

Grand Lake GAZETTE

Volume 1, Issue 3

OFFICIAL NEWSLETTER OF THE GRAND LAKE ESTATES POA

September 2015

Yard of the Month *September* 2015



9044 Grand Lake Estates

Congratulations to John and Victoria Anderson @ 9044 Grand Lake Estates. If you would like to nominate a yard or are interested in being on this important committee, please email your contact information to newsletter@glepoa.com.

UPCOMING COMMUNITY EVENTS

Annual Board Meeting

All residents are invited to participate in our annual board meeting September 22nd at 6:30pm! @ Upper Room Church.

Women's Book Club

If you like to read, come join us! Thursday, September 27th at 6:30pm.

If you would like to learn the location, please feel free to contact us at newsletter@glepoa.com.

Community Garage Sale

October 16th, 17th & 18th

Clean out the garage, attic, closets, and storage shed! If you don't use it or want it anymore, somebody else does. Yes, it's yard sale time! Volunteers needed to place signs and hand out maps. Please, contact ali@glepoa.com.

FALL FESTIVAL

Saturday, October 31, 2015 at 4-6pm - Hayride to follow

Our Annual Fall Festival will be located at the park. If you would like to be a volunteer, we would be thrilled to have you! Volunteer meeting is Oct. 27th 6:30pm at the park. For more information contact Holly Jackson at 936-588-1007 or email: hollyajackson@live.com.

IMPORTANT NUMBERS

EMERGENCY NUMBERS

EMERGENCY	911
Fire.....	911
Ambulance.....	911
Montgomery County Sheriff.....	936-760-5800

AREA HOSPITALS

Conroe Regional Medical.....	936-539-1111
Memorial Hermann-The Woodlands.....	281-364-2300
St. Luke's – The Woodlands.....	936-266-2000

SCHOOLS

Montgomery ISD.....	936-582-1333
Lone Star Elementary.....	936-588-6100
Montgomery Intermediate	936-597-6494
Montgomery Middle School	936-597-7070
Montgomery Junior High	936-582-6400
Montgomery High School.....	936-597-6401

PUBLIC SERVICES

Montgomery Post Office.....	1-800-275-8777
Driver's License Info.....	936-442-2810
Montgomery Central Appraisal	936-756-3354
Montgomery County Registration & Titling...	936-539-7896

BOARD MEMBERS

Thomas Clare.....	thomas@glepoa.com
Ali Eichenberg.....	281-935-2638
.....	ali@glepoa.com
Chris Hageman.....	713-992-5220
.....	crh@glepoa.com
Lonna Hord.....	305-905-0483
.....	lonna@glepoa.com
Chris Kisling.....	832-689-4889
.....	chris@glepoa.com
Ray McCrea.....	281-914-1544
.....	ray@glepoa.com
Karen Valdez.....	karen@glepoa.com

MANAGEMENT SERVICE

Spectrum Association Mgmt	281-343-9178
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GRAND LAKE ESTATES GOLF COURSE

Clubhouse.....	936-447-4653
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NEWSLETTER PUBLISHER

Peel, Inc	888-687-6444
Article Submission.....	grandlakeestates@peelinc.com
Advertising.....	advertising@peelinc.com

NEWS AND NOTES FROM THE BOARD

July Board Meeting Summary – July 28th, 2015

The board reviewed and approved minutes for June 23rd revised minutes (visit GLE website for recent minutes and financials at www.glepoa.com - Documents - 2015 Minutes and Financials).

The board reported that Spectrum Association Management (Spectrum AM) will become the new management company effective 8/1/2015. During the month of August, DTA Community Management Services will continue to provide transition services and provide final records delivery to the board and Spectrum AM, but direct all vendor and homeowner service needs to Spectrum for fulfillment.

Board reported it had sent a letter of intent to owners of reserves where dirt mining is being reported, notifying owners that business use of reserves is not permitted and that road usage fees per load are due the POA to cover damage to GLE streets from dump truck traffic. The board consulted with the County Engineering Office about drainage reserve restrictions and this office informed us that they had sent a letter of intent for owners to cease movement of dirt in the flood plain without engineering plans and proper permitting filed with a deadline date of July 28th. The board will follow-up for either county or board enforcement.

Board reported creation of a Fencing Committee and Linn Energy has volunteered pipe for use as fencing for the project and some homeowners have volunteered to help.

Board reported that the projected start date of Phase I & III of the Connie lane drainage project will be around August 15th. A reported construction plan for Phase II is anticipated to be received from ACES engineering within 10 days.

Board reported the Annual Meeting will be held on Tuesday, September 22 and an election for 2 vacant board slots will occur. An Election Oversight committee was formed, led by Lonna Hord, with several homeowners volunteering to serve. Election protocol was discussed.

Board reported that legal opinions on the advisability of ATV use have identified that lack of POA enforcement of this restriction could be viewed as negligence by the board, resulting in massive liability to the POA if an ATV accident were to occur on POA roads. As a result, the board reported a resolution was passed to address this liability threat. The board is working on developing enforcement policies for the resolution which would include at least a 30-day notice period before fines began, with signs posted and letters going out to all homeowners prior to fines being assessed.

The board discussed that it has approached Consolidated regarding its inconsistent internet service within GLE. The board will approach options with Consolidated and contact Comcast to determine the parameters required to provide Comcast service in GLE.

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Grand Lake Estates

(Continued from Page 2)

Several guests from the community expressed concerns and issues for the board's consideration in a question and answer session of approximately 20 minutes following agenda completion and the meeting adjourned at approximately 8:30 p.m.

NOTES FROM THE BOARD

RUN FOR THE BOARD: If you are interested in running for one of the 2 open board slots, please take the time to fill out the "2015 Candidate Declaration" form on the website so that we can make sure your name is included on the ballot mailed to all homeowners. Nominations will be taken from the floor at the annual meeting.

FENCING COMMITTEE VOLUNTEERS: Ali Eichenberg volunteered to be the board liaison for the committee and homeowner Victor Pena will chair the committee. The committee will include 5-7 homeowners. If you have an interest in serving on a committee to identify and possibly help install fencing to prevent nuisance access into GLE, please contact us at ali@glepoa.com. Your contribution whether small or big will be greatly appreciated!

SANDY BEACH PARK: Park improvement plans are in place to add fencing, handicap access, fans, and two 20 amps outlets to help accommodate the need for movie nights and community events. Chris Kisling welcomes volunteers to help with installing PVC

fencing around the park area. If interested, please contact chris@glepoa.com.

FALL FESTIVAL VOLUNTEER: If you would like to be a volunteer to help with games, or need community service hours for school, please join us at our volunteer meeting October, 27th 6:30pm at the park. For more information, contact Holly Jackson at hollyajackson@live.com.

NEIGHBORHOOD WATCH: GLE owners and residents are encouraged to report all incidents of vandalism or theft to the Montgomery County Sheriff's Dept. at 936-760-5871 or 5800 and

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PUMPKIN PATCH

Open Saturdays & Sundays in October 10 am-7 pm
Admission: \$5.00/person (age 2 & up)
at the Old Time Christmas Tree Farm
Bring your own little red wagon!

Train Rides, Giant Slide, Hayrides & much more!



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group outings available by appointment only
www.oldtimechristmastree.com

THINKING OF BUYING OR SELLING?

Call a Realtor who knows Grand Lake Estates

.....*your neighbor!*

My name is Jill Daniels and I live right here on Connie Ln. I love our neighborhood and am passionate about Real Estate.

“I truly believe that at the heart of Real Estate are relationships not transactions.”

Jill



Jill Daniels

(281)757-4298
Jill@JillDanielsRealty.com
www.jilldaniels.remaxtexas.com

Connie Lane Drainage Project

Many questions have been asked about the Connie Lane drainage project and a homeowner meeting was held on July 14th at Upper Room Church to address home owners' inquiries and concerns regarding the project. Below is a report of the project scope and plans as reported at that July 14th meeting. The proposed project explained at the meeting will help alleviate the flow of water that collects along Connie Lane when excessive rains occur. If you have any questions or concerns about the project please feel free to contact POA management or individual board members. Please use the "email the board" option on the Grand Lake Estates website (<http://www.glepoa.com>)

Phase 1/Phase 3:

Phase 1 - Digging out the drainage ditch along the west side of Adela and the existing easement ditch behind the homes on the south side of Connie from Adela to the East Connie retention pond. Culverts will be added under Connie Lane in between lots 15 & 16 to feed the flow into Adela.

Phase 3 - Adjusting/taking out 4 culverts and driveways along Connie in order to facilitate the flow of the water from Lot 15 to Lot 22 from west to east to flow into existing culverts in front of Lot 23 on the east side of Connie. Ensuring that culverts which are not yet permanently set on any homes in process on Lots 15-22 are set to correct grade. The POA has proposed that portions of the cost to re-set the 4 culverts and rebuild driveways be split with homeowners. Estimated cost for Phase I/Phase III: \$68,000.00 with work being performed by Hasara Land Services; work estimated to begin August 15, 2015. Engineering was provided by American Civil Engineering Services, LP (ACES). Land and drainage surveys were provided by Survtec Corp.

Phase 2:

Install drainage ditch along the back property line of lots between Grand Lake Estates Blvd. and Connie Lane (Sections 3 & 6) in the existing utility easement. Ditch width to be determined by ACES engineering with a slight berm on the south side. This will allow water to flow thru ditch to each side of Connie Lane and flow directly into culverts and out to the existing retention ponds. Project will also include re-grading of drainage ditch along East Connie on the west side to existing culverts.

This project does not currently have an estimated start date and is still in the working stages. Legal grants of easements, engineering reports and final cost quotes are needed before work can begin on Phase 2.

SAFETY TIPS OF THE MONTH

Over the last couple of months, we have had several reported thefts from vehicles parked outside and also reports that garages have been broken into around the neighborhood. The majority of the thefts occur late at night and the most common means of entry is through unlocked doors. We are asking your assistance in deterring these crimes by ensuring your vehicles and garages are locked at all times and particularly at night. Lock your car doors! If your garage has locks, please use them.

OFF ROAD VEHICLES

In August, the Board met to confer on ATV matters seeking to resolve several ATV issues identified and discussed in GLE over the last 3 years. After conferring with the board attorney, the board was advised that its failure to enforce the current prohibitions against ATVs and motorized vehicles in Section 2.05 of the existing CCR's could expose the POA to significant liability should an ATV accident occur on GLE roads, easements or paths. The board followed POA counsel's advice and adopted a resolution clarifying the POA's position and addressing possible misinterpretation of this section in order to protect the POA from liability exposure. The Board will be giving homeowners at least a 30-day written notice and posting signs to make the community fully aware of these clarified restrictions before any fines are levied for failure to comply. The Board specifically noted that use of golf carts on GLE roads is specifically allowed in the original language of the CCR's and is permissible. The ATV-UTV resolution recently adopted by the board is on file with the Montgomery County Clerk and available to view under Documents - Resolutions at glepoa.com.

SCHOOL BUS SAFETY

More than a million children and teens depend on buses to get them safely to and from the more than 9,000 Texas schools every day. They also depend on motorists to know the law and drive safely around school buses.

Texas School Bus Law

- Stop for flashing red lights on a school bus, regardless of which direction you're headed.
- Continue your trip once the bus has moved, the flashing lights stop flashing or the bus driver signals it's okay to pass.
- Violations can lead to a \$1,000 fine.

Safety Tips for Motorists

- Obey the posted speed limit
- Fines double in school zones
- Keep an eye on children gathered at bus stops.
- Watch for children who might dart across the street to catch the bus.

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Tips for Students

Respect your school bus driver and follow these rules:

- Stand far back when you are waiting for the bus.
- Sit still so the driver can pay attention to the road.
- Look both ways if you have to cross the street after getting off the bus, or wait for the driver to signal it's safe to cross the street.

Need More Information?

Call (512) 416-3175 for more information or visit <http://www.txdot.gov>

Thank you!

As we move from the summer season to autumn, we would like to say thanks to all our wonderful volunteers and especially to the 2 members of our Board of Directors who are completing their terms this month: Karen Valdez and Chris Hageman. Thank you for all your hard work, Volunteers!

(Notes from the Board, Continued from Page 3)

notify a board member as well to meet Sheriff Dept. personnel to file reports. Several board members have agreed to be available to take your calls 24/7 and they can be reached at the numbers below to file reports and press charges for vandalism or trespassing on GLE POA property.

Chris Hageman (817) 673-1701

Lonna Hord (305) 905-0483

Ray McCrea (281) 914-1544

Ali Eichenberg (281) 935-2638

Chris Kisling (832) 689-4889

During regular business hours, you can also phone or email GLE Association Management Offices of Spectrum Association Management (281) 343-9178 or email management@glepoa.com.



Girl Scouts = Girl Power



When most people think of Girl Scouts, they think about cookies, camping and crafts, but this organization is more than just those things. Girl Scouts is about charting the course of a girl's destiny so she grows up confident, knowing she is capable of achieving great things in life of being successful and doing something significant!

It's August which means the summer is winding down and school is starting soon. As you start planning your daughter's activities, we hope you plan to make Girl Scouts a part of it. If you'd like your daughter to explore new interests, achieve her goals, or simply to make new friends to overcome her shyness, look for Girl Scout recruitment events in your school.

Girl Scouts is for girls in grades kindergarten to 12th grade and registration is only \$15.00 per year. You can join Girl Scouts at www.gssjc.org or contact your local volunteers, Samantha Barnett at sbarnett112066@msn.com or Erin Salazar at erock879@gmail.com.

We are looking forward to another great year in the Lone Star Trails Community and hope you can join in on the fun!

NOW HIRING

Advertising Sales Representative

Description: The position includes marketing our community newsletters to local and area businesses. It is a flexible position that allows you to work from home and set your own hours.

Roles: Stimulate new advertising accounts in our community newsletters. Maintain current accounts assigned to you by Sales Manager. Service your accounts by assisting them from ad design to final proof approval.

Skills: Excellent communication through email and phone, with high level presentation and relationship-building skills. Strong prospecting and business development skills are a must. Previous sales experience preferred but not required.

Benefits: Commission Based
Apply by sending resume to jobs@peelinc.com



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BEFORE A HURRICANE

To prepare for a hurricane, you should take the following measures:
To begin preparing, you should build an emergency kit and make a family communications plan.

Know your surroundings.

Learn the elevation level of your property and whether the land is flood-prone. This will help you know how your property will be affected when storm surge or tidal flooding are forecasted.

Identify levees and dams in your area and determine whether they pose a hazard to you.

Learn community hurricane evacuation routes and how to find higher ground. Determine where you would go and how you would get there if you needed to evacuate.

Make plans to secure your property:

Cover all of your home's windows. Permanent storm shutters offer the best protection for windows. A second option is to board up windows with 5/8" exterior grade or marine plywood, cut to fit and ready to install. Another year-round option would be installation of laminated glass with impact-resistant glazing. Tape does not prevent windows from breaking.

Install straps or additional clips to securely fasten your roof to the frame structure. This will reduce roof damage.

Be sure trees and shrubs around your home are well trimmed so they are more wind resistant.

Clear loose and clogged rain gutters and downspouts.

Reinforce your garage doors; if wind enters a garage it can cause dangerous and expensive structural damage.

Plan to bring in all outdoor furniture, decorations, garbage cans and anything else that is not tied down.

Determine how and where to secure your boat.

Install a generator for emergencies.

If in a high-rise building, when high winds are present, be prepared to take shelter on a lower floor because wind conditions increase with height, and in a small interior room without windows. When flooding may be occurring, be prepared to take shelter on a floor safely above the flooding and wave effects.

Consider building a safe room.

Hurricanes cause heavy rains that can cause extensive flood damage in coastal and inland areas. Everyone is at risk and should consider flood insurance protection. Flood insurance is the only way to financially protect your property or business from flood damage. To learn more about your flooding risk and how to protect yourself and your business, visit the Federal Insurance and Mitigation Administration (NFIP) Web site, www.floodsmart.gov or call 1-800-427-2419.

NEW

Grand Lake Estates
Management Company

SPECTRUM AM

16690 Park Row
Houston, TX 77084

Micky Elder is our Community Manager
melder@spectrumam.com
Office: 281.343.9178

GLE POA can also be reached at
management@glepoa.com

Brilliant Energy Texas OUC #10140

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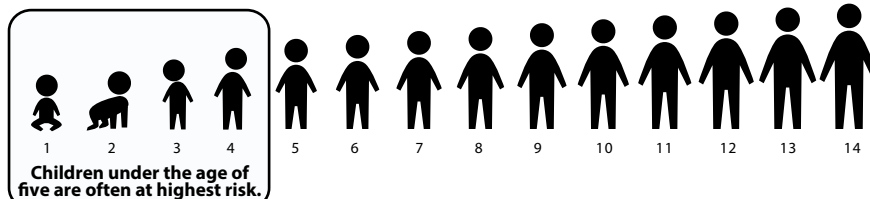
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AND A LEADING CAUSE FOR CHILDREN AGES 1 - 14.**



56 Texas children have already lost their lives to drowning in 2015

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Featured Listing
18491 Linda's Place



This stunning Mediterranean beauty in Grand Lake Estates expands across 4.8 acres & is complete with wrought iron gated entry, pool, outdoor kitchen, outdoor fireplace & fire pit. This amazing home features approx. 8104 sq. ft of living area (including the 834 sq. ft guest apartment). From the elegant entry with custom hand painted mural, to the spacious master retreat, this home can be your showplace.



The Scheib Team

Theresa Scheib

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homesaroundlakeconroe.com

**Thinking of buying or selling?
Call The Scheib Team today for a
market analysis. Let us put a
SOLD sign in your yard!**



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