

# Grand Lake GAZETTE

Volume 2, Issue 3

OFFICIAL NEWSLETTER OF THE GRAND LAKE ESTATES POA

March 2016

## News and Notes from the Board

### JANUARY BOARD NEWS SUMMARY

Minutes were reviewed for the December 15th meeting and passed and financials reviewed for December. (visit GLE website for recent minutes and financials at [www.glepoa.com](http://www.glepoa.com) - Documents - 2015 Minutes and Financials).

#### Progress Reports:

- LED sign for back gate: Chris Kisling (project lead) reported the sign is pending welder bids for installation.
- Sandy Beach Park: Chris Kisling (project lead) reported bids are still being sought for concrete work for ramps and walkways for Sandy Beach Park improvements Phase 3. Contractors interested in bidding on this project may contact Chris Kisling at [chris@glepoa.com](mailto:chris@glepoa.com).
- Community Traffic Signs and Traffic Calming Options: Stop signs have been placed on W. Zoe Loop and W. Connie Lane. Two additional locations at Mary's Ct. and Linda's Place are underway. Speed humps are pending budget and a determination of whether the roadbeds are equipped to handle the increased stress.
- Nuisance fencing progress: Two welders have submitted quotes for review. Volunteer welders are still being sought. Volunteers interested please contact Ali Eichenberg at [ali@glepoa.com](mailto:ali@glepoa.com) and also email to suggest locations for fencing needed to block nuisance traffic from private property and reserves in GLE.
- Replat of reserves: Project leads Lonna Hord and Ray McCrea reported that survey of property was completed by Jeff Moon surveying. Certifying paid property taxes and securing of a letter of title commitment will be next steps to complete the application.
- Maintenance Issues: Road repairs and erosion of ditches previously reported (Sec. 8, GLE, Zoe Loop, Kristina) were discussed in a meeting with Rocktec. Bids were reviewed and passed under New Business. Repairs are being scheduled.
- Connie Lane Project Remediation: Project lead, Damon Scott reported that he is still obtaining additional bids and scheduling work previously approved. Regarding the Trometer bid, proposals

to have the POA rent equipment needed to do the work on wet ground were heard and the board asked to have the project rebid due to changes in scope and equipment needed. Damon Scott will get new bids on this work. Discussion on whether to wait further for the Derryberry bid was held and Scott was instructed to get 3 bids on the retaining wall concept and have all bids prepared for board review by a March 1st deadline.

- The audit for 2014-2015 is in progress. Ms. Elder will check to see if there are any other items needed or if the audit will be completed by January 31, 2016.
- ACC Committee: The board reported 5 members were appointed with 2 alternates. The board met with the ACC committee and discussed expectations, policies and procedures and reviewed use of the online system. ACC responsibilities have been fully passed over to committee who is now using an online review/voting application (SmartWebs) to expedite and document their work.
- Under New Business, discussion was held in regards to nuisance traffic and unauthorized use of GLE roads, and changing of gate codes and re-configuration of remotes to reduce such traffic.
- A motion to approve a bid for \$22,180 in road repairs was passed and the contract awarded to RockTec Paving.
- Property taxes were reported paid by Ms Elder for all GLE owned land.
- Motion was made and defeated to explore manageable accounting methods to charge dump trucks for non-residential use of roadways for land owners who have easement access through GLE roads (i.e. dirt hauling).
- 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 had

*(Continued on Page 2)*

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# IMPORTANT NUMBERS

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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

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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
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.....	ray@glepoa.com
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Damon Scott.....	281-989-5478
.....	damon@glepoa.com

## MANAGEMENT SERVICE

Spectrum Association Mgmt .....	1-877-269-9092
.....	melder@spectrumam.com

## GRAND LAKE ESTATES GOLF COURSE

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

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*(Continued from Cover)*

questioned LDC about this bill, but before those questions could be answered, LDC chose to bill the homeowners they service the full \$28,289 divided into 3 monthly payments. Board members subsequently met with LDC to discuss the billing and LDC then offered the POA a 25% discount of the bill to \$21,200 if they would pay the bill immediately. Homeowners discussed with the board the information they had gathered in regards to options and their rights to file individual complaints regarding this matter with the Texas Rail Road Commission. A complaint is now pending with the Railroad Commission. The homeowners were asked their opinion on whether the POA should pay this demand or wait to see the outcome of this complaint and the homeowners polled at the meeting preferred that the LDC offer be declined by the board.

- 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 – Ali Eichenberg: (281) 935-2638. 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.

## How will oil prices and the Presidential election affect the value and sale of my home?

by Jamie Yancy

The biggest concern for homeowners this year, in my opinion, will be as simple as supply and demand. For 17 years I have been tracking home sales and values in Montgomery County and following the population increases and inventory of homes. The numbers are in for January and 2016 is shaping up to be very interesting. Currently 1,238 Homes are for sale in Northwest Montgomery County which includes, Conroe, Willis and Montgomery. Historically this is the third highest number of homes for sale only behind 2007 and 2008. Last year at this time only 964 homes were available for sale which is a 22% increase in supply. Sales for January were 131 homes up very slightly from last year where 129 homes sold in the lake area. While the modest increase is a good sign our area is still growing despite the energy market woes, it does not appear to be keeping pace with the number of homes being built and the supply.

While sales have remained statistically constant the number of homes for sale in the above communities has grown from 320 properties in 2016 to 358 homes for sale in 2016. Want to know how this increase in inventory has affected home values? Where sales and inventory levels are trending and which homes are selling faster? I have compiled all of this data at [www.lakeconroerealty.com/lake-conroe-news.html](http://www.lakeconroerealty.com/lake-conroe-news.html) to review.

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## Yard of the Month

Congratulations to Becky Barnett, owner at 8784 Tiffany!  
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.



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## COMMUNITY ANNOUNCEMENTS

### FLAG RETIREMENT/DISPOSAL

If you have a worn, torn or used American or Texas flag that you want disposed of properly, please call Holly or Wayne Jackson at (936) 588-1007 to arrange pickup/dropoff. The Mason Lodge 25 of Montgomery sponsors a flag disposal service for the community to properly retire used and worn flags.

### BLOOD DRIVE

The Mason Lodge 25 of Montgomery will sponsor a blood drive in May at the fire station in Montgomery. Please watch the www.glepoa.com website for details on date/time. Appts. can be made for blood donation in advance to accommodate your busy schedule!

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## How We Can Create a Strong Community

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive.

The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility for the hive's prosperity by expanding their role in the community whenever necessary.

As homeowners, we too can choose to recognize the interrelationships that exist between ourselves and our neighbors and how those interrelationships have a direct impact on our quality of life. We can also choose to take some of the responsibility upon ourselves to contribute to improving those relationships and in the process improve our community.

In order for our community association to continue to protect, preserve and enhance our community assets and our property values,

each member of our community has to acknowledge their role in our community and, at times, be willing to expand their role to take on some added responsibility.

For example: We all must obey our governing documents, we agreed to do that when we closed escrow. By obeying community rules and regulations, we contribute to our community and accept the role of a rule abiding member. Each year we conduct an Annual Meeting at which time we elect our Board of Directors, although we don't have to participate in the election process, choosing to do so contributes to the success of our community. Our role as a rule abiding member expands to include that of a voting member. We also have the opportunity to attend our Board of Directors meetings in order to better understand the business decisions made by the Board. When we choose to attend those meetings, our role as a rule abiding, voting member now expands to include that of a participating member. And when we choose to serve on community committees or the Board of directors, we accept another role and become a rule abiding, voting, participating and contributing member.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bees, work together at making our community the best place to live that it can be!

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# GREEN CHILE CHICKEN SOUP

- 1/2 cup butter
- 3/4 cup all-purpose flour
- 2 cups milk
- 3 cups chicken broth
- 2 cups cooked, boneless and skinless chicken, cut into bite-sized pieces
- 1/2 cup chopped green Chile peppers (I use canned green chiles)
- Salt and pepper to taste
- 1 pinch garlic powder

1. In a large pot, melt butter or margarine. Add flour and stir the resulting paste over medium heat. Add the milk and chicken broth and whip to eliminate any lumps. Bring to a boil and reduce heat to simmer.

2. Add the cooked chicken. Add the chopped green chilies, salt, pepper and garlic powder to taste. Stir well and cover. Simmer for 30 minutes and serve.

## How Fire Proof Is Your Home?

Following are reminders that will help ensure the safety and protection of your family and home:

- Cover all unused electrical outlets
- Arrange electrical cords so they neither dangle loosely nor entangle with one another
- Matches, lighters and all flammable materials should be kept out of the reach of children
- There should be an operational smoke detector installed on every level of your home and in the hallways leading to the bedrooms. It is an extra precaution to have them installed in each bedroom
- Set the thermostats on water heaters to between 125 and 130 degrees Fahrenheit
- Formulate an escape plan for every room in your home, with an alternate plan in case the first option is blocked by fire. Practice these escapes until every member of your family can perform them automatically.



## Zika Virus

Zika virus is transmitted by Aedes mosquitoes and there is no specific treatment or vaccine currently available. The best way to avoid getting the virus is to avoid being bitten by infected mosquitoes. About 20% of people with Zika virus actually get ill. Severe disease, requiring hospitalization, is uncommon and death due to the virus is rare.

The incubation period of Zika virus is thought to be a few days to a week, but is still unknown. Symptoms include fever, skin rash, conjunctivitis, muscle and joint pain, and headache. Symptoms tend to be mild and last from 2-7 days. Zika virus can be contracted through the bite of an infected mosquito, through blood transfusions, through sexual contact, and from mother to child during pregnancy.

The mosquitoes that are able to transmit Zika virus are also able to transmit dengue and Chikungunya viruses. These mosquitoes are daytime biters, but can also bite at night. Aedes mosquitoes lay their eggs in standing water- buckets, tires, tree holes, animal water dishes, etc.

To protect yourself from mosquito bites, wear light-colored clothing that covers as much skin as possible, use insect repellent (read and follow label instructions), use screening on doors and windows, use mosquito netting (if needed) while sleeping, and reduce standing water areas.

For more information on Zika virus, please see the CDC website here <http://www.cdc.gov/zika/index.html>

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at [www.urban-ipm.blogspot.com](http://www.urban-ipm.blogspot.com)

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## The Scheib Team

**Theresa Scheib**

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