



# *The* HOME FRONT

DECEMBER 2015

Official Publication of Legends Ranch Property Owners Association

VOL 9, ISSUE 12

## Save the Date LEGENDS RANCH DECEMBER EVENTS

**5 DEC, SUN, 7PM**

Social Committee Meets 1st Sunday of each month at the Clubhouse, unless otherwise noted (confirm via [lrsocialcommittee@gmail.com](mailto:lrsocialcommittee@gmail.com)).

**12 DEC, SAT**

Club House: Community Event: Santa & Mrs. Claus are coming to the Ranch on a Fire Truck, in Parade Route fashion! They'll travel along the common areas, from the Club House to Legends Ranch Dr., to Schumann Oaks Dr., to Canyon Square Dr., and finishing back at the Club House for hot chocolate, cookies & even Texas-style snow!! Great photo opportunity, bring your cameras. Updates at: <http://tinyurl.com/SantaComesToRanch>

**29 DEC, TUE, 6PM**

Property Owners Association Monthly Meetings, open to all Legends Ranch residents, planned for the last Tuesday of each month at the Clubhouse, unless otherwise noted (confirm with Property Manager: [legranch@ciramail.com](mailto:legranch@ciramail.com)). Board contacts are on page-2 of this newsletter.

Updates at: <http://tinyurl.com/POADecember2015>

## 2016 POA DUES ARE DUE 1 JANUARY 2016:

As announced at the October 2015 Property Owner Association meeting, and in the RealManage letters, from our property management company, sent out on November 10, 2015, and addressed at the November 2015 POA meeting, the Board of Directors of Property Owners Association of Legends Ranch has signed a resolution to approve the assessment rate(s) and the annual budget for the 2016 fiscal year. The assessment rate(s) will increase for the 2016 fiscal year, effective January 1, 2016, with a standard for each household: The homeowner assessment rate for the upcoming fiscal year will be increasing to \$990.00 per annum from last year's rate of \$900.00 per annum.

Your 2016 annual assessment of \$990.00 is due January 1, 2016 and is considered delinquent if not paid by January 31, 2016. On February 1, 2016, all delinquent accounts will be charged a \$100.00 late fee and accrue interest each month until all charges are paid. Please allow 2 weeks for transit and processing time should you mail your payment via the postal service. You may also pay your account online by following the instructions provided on your statement.

If you are unable to pay the amount in full by the due date of January 1, 2016, please make sure that you contact RealManage Customer Service or our Property Manager, as you can request to be entered into a payment plan to prevent the \$100 late fee assessed on February 1, 2016, and to prevent accruing interest on your account.

RealManage Customer Service, toll-free phone: 866-473-2573.

RealManage Property Manager, Cathy Winfield, at the Clubhouse in-person, by phone: 281-681-9750, or request the payment plan option by emailing her at: <mailto:legranch@ciramail.com>.

RealManage also has a resident website to pay dues online, as well as become familiar with POA Deed Restrictions, at: [www.ciranet.com/ResidentPortal](http://www.ciranet.com/ResidentPortal).

Separately our Proper Owner Association website with other helpful resources is located at: [www.legendsranchpoa.com](http://www.legendsranchpoa.com), where you can get an account setup to access Minutes, Newsletters, etc.

# 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.....legranch@ciramail.com

### Management Co.: Real Manage

Customer Service .....

(866)473-2573

..... service@realmanage.com

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Advertising..... advertising@PEELinc.com, 888-687-6444

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[Ranger@RangerSmithRealtor.com](mailto:Ranger@RangerSmithRealtor.com)



**Romans 5:8** | But God shows his love for us in that while we were sinners, Christ died for us.



# LEGENDS RANCH

## Additional Property Manager hired:

Allison Bale began employment on November 17, 2015, and was introduced at the POA Open Session meeting to residents that evening. Prior to reviewing the Minutes from the November POA meeting, here is a review of the agenda discussed that evening:

This agenda serves as notice to all owners of the Property Owners Association of Legends Ranch that a Meeting of the Board of Directors is scheduled as noted below to review and discuss the listed topics and business of the association.

### PROPERTY OWNERS ASSOCIATION OF LEGENDS RANCH

#### MEETING OF THE BOARD OF DIRECTORS

In accordance with Section 209.0071 of the Texas Residential Property Owners Protection Act, members shall be given notice of the date, hour, place and general subject of a regular or special board meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be provided at least 72 hours before the start of the meeting by sending a notice via email to each owner who has registered an email address with the association and by listing the meeting date on the association website.

Date: Tuesday, November 17, 2015 Time: 6:00 pm (Open Session)

Location: Legends Ranch Clubhouse, 2801 Legends Ranch Dr., Spring, TX 77386

AGENDA - OPEN SESSION (6:00 PM – 7:30 PM) All Board meetings are open to members with some exceptions during developer control and for matters discussed in executive session.

1. Establish of Quorum and Call to Order
2. Adoption of Agenda for Open Session
3. Consideration of Minutes of the Previous Open Meeting Meeting – October 27, 2015
4. Financial Report
  - 4a. September 2015 – Managing Agent
  - 4b. 2016 Budget – E. Garrington
  - 4c. Reserve Study – E. Garrington
5. Proposals
  - 5a. Slide at Splash Pad Pool (replacement or refurbish)
  - 5b. Power wash and re-stripe parking lots
6. Contracts
  - 6a. Lake Management
7. Additional Business
  - 7a. Adopt a School – K. Brown
8. Drill site Improvement Committee update
9. Social Committee update
10. Traffic/Safety Committee update
11. Scheduling of Next Board Meeting
12. Adjournment
13. Homeowner Forum (due to time restraints, limited to (3) minutes per person)

## Successful Fall Fest

A Big Thank You to our “Carnival at the Ranch” Fall Festival Community Event that was presented by our sponsor: Ranger Smith Texas Realtor, of RE/MAX-The Woodlands & Spring. Our Sponsor also hosted a coat drive to benefit the homeless at his booth, where residents brought gently used coats & received a sweet treat—it’s fine to continue to get coat donations to Ranger (refer to his advertisement in this newsletter for contact information to arrange donating coats). We would also like to thank: Earthcare Management, Christian Bros. Automotive, & Cruise Planners-Chandler White. And a Special Thanks to our vendors:

RE/MAX Northwest Realtors-Peyo Rubio, Guiltless Obsessions-Shari Carriveau, Tupperware-Desiree Spears, Premier Jewelry-Shivaughn Batiste, Perfectly Posh-Leanna Thorsen, Younique- Ana Matjeka, Mary Kay-April Hollie, Scentsy- Heather Meyer, Thirty One Gifts- Shelagh Bacchi, Jenny's Sweet Bites-Jenny Vazquez, Tastfully Simple-Tracy Myron, and Juice Plus Nutrition & The Tower Garden-Lorie Machart.

Residents enjoyed BBQ/sausage plates from Johnson's Barbeque again like last year, plus great vendor booths, children's train ride, climbing rock wall, bounce houses, face painters, a gladiator joust, a karaoke contest, beautiful weather & meeting neighbors.



# **GATEWAY**

· B A P T I S T C H U R C H ·

## **CHRISTMAS EVE SERVICES**

December 24th - 4 pm and 6 pm



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# LEGENDS RANCH



## The Living Legends

If you are 50+ and would like to join this wonderful group, please call me at 281-651-2593, please leave a message if I'm not home so I can return your call.

~Ms. Jerrie Sanders

## Gardening Tips for December

December is here and our gardening chores have slowed down. There is very little in the lawn that we need to do. However, if we have a dry winter, we still need to water at least once a week. The grass and trees will still be taking up water during the colder months. During the cold there are a few things you need to do to protect your plants.

1. Make sure you have sufficient mulch around your plants. You need at least a 2-inch layer.

2. If we are going to have a hard freeze, you need to water prior to the freeze. Wet soils hold more heat than dry soils.

3. Tender plants may need to be covered during a hard freeze. Any cloth, ie. old sheets, blankets, towels or frost cloth will raise the temperature about 5 degrees around the plant and also protects against drying winds.

4. Potted plants also need to be protected during this time. Potted hardy trees & shrubs need to be watered prior to the freeze and if small enough, moved to a protected south or east facing wall. Any potted tropicals or citrus will need to be moved to the house or garage.

Speaking of potted plants, many of us will be purchasing poinsettias and there is some care needed to maintain them. Place them where it will receive bright light, but be out of any drafts or where your heating vent will blow directly on them. Keep them evenly moist, but do not let sit in water as the roots rot easily.

If you have any questions, stop by and see me at Lone Star Ace Hardware or contact me at [troy@lonestarace.com](mailto:troy@lonestarace.com).



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# A FEW HOLIDAY THOUGHTS...

It is good to be children sometimes, and never better  
than at Christmas, when its mighty founder was a  
child Himself.  
Charles Dickens

There are two ways to live your life. One is as  
though nothing is a miracle. The other is as though  
everything is a miracle.  
Albert Einstein

The way you spend Christmas is far more important  
than how much.  
Henry David Thoreau



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Be The  
Mistletoe**



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# TENNIS TIPS

*By USPTA/PTR Master Professional  
Fernando Velasco*



Step 1



Step 2



Step 3



Step 4

## HOW TO EXECUTE THE FOREHAND VOLLEY

In previous newsletters, I offered tips on how to hit a forehand groundstroke, a two-handed backhand and a one-handed backhand. In this issue, I will give you instructions on how to execute a forehand volley for a right hander. This stroke is used whenever the player is forced to hit a ball in the air. In these pictures Grey Rock Tennis Club player, Camille Palafox, demonstrates the proper form and technique. Photos by her husband Charlie Palafox.

**Step 1: Ready Position:** The body is facing the net. The right hand is holding the end of the racket in a forehand grip position and the left hand is next to the right hand. The left hand is holding the racket slightly tighter than the right hand. Feet are a shoulder width apart and the body is in equal balance. For beginners it is okay to use the forehand and backhand grips for the forehand and backhand volleys. As the player gets stronger and the balls come at a faster speed, it will be best to use the continental grip for both volleys.

**Step 2: Back Swing:** Since the volley is usually executed when a player is close to the net and there is very little time to react to the incoming ball, the back swing is very short. The right arm should take a short turn and the head of the racket should align to the flight of the ball. The right wrist should be “cocked” back slightly and the head of the racket should be above the wrist. Eyes are still focused on the incoming ball. Here I am helping Camille to feel the hand on the racket to tilt back and still keep the head of the racket above her wrist.

**Step 3: Point of Contact:** The right foot is now taking a step forward and the racket is making contact with the ball. It is important to keep the left shoulder closed and not rotate the right hip too early. Flexing the right knee will allow more flexibility to find the proper point of contact and give power to the ball.

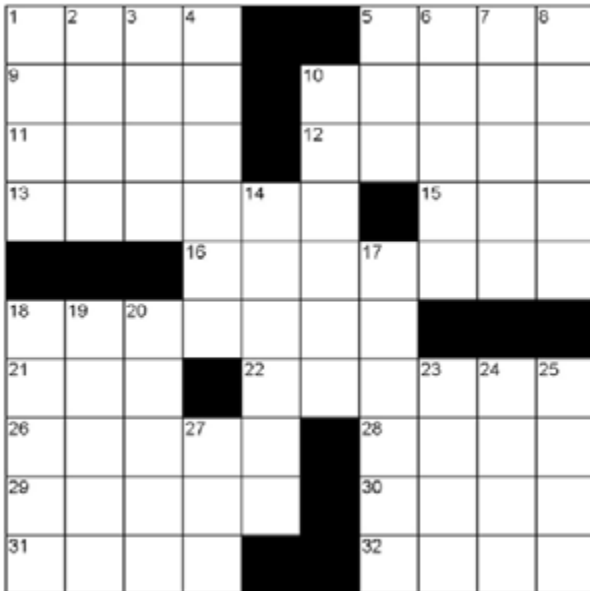
**Step 4: Follow Through:** Once the racket has made contact with the ball, the follow through is very short to allow the player to immediately get back to the ready position. The left arm should be close to the body.

Look for in the next Newsletter: The Two-Handed Backhand Volley





## CROSSWORD PUZZLE



### ACROSS

1. Catch in nylons
5. Speed
9. Station
10. Scoop out
11. Healing plant
12. Colder
13. Geneve
15. Consume
16. Collective Israeli farm
18. Chewbacca's partner (2 wds.)
21. Card game
22. Legume
26. Coding system
28. Portend
29. Induct
30. Look
31. Loch \_\_ monster
32. Opp. of yeses

### DOWN

1. Male deer
2. Large African river
3. Long time
4. Mediterranean island dwellers
5. IBM Competitor
6. Adios
7. Sports shoe projection
8. Hz
10. Apt
14. Purplish color
17. Candy
18. Woman
19. Negative battery terminal
20. Averages
23. African nation
24. Bored
25. Dregs
27. Bro.'s sibling

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# LEGENDS RANCH

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