No children under the age of 18 years of age are allowed to enter or use this fitness room. Violation of this rule will result in suspension

of fitness room privileges.

- Entry into and exit from this room will be through the outside door only. Access will not be allowed through the interior of the center.
- Hours are posted. Please exit the fitness room on or before the closing time.
- Wear the proper attire (tennis shoes, socks and well fit clothing). No loose attire please.
- Keep hands, shoestrings and clothing away from moving parts of the equipment.
- It is highly recommended that you:
- Exercise with a partner
- Consult a physician before engaging in the use of this fitness room
- Consult a personal trainer regarding an exercise program and how to use the equipment
- Stop activity immediately if you feel faint and/or dizzy
- No muddy shoes please
- Clean up your machines after use with the cleaning materials provided then place in the trash receptacles.
- Be considerate of others – use the fitness room in a timely fashion.
- Use of this fitness room is at your own risk.



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Gardening Tips for January

January and February are the slowest months of the year for working in the garden. However, there is still work you can do to get a head start on spring.

Fresh organic matter can be added to your soil at this time. This can be anything from compost, garden soil or peat moss. Mixed in well with the existing soil these products will increase fertility and tilth (the ability of soil to absorb and hold the correct amount of moisture).

Now is the time to do any major pruning. Your plants are at their most dormant during this time and insects and disease are not as active. Remember if you need to decrease the height of your shrubs, a good rule of thumb is not to take them down by more than a third.

Roses need to be pruned by February 15th. Make sure you make an angle cut above an outward facing leaf scar.

January is a great month to start planning your spring gardens. Seed catalogs are a good resource for finding new plants or varieties that will work in your conditions i.e. sun or shade. Decide the type of garden you would like, cottage, formal or tropical, and research plans for that specific style. A note of caution: Most gardening magazines are written for the Northeast U.S., so many of the plants they use in full sun will either burn up in the Texas heat or must be planted in the shade.

If you have any questions please stop by and see me or contact me at troy@lonestarace.com.



THE LIVING LEGENDS

The holidays came in with a bang! Many of our Legends were out of town visiting family, and unfortunately some were confined to home with health problems. Hopefully 2014 starts a healthy and happy new year for all of us and for our families.

We had a wonderful Christmas celebration at Carrabbas, enjoying the food and the interaction between friends. Twenty-six of us made this outing on a cold and wet day. We already have a few plans to start the year.

We look forward to the coming year with opportunities to share with each other, places to go and see, and of course, places to enjoy our friendships. So, may we all enjoy good health, keep our ability to drive (J), stay strong for what life brings us, and enjoy our wonderful families!

Remember – if you are 50+ and would like to join this wonderful group, give me a call at 281-651-2593 and leave a message if I'm not there. I will call you back as soon as I can.

-- Jerrie Sanders

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Number of Closed Sales	113
Average Sold Price	\$196,317
High	\$330,000
Median	\$184,000
Low	\$125,000
Average Days on Market	46
Median Days on Market	29
Sales Price / List Price Ratio	96.00%

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