



The HOME FRONT

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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, JANUARY 23, 2014 AT 6:03 PM AT LEGENDS RANCH CLUBHOUSE, 2801 LEGENDS RANCH DRIVE, SPRING, TX 77386

DIRECTORS PRESENT

Carol Ayre, Secretary/Treasurer
Eric Garrington, Vice President
Eric Green, Director
Denise Larkins, Director

DIRECTORS ABSENT

Sebastien Moulin, President

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 6:00 pm with C. Winfield presiding and assisting in recording the Minutes.

ADOPTION OF AGENDA

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

E. Garrington announced that the meeting notice was not given in the required time frame; therefore, no decisions could be made until the following meeting.

CONSIDERATION OF MEETING MINUTES

This matter on hold until the next meeting.

FINANCIAL REPORT

Financial Report for month ending November 30, 2013: Managing

Agent reviewed the financial statements for the month ending November 30, 2013 which presented the following information:

- Total Assets: 1,601,735.00
- Total Liabilities: 209,303.00
- Total Fund Balances: 1,392,431.00
- Total Operating Income Year-to-Date: 1,005,074.00
- Total Operating Expenses Year-to-Date: 1,192,122.00
- Current Year Surplus/(Deficit): 217,002.00

REVIEW OF LAW FIRM RESUMES

E. Garrington gave an explanation of why this item was on the agenda.

REVIEW AND APPROVAL OF RESERVE STUDY

Board stated that this would be on hold until next month, copy of the study would be available in the clubhouse house and online for residents to review.

PROPOSALS

Replacing the fencing at the drill site: E. Garrington stated that the association has received the settlement payment and the old fencing has been removed. He discussed what might go up in its place and the board working on temporary fencing until the permanent fence can be installed.

Water cooler or fountain for fitness center: Board agreed to remove this from the agenda.

Lights in trees at splash pad park: Managing Agent stated that she was waiting from one- (1) more diagram of the light layout from the last contractor. Tabled this until next month.

Repairing water ponding on basketball court: Managing Agent stated that the work had been done; however there was still water on the court. Board requested that the contractor be notified to come back out to fix the problem. Tabled this until next month.

(Continued on Page 3)

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	936-709-7751
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

Board Members:

Sebastien Moulin..... ilovelegendsranch@yahoo.com

Eric Garrington..... ericlrhoa@gmail.com

Carol Ayre..... carol.ayre40@yahoo.com

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Property Owners Association (Continued from cover)

Remove leaning pine trees near house at Canyon Square and Lenora Springs: Managing Agent presented a bid from Cannon Company in the amount of \$800. On a motion duly called by E. Garrington, seconded by E. Green, through unanimous vote.

Install a temporary surveillance system at vacant lots on Standing Rock: Tabled this until next month.

Replace fencing around electrical area at splash pad: Tabled this until next month.

Traffic Study: Board requested a 3rd bid be submitted ASAP by another contractor.

ADDITIONAL BUSINESS

Mediation Settlement: This matter was previously discussed.

Basketball court re-surfacing: This matter was previously discussed.

Request for additional EZ tag readers at the front entrance: Board reviewed email request from resident and unanimously agreed not to pursue this request further.

Request from resident to make splash pad restrooms available year around: Board reviewed request and instructed Managing Agent to get bids to replace the door from the fitness center into the hallway with a solid door.

Email from A-Beautiful Pools regarding drainage issue in pump room at splash pad: Board discussed the issue and what might need to be done to resolve the drainage issue.

SOCIAL COMMITTEE UPDATE

C. Ayre discussed the Easter event will be handled by Mrs. Cote. Board discussed the need for volunteers on the committee and the community garage sales would be held on the 2nd Saturdays of April and October each year.

TRAFFIC/SAFETY COMMITTEE UPDATE

Jason Countryman introduced himself to the residents and discussed the 1st meeting of the committee. He stated that they would meet again after 2/10/14.

E. Green stated that the new cameras were up and running at the splash pad and back gate.

SCHEDULING OF NEXT MEETING:

The next Meeting of the Board of Directors has been tentatively scheduled for Thursday, February 13, 2014 at 6 pm with the location at the clubhouse.

E. Garrington explained that this would be the last meeting for E. Green then stated on behalf of the board that he would like to thank E. Green for his service on the board and all the other things he took care of for the association.

ADJOURNMENT

There being no further business, a motion was made by E. Garrington, seconded by C. Ayre, through unanimous, adjourn the open session meeting adjourned at 6:55 pm.



Updating Your Information with Management

We have noticed over the last few months that some of the information that has been provided to the on-site personnel is no longer up to date. Guards on duty have reported that several phone numbers in the system are not valid, have been disconnected, or are no longer in service. Due to this issue, the guards are significantly delayed trying to process the guests coming in. If you know that your number or other important information has changed, please stop by the clubhouse office to complete a new registration form to have the system updated. You can also email Cathy Winfield, on-site manager, with the new number and/or information. Her email is legranch@ciramail.com. Please include your address here in Legends Ranch to make sure that your account is updated.

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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.

NEW HOURS FOR THE CLUBHOUSE OFFICE

The clubhouse office hours of operation have changed. The hours are as follows:

9:00 am to 6:00 pm

Tuesday through Saturday
(1st, 3rd and 5th weeks of the month)

Monday through Friday
(2nd and 4th weeks of the month)

If you are unable to visit the office during these hours, you may leave a message for Cathy Winfield, on-site manager, at 281-681-9750 or email her at lrclubhouse@yahoo.com. She will get back with you at her earliest convenience.

Mailboxes in the Community

The association is not responsible for the mailboxes in the community. If you have lost your key or having issues opening your particular mailbox, you will need to contact the post office directly to get a replacement key or have the mailbox repaired. The post office that services the Legends Ranch community is the Woodlands Branch. Their information is as follows:

9450 Pinecroft Dr.

Spring, TX 77380

281-419-7948

Business Hours: Monday – Friday 8:30 am – 4:30 pm

If you are a new resident and need a key to the mailbox assigned to your property, you will need to bring your ID and a copy of your closing papers or lease agreement to be able to get a key.



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EASTER APRIL 18, 19 & 20

April 18th

Friday Service & Communion 7 p.m.

April 19th

Saturday Big Egg Hunt 5 p.m.

April 20th

Sunday Services 9:30 & 11 a.m.
Sunday Egg Hunts 10:30 a.m. & 12 p.m.

- RELAXED FAMILY ATMOSPHERE & UPBEAT MUSIC
- ACTIVE SENIOR ADULT PROGRAM
- AWANA WEDNESDAYS AT 6:30PM
- BIBLE CLASSES FOR ALL AGES
- CHILDREN'S MINISTRY
- CHOIR & PRAISE TEAM
- COMMUNITY FOOD PANTRY
- GATEWAY TO LEARNING CHILDCARE CENTERS
- HISPANIC CHURCH & BIBLE STUDY
- PRESCHOOL / NURSERY MINISTRY
- STUDENT MINISTRY
- COLLEGE MINISTRY
- MEN'S & WOMEN'S MINISTRY

Gardening Tips FOR APRIL

Spring is here and everything is growing including weeds and the pest that attack your lawn and garden.

Aphids are usually the first pest to show up in spring and have created huge populations by the time we notice them. Aphids are small green or brown insects that feed on the underside of leaves. They are sucking insects, sucking the juice of the plant from leaves. This feeding damages the cell structure of the leaf and on young tender growth can cause warping and curling of the leaf. Aphids also can carry diseases from one plant to another.

Aphids love Crepe Myrtles and Hibiscus. They feed on the leaves on Crepes and drop a sugary substance extruded from their backs called "honeydew" as a protection from predators. A black mold called "Sooty Mold" will grow on the honeydew that is dropped on the leaves below. The mold can become so dense that sunlight cannot reach the leaf and it will yellow and die.

Aphids will also attack the flower buds of Hibiscus as there is a concentration of sugars at the base of the flower. They can cause the bud to drop.

There are several controls on the market, both chemical and organic. Permethrin such as Bonide's "Eight", Bifenthrin in Ortho's Bug-B-Gone or Acephate and Imidacloprid that are systemic.

If you grow Tomato or Pepper plants be on the lookout for Tomato Hornworm. This is a large green worm with a distinctive "horn", and grows quite large. This pest can strip the leaves off your plant very quickly. The best control for Hornworm is "Bt" or *Bacillus thuringiensis*. Bt is a bacteria that when eaten will paralyze the stomach of the caterpillar and it will starve to death very quickly. "Bt" is toxic only to caterpillars and no other insects or animals will be affected by it.

If you have any questions, please stop by Lone Star Ace or contact me at troy@lonestarace.com.



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Choosing a Summer Camp

By David Ettenberg, co-owner of Camp Shane

Summer camps come in a wide variety of interests and themes -- from music and sports camps to weight-loss and peace corps camps -- there is a camp for every child who has ever said, "I'm bored." How do parents sort through them all to find the right one for their child? Dave Ettenberg, co-owner of Camp Shane (a weight-loss camp for kids), recommends that parents consider these six guidelines before registering your child.

1. The Staff What are the camp's hiring procedures? Do they check references and run complete background checks? Also - many camps hire teens as junior counselors, which can be a wonderful experience for all, but it can cause problems if the camp relies too heavily on this cheaper workforce. It is important that a number of experienced adult staff members are on hand to deal with any problems that may arise. Also, ask to speak to the camp's director, he or she sets the tone for absolutely everything and will be able to give you an immediate sense of the camp's culture.

2. Referrals Get them, but get meaningful ones. Don't make the common mistake of relying solely on the names offered to you by the camp--these are typically hand-selected and will undoubtedly be positive. Instead, try to get five names of families that live within 20 minutes from you to ensure a more random sampling. It's ideal if you can ask someone you know whose child has attended the camp. If you don't know anyone personally, ask around in your community, chances are you'll find people.

3. Healthy Atmosphere If possible, try to visit the camp during the summer while in session to ensure there is an active, "happy" atmosphere, with a non-cliquey and non-threatening environment. It should be a place where your child can find strong support and make lifelong friends. Also, ask about the kind of food that is served at the camp--make sure they provide healthy, balanced meal options. You would be shocked to see what's on the menus at some "reputable" camps.

4. Marketing Materials Read all marketing materials carefully. If they are sloppy and unimpressive it may reflect how they run the camp. On the flipside, beware of materials that appear super-slick; a surprising

number of camps are now owned by corporations or investors who produce the marketing materials but have zero contact with your child. Look for realistic reflections of the camp and specific information that will give you insight to determine if the camp's philosophy, people and procedures will create the best experience for your child. Also, make sure to read the fine print; some weight-loss camps in particular advertise insurance reimbursements -- but check with your particular carrier, as this is often times not the case.

5. The Facilities Are the buildings in good repair? Has everything been freshly painted? Has the grass been cut? Chances are if they don't take care the facility, they won't do such a good job with your child.

6. Kid's Choice Make sure to keep your child involved with the decision-making process. He or she needs to be comfortable with the camp, or the experience won't be optimal. Also, does your child want to focus in on a special skill or sport? Be sure to consider his or her specific interests and needs. State-of-the-art athletic fields are great but they won't do anything for a kid who loves music.

Taking time to research summer camps is key to ensuring a fun, safe, and enriching environment for your children - but it doesn't have to be overwhelming," said David. "By focusing your search based on a few key factors and by asking the right questions, you can easily find a great match that suits your child's particular needs."

ABOUT CAMP SHANE.

For more than 45 years, David Ettenberg's family has owned and operated Camp Shane, successfully helping children shed pounds and establish a healthy, confident lifestyle at Camp Shane (www.campshane.com). Currently Camp Shane operates in Georgia, New York, California and Arizona; Camp Shane Texas will open this summer in San Antonio. Kids shed unwanted pounds, gain self-esteem and learn how to live a healthy lifestyle while having a blast. An average weight loss for campers is 10-15 pounds in three weeks; 20-25 pounds in six weeks; and 30-35 pounds in nine weeks. For more overweight campers, it is not unusual to lose more than 50 pounds over the summer. Camp Shane has been featured in all national media, including NBC Nightly News with Brian Williams, 20/20, Oprah, Dr. Phil, MTV and Family Circle.



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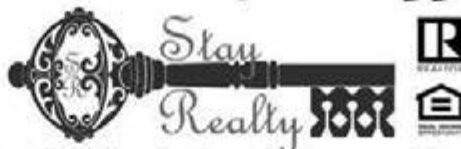
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