

Grand Lake GAZETTE

Volume 1, Issue 4

OFFICIAL NEWSLETTER OF THE GRAND LAKE ESTATES POA

October 2015

FALL FESTIVAL

@ the park

October 31 | 2pm-5pm

Kids' Costume Contest! Games,
Prizes, Delicious Food & Fun

Booths: 2:00pm-4:00pm

Float Contest: 3:00pm-4:00pm

Costume Contest: 4:30pm

Hayride: by 5:30pm

Questions?

Call Holly Jackson 936-588-1007
or email hollyajackson@live.com



Grand Lake Estates Community Garage Sale

**October 16th, 17th & 18th
7am – 5pm**

RAIN OR SHINE - GRAB A BARGAIN!

Help our shoppers by adding a few festive balloons to your yard sale signs or your mail box. Be sure that the balloons don't block visibility. Balloons draw the shoppers' eyes and they suggest a festive atmosphere. Please put your signs out on the morning of the sale, ideally just as you're ready to start your sale day.

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

Ali Eichenberg.....	281-935-2638
.....	ali@glepoa.com
Chris Kisling	832-689-4889
.....	chris@glepoa.com
Lonna Hord	305-905-0483
.....	lonna@glepoa.com
Ray McCrea	281-914-1544
.....	ray@glepoa.com
Thomas Clare	thomas@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

August Board Meeting Summary – August 25th, 2015

The board reviewed and approved minutes for July 28th Open Session (visit GLE website for recent minutes and financials at www.glepoa.com - Documents - 2015 Minutes and Financials).

- The board reported that an offer to purchase 6 reserves from Kevin Kneisley for \$25,000, including Reserves 6B, 8A, 8D, 8E and 11A and 11C had been accepted and that closing is expected to occur by mid-September. The board reported that no firm plans for these reserves are committed yet, but that some possible uses had been discussed, including use of fenced portions as a minimal fee RV/Trailer storage lot for GLE property owners. Questions from the floor were taken regarding a board member's recent purchase of a reserve and board emails were presented showing that the purchase occurred after board members had been polled 2 times via email and chosen not to act to purchase same reserves for the POA. Board members further explained that the pending purchase of the remaining reserves resulted only after the owner reduced the price.
- Connie Lane Drainage project planning for Phase I and III is completed and ready for ground breaking and awaiting contractor start. Chris Hageman is in daily contact with contractor to coordinate start as soon as possible or requote/rebid job. Several questions on start date were taken from floor and delays regarding contractor were further explained. Notice letters to homeowners will be emailed as soon as a firm start date from contractor is nailed down.
- Several questions from the floor were taken on the recent ATV resolution, i.e. plans for enforcement, legality of resolution, board authority vs. community vote. The board reported that a Town Hall Meeting was scheduled for Tuesday, September 1 at 6:30pm to address many of these concerns and indicated the POA attorney will be present to address any legal issues/concerns of the community. Concerns regarding residents attempting ATV enforcement were addressed, with reminders to residents that approaching violators is unsafe. Board members restated that ATV enforcement policies are not yet developed but will be noticed to the community when complete. Concerns on the ATV resolutions' legality were also addressed and forwarded to the POA attorney who reviewed and determined no impropriety/illegality in the resolution.
- Board reported that Dirt Mining in Reserve 8C was continuing due to issuance of County permit to change the drainage plan on that reserve and that legal review had determined that usage of the reserve was limited to "landscape, detention, drainage and amenities" for which dirt mining would be allowed only if a drainage permit was issued. Road damage resulting from heavy

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Moving You Forward

When something as important as buying or selling a home is at stake, you want to feel comfortable with your decisions and you want to work with someone who genuinely cares about the outcome. It's no wonder so many Northwest Houston-area residents trust Cathy Howard with all their real estate needs. Cathy's down to-earth personality will put you immediately at ease, and her dedication to your specific goals are second to none. In fact, she doesn't just want to help you move, but she's Moving You Forward to the next stage of your life.



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Cathy Howard
Realtor
936-777-4768

cathyhoward100@gmail.com

Visit my website at conroerealtyinfo.com

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If you have a brokerage relationship with another agency, this is not intended as a solicitation. All information deemed reliable but not guaranteed.



Grand Lake Estates

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truck usage has been a concern and board reported that legal review has indicated that road usage fees based upon all "non-residential" usages should be explored to ensure that such uses participate in cost-sharing for road damage caused.

- Board reported on progress of several old business items: Guinevere spillway repairs are still awaiting concrete delivery – due to minor job, it continues to be low priority for contractor; LED sign for back gate has been ordered; park improvements are awaiting contractor scope of work; 2011-12 and 2012-13 Audits by Skrabanek should be completed by September 1; Election mailouts will be completed as soon as labels can be printed, records were received from DTA on 8/25 (date of meeting);
- Several agenda items were tabled for lack of time.
- During open forum, several guests from the community expressed concerns and issues for the board's consideration in a question and answer session of approximately 40 minutes and the meeting adjourned at approximately 10:30 p.m.

Notes from the Board

FENCING COMMITTEE VOLUNTEERS: If you have an interest in serving on a committee to identify and/or help install fencing to prevent nuisance access (mudding and trespass) into GLE, please contact ali@glepoa.com to serve on the Fencing Committee.

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 notify a board member so they can 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. Lonna Hord: (305) 905-0483 - Ray McCrea: (281) 914-1544 - Chris Kising: (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.



PUMPKIN PATCH

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

at the

Train Rides, Giant Slide, Hayrides & much more!

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• Gutter Repair & Replacement	
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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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Town Hall Meeting

On Tuesday, September 1, the GLE POA Board hosted a Town Hall Meeting at Upper Room Church at 3636 Honea Egypt Road. Approximately 40-50 property owners participated in an open forum of approximately 3.5 hours with the board of directors and the POA attorney, James Young of Holt & Young, LLC.

Several questions on the ATV resolution were addressed with the attorney confirming the legality of the resolution and stating that all resolutions could be amended or rescinded by future boards, and confirming that the CC&R's give the board broad authority to restrict the types of activities allowed on GLE streets. Some members of the board explained their reasons for passage of the ATV resolution, citing safety, and protection of GLE reserves from lawsuit (risk mitigation) as their prime motivations. Options for possible patrols of GLE streets by local law enforcement were discussed and plans for a petition to initiate that action under a new state statute were explained by community members leading that effort. The board is working with these groups, providing data and a liaison as it explores the feasibility of such plans for GLE.

Speeding along GLE streets was also a major concern of residents and board members reported that though several options for speed control have been previously discussed (speed bumps, speed humps, radar signs, more stop signs, patrols) lack of board & community consensus has stopped their progress. Questions on a recent reserve purchase by a board member were addressed and emails were read indicating the board was made aware of and chose not to purchase same reserve one month prior to its subsequent sale.

Questions on dirt mining in reserves and damage to roadways from dirt hauling were brought up. POA attorney James Young clarified that reserves were restricted differently from lots in the CC&R's, with the current reserves being restricted by only the few words written on the plat. Reserve 8C has plat restrictions of "landscape, detention, drainage and amenities" and he explained that because the word "amenities" could be defined very broadly, GLE may find it necessary to take legal action to stop any "amenities" on reserves that are considered offensive to the community.

Homeowners asked for updates on the 200-acres adjacent to GLE and Attorney James Young reported that its owners possess access easements they believe grant them rights to use GLE roads to access these properties for new home development. He reported the board had negotiated with these owners 6 months ago and proposed some options for similar GLE-type homes and restrictions, but no agreements had been reached. He explained that developers were unlikely to give up their efforts to develop this land and that the board intended to involve the community in their decision-making on this matter. He urged property owners to

keep abreast of updates on the website and Forums in order to respond quickly should the board call for input on the matter.

Board members also announced that the website would be opening Forums as of that night on all of the issues currently being discussed and that board members would be responding to homeowner comments and questions on these forums. A new AlertCast phone and text notification system was also announced and residents are encouraged to update their cell phone numbers with Spectrum to ensure they receive notifications.



PLEASE KEEP YOUR PETS SAFE

Grand Lake Estates has had many loose dogs and cats lately. Please do your part to keep your pets safe and contained on your property. We are surrounded by woods and wild life thus increasing your pets' risk of not being found. They also should be on a leash at all times when not in a contained environment. It is your responsibility! Remember that all pets should always wear a collar with ID tag. A great way to recover your pet is by using pet microchips for identification in case your pet loses their collar or ID tag. If you lose or find a pet in GLE, please send a picture and notice immediately to our webmaster Paula Sharp at webmaster@glepoa.com who will send an email blast to other GLE residents to assist in reuniting pets with their families as soon as possible. Please be diligent to remove all signs placed in the community if your pet is found.

Grand Lake Estates

Yard of the Month October



8870 Taylors Ct.

Congratulations to the owners Justin & MariLynne Zborowski @ 8870 Taylors Ct. 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.

EVENTS IN OUR AREA

The Conroe, TX CBR Bull Mania

Date: Saturday, October 3
Time: Gates open at 6:30, riding starts at 8
Location: 9055 Airport Rd., Conroe, TX 77303
Fee: \$20/\$35/\$40

Autumn Art & Texas Wine Festival

Dates: October 3 (10:00am-6:00pm)
October 4 (11:00am-5:00pm)
Location: Old Town Spring - 427 Gentry Street, Spring, 77373
Cost: General Admission \$30

Conroe Cajun Catfish Festival

Dates: October 9 (6:00pm-12:00am)
October 10 (11:00am-12:00am)
October 11 (12:00pm-6:00pm)
Location: Downtown Conroe - 334 N Main St., Conroe, TX, 77301
Cost: General admission \$12 or 3-Day Pass \$20

The Wicked Wonderland Family Carnival

Date: Friday, October 16, 2015
Time: 4:00pm-8:00pm.
Family Friendly Halloween Movie starts at 8:00pm
Location: Rob Fleming Park - 6535 Creekside Forest Dr., The Woodlands, TX, 77389
Cost: Stage performances and movie are free. Games and concessions available for a fee.

Texian Heritage Festival

Date: Saturday, October 17
Time: 10:00am-5:00pm
Location: Fernland Historical Park - 20774 Eva Street, Montgomery, TX 77356

City of Conroe - Trick or Treat Trail

Date: October 17, 2015
Time: 4:00pm-6:00pm
Movie in the Woods - The Haunted Mansion (RATED PG)
Time: 7:15pm-8:45pm
Location: Carl Barton, Jr. Park - 2500 South Loop 336 East
Ages: All Ages, Cost: Free

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Brilliant Energy Texas OUC #10140

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BrilliantElectricity.com
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GREAT BUSINESS RATES TOO!



(Continued from Page 6)

HOCUS POCUS POPS with the Houston Symphony

Date: October 23, 2015

Time: 7:30pm / Gates: 6:00pm

Ages: Children/Family

Tickets: \$20 orchestra seating / FREE mezzanine and lawn seating courtesy of H-E-B

The Haunting at Bear Branch - The Forest of Phobias

Dates: October 23-24 and October 30-31

Time: 8:00pm-10:00pm (Ticket sales stop at 9:30 p.m. each night)

Location: 5310 Research Forest Drive, The Woodlands, TX, 77381

Ages: Recommended for ages 9 and older.

Cost: \$8 per person.

Montgomery Intermediate School – 7th Annual Shopping Extravaganza

Date: November 7, 2015

Time: 9:00am-4:00pm

Location: Lake Conroe KOA, 19785 Highway 105 W., Montgomery, TX

A Day in the Forest - Friends of Texas Wildlife

Date: November 7, 2015

Time: 12:00pm-4:00pm

Location: 1328 FM 1488, Conroe, TX



LET'S PLAY BALL!

Thank you to all GLE customers that allowed my boys to scrub their fences the past few months. These boys, with their hard work, were able to pay their full payment (plus money left for needed equipment) to Little League Montgomery for Fall Baseball. Now, Play Ball!

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ONLINE**

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Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please Peel, Inc. Sales Office at 512-263-9181 or advertising@PEELinc.com.

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Featured Listing
18491 Linda's Place

Just Reduced! \$1,195,000

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

Cell: (936)537-6467

Office: (936)443-7273

theresa@homesaroundlakeconroe.com

homesaroundlakeconroe.com

Thinking of buying or selling?
Call The Scheib Team today to
discuss the sale of your home. Let
us put a SOLD sign in your yard!



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