

Grand Lake GAZETTE

Volume 2, Issue 2

OFFICIAL NEWSLETTER OF THE GRAND LAKE ESTATES POA

February 2016

News and Notes from the Board DECEMBER BOARD NEWS SUMMARY

Minutes were reviewed for the November 17th meeting and passed and financials reviewed for November. (visit GLE website for recent minutes and financials at www.glepoa.com - Documents - 2015 Minutes and Financials).

- In 1 meeting on Tuesday, December 15th, the board heard progress reports on several current projects, primarily concerned with actions to complete or follow-up current projects.

- Progress Reports: Two bids for remediation work on Connie Lane were received and reported by Connie Lane Project Coordinator Damon Scott, with work scopes of \$69 to \$170K. Additional bids and approaches to address the issues are being pursued. Hydroseeding bids were reported on and decision was made to hydroseed the ditch along Adela and behind Connie Lane homes to reduce erosion for a cost of \$5,000.00 when pending work on those areas is complete.

- 2 additional bids for LED sign installation at back gate were obtained since last meeting that are more reasonable cost. No action was taken as project lead (Chris Kisling) was unable to attend meeting due to work obligations. Action pending for email votes when his recommendations are received.

- Bids are still being sought for concrete work for ramps and walkways for Sandy Beach Park improvements Phase 3 Board member Chris Kisling is leading this project, if contractors are interested in bidding.

- Two bids on replat survey work were presented and board voted to award contract at \$5,800 to Jeff Moon Surveying, one of two companies recommended by County Engineering Office.

- Management reported that the Skrabanek firm did not complete the 2013 and 2012 audits, but that the audit materials were picked up and will be delivered to the new auditor. A new auditor (Armstrong & Vaughan) for the 2014 audit was chosen by the board based on prior bids.

- A portion of the video equipment was received (projector and screen) for use at the Cookies with Santa Event with remainder to be shipped in late December. Movie nights should resume when

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Yard of the Month



Congratulations to Garry and Sandra Kiker, the owners at 8865 Brookes Drive! 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.

GLE Dinner Club

If you love to cook, entertain, or just appreciate the pleasure of great food & fun friends, the GLE Dinner Club is the place to indulge your passions.

The inaugural GLE Dinner Club begins in 2016!

Each 4-6 weeks (dates to be determined during the February 19th meeting), a different GLE Dinner Club Member will host (each member will host one dinner). The host will create the menu using favorite foods or a theme giving the evening a varied ethnicity. As a guest, you learn new recipes, and have a fantastic evening with friends, food and maybe even pick up a few new techniques in the kitchen!

A kickoff of appetizers & cocktails will be on Friday, February 19th at 6:30. This will be an informational evening to sign up for the Dinner Club where you will receive full details and bring your calendars because we will set dates for the 2016 GLE Dinner Club nights. Contact Ellen Edwards at emedwards04@yahoo.com or 936-777-3464 if you are interested.

Grand Lake Estates

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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

Ryan Blair.....	903-574-3530	ryan@glepoa.com
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	
Damon Scott.....	281-989-5478	damon@glepoa.com

MANAGEMENT SERVICE

Spectrum Association Mgmt.....	1-877-269-9092
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GRAND LAKE ESTATES GOLF COURSE

Clubhouse.....	936-447-4653
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Advertising.....	advertising@peelinc.com

(Continued from Cover)

the equipment is received and Board member Lonna Hord will coordinate with Holly Jackson to schedule when equipment arrives.

- Nuisance fencing progress: At least one welder has been identified and quotes are progressing. Volunteer welders are still being sought. Volunteers interested please contact Ali Eichenberg at ali@glepoa.com and also email to suggest locations for fencing needed to block nuisance traffic from private property and reserves in GLE.

- Reports With No Developments to report: 200 Acres Issue; Sandy Beach Park Phase 3 and Consolidated DSL/Comcast Cable Service

- Maintenance Issues: Road repairs and erosion of ditches previously reported (Sec. 8, GLE, Zoe Loop, Kristina) were discussed and management has been instructed to inventory these repairs and schedule a meeting with Rocktec to explore possible warranty claims and bids for additional repairs.

- Connie Lane Project Coordinator, Damon Scott reported that 2 quotes for remediation of ditches on Connie Lane were completed, but an additional 3rd quote has not been obtained yet. Debris removal on Connie Lane has been completed, but has not yet been completed behind Connie Lane homes.

- ACC Committee: The board reported that it had met in Executive Sessions during the last month and interviewed 7 applicants for the ACC Committee and elected to expand the committee to 5 members with 2 alternates. Three of the 7 applicants were chosen to be on the committee (Louis Kendziora, Tom Richards and Dean Thornton) with 2 alternates (Ted Sharp and Jacob Whitesides). The board also reported that due to significant debate among board members as to whether current member Damon Scott could serve dually as a board member and ACC member at the same time, a legal opinion would be sought. Questions on this issue were also taken from the audience.

- The board reported that it had made progress on reviewing the Builders Packet and key ACC policies with Whiteley and Company since the last meeting, but will be continuing these revisions in subsequent working meetings.

- The board passed a policy designed to expedite its bidding process by requiring 3 bids for all purchases above \$3K only, thus eliminating the need for competitive bids for smaller purchases.

- The board reviewed 2 bids for security cameras for the front gates and will pend the matter for further review and possible assignment to a committee.

- The board reported it had received an invoice from LDC gas to pay for the gas line replacement on Connie Lane that was hit by K&K Construction in their work on the ditches. The initial invoice received from LDC gas was for \$28,289 which they revised to \$17,810 based on their actual costs to bore the line. The board is disputing the charges by LDC and is requesting a meeting with them, but LDC has threatened to bill GLE homeowners directly for the work.

- The board will be addressing ATV policy/enforcement development, reviewing of several resolutions, ACC policy

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Selling Insight

by Jamie Yancy

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In just the past six months, Lake Conroe Realty has sold over \$1.4 million in properties inside the gates of beautiful Grand Lake Estates. It's no surprise how desirable the homes and lots are to our buyers. We have more buyers than any other agent on the lake. Spring is here and it's the ideal time for smart sellers to begin planning. If you are interested in selling your home in 2016, time is of the essence! We give practical, expert advice on what will help your home sell fast, for the most amount of money. Whether you need new gutters, stucco repair, or simply tips on landscaping that will give your home more curb appeal, now is the time to act.

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Grand Lake Estates

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development and long-term property acquisition/capital improvement plans in working meetings as time permits.

• Significant Discussions: Questions on the bid process, ACC appointments and Connie Lane were answered. 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 30 minutes.

NOTES FROM THE BOARD

FENCING COMMITTEE VOLUNTERS: If you have an interest in serving on a committee to identify and/or help install fencing to prevent nuisance access (mudding and trespass) please contact ali@glepoa.com. Those with welding experience (no equipment necessary) are needed to install fencing.

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 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.

FALL FESTIVAL APPRENTICE SOUGHT: Holly Jackson is seeking a special volunteer who would like to be trained during next years' event (Fall Festival 2016) to take over the Fall Festival in 2017! She will work closely with you to teach you all you need to know during next year's activities so you can be ready to launch out with your own team by 2017! If you are interested in working with her on this important project, please call her at (713) 502-5328 or email hollyajackson@live.com.

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The advertisement features the PEEL, INC. logo in the top left corner, which includes a stylized 'P' in a circle and the text 'PEEL, INC. community newsletter'. The main graphic is a large, dark blue circular shape with a watercolor-like texture. Inside this circle, the text 'ADVERTISE YOUR BUSINESS TO YOUR NEIGHBORS' is written in a white, hand-drawn, sans-serif font. Below the circle, the phrase 'support your community newsletter' is written in a smaller, cursive font. At the bottom of the advertisement, the name 'Joy Oliver' is printed in a bold, sans-serif font, followed by the email address 'Joliver@peelinc.com' and the phone number '713.494.7034'.

Does My Project Need ACC Approval?

by Lonna Hord

GLE residents are often confused as to whether their project needs ACC approval or when they should begin the process to obtain ACC approval on their project. This is one of the most common questions answered by management. Lack of compliance on both renovation and new home projects in the last few years has been an indicator that many GLE residents don't have a strong understanding of the POA's current requirements. Some of this misunderstanding may be because each section of GLE has slightly different CCR requirements, making it difficult for homeowners to keep track of exactly what is acceptable in each section. To address these concerns, the board and management are working to standardize both ACC forms and policies as well as publish a Builders Packet and Building Guidelines book which will make both the homebuilding and project/renovation process in GLE easier to reference and understand. The goal of creating these documents is to create standards that take the guesswork out of the application and allow homeowners and the ACC committee to work from the same criteria for more consistent decision-making.

Below are some general guidelines and advice for homeowners regarding the ACC review process:

- If you are in doubt whether your project requires ACC approval, call or email the management office and ask. It is better to be sure than to get that unwelcome letter informing you that your project is considered non-compliant - or worse - that you have to remove or modify an improvement or you have forfeited your construction deposit because the project is in violation.
- Make sure to submit a complete package. Each time that the management company has to call you to get more pieces to complete your package, this delays review of your application by the ACC committee, which means you will be that many days later getting the answer you want so you can start your project. If you have any questions about what to submit, management can help you.
- ALL ACC applications (except for paint color) require some type of plot plan or survey so that setbacks can be checked and this is often the most common element missing from applications for improvements.
- Remember that the approval process takes approximately 30 days from the time a COMPLETE package is received, so allow enough lead time in your plans.
- Ask management to review your application to determine if you will need a variance for any part of your plan when you submit it. If an application for a variance is needed, you will need to allow more time because variances must be approved by the board of directors and require a second step in the ACC process.
- Remember that changes to your project that occur AFTER you have gotten approval may require that you re-submit or amend your

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plans. If in doubt, ask management if an amendment is necessary for any changes.

Most importantly, keep in mind that both the ACC and the board is made up of volunteers who are your neighbors and they are working hard to look out for the entire community. Aside from stopping residents from painting pink polka dots on their houses, their job is to make sure that the size and style of the structures, the building materials being used and the overall look of the projects adhere to the POA's design requirements as outlined in the CCR's. Not only does this keep GLE looking cohesive, it also keep your property values up by preventing individual structures from standing out. Everyone in GLE appreciates the hard work that our residents put in to make their homes and our community beautiful. Keeping the ACC in the loop on all our building projects keeps GLE looking great!

Mobile Marketing Instant Information Anywhere



You may have noticed small, black and white, pixilated squares recently appearing in magazines and marketing materials or on signs and product packaging. Designed to work with cell phones, mobile tags instantly link to additional information when you scan them. They're decoded by a tag reader application installed on a web-enabled camera

phone. When you scan a tag with your phone's camera, it opens a web page, displays a message or takes some other action on the phone to connect you to new content.

Mobile tagging is rapidly increasing as businesses and individuals discover creative uses for the technology. Businesses are capitalizing on the marketing and sales potential of the tags by driving consumers to websites for special offers, launching surveys, linking to additional product and service information and delivering exclusive content. Individuals are using tags on business cards and resumes to automatically download their contact information to a recipient's phone or to provide virtual work samples.

There are a number of different types of mobile tags, including Microsoft Tag, QR codes, Data Matrix, Cool-Data-Matrix, Aztec, Upcode, Trillcode, Quickmark, shotcode, mCode and Beetagg. Different types of tags require different types of readers; most are available as free downloads. Many of the tag types also offer free tag generators for personal and commercial use.

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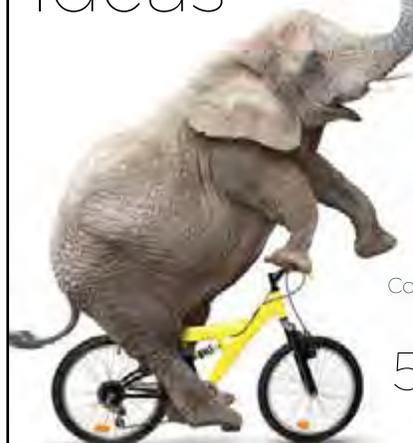
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GRAND LAKE ESTATES ACTIVITY FOR 2015

- Grand Lake Estates had twenty-five total homes sales for 2015.
- Four homes had pools.
- Seven were two-story homes and nine were built in 2014 and 2015.
- Five homes are pending to close.
- Out of the eight homes currently on the market, four are new construction.
- Thirty-six lots sold in 2015, one lot is pending to close, and there are thirty-five lots for sale at this time.

The time to put your property on the market is now. If you want to know more about what your property is worth, give us a call!



The Scheib Team

Theresa Scheib

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theresa@homesaroundlakeconroe.com

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