

# Grand Lake GAZETTE

Volume 2, Issue 4

OFFICIAL NEWSLETTER OF THE GRAND LAKE ESTATES POA

April 2016

## News and Notes from the Board

### FEBRUARY BOARD NEWS SUMMARY

No minutes were provided by Spectrum Management for approval.

#### Progress Reports:

- LED sign for back gate. Chris Kisling project lead reported the sign is pending a welder bids for installation.
- Sandy Beach Park: Bids are still being sought for concrete work for ramps and walkways for Sandy Beach Park improvements Phase 3. Also discussion was held to possibly fence in the entire park to the reserve to mitigate damage from Atv's. board member Chris Kisling is leading this project, if contractors are interested in bidding.
- Community Traffic Signs and Calming Options: 8 Stop signs have been placed throughout GLE with flashing red lights. Speed humps are pending budget and if the roads are equipped to handle the stress of them. Ryan Blair suggested the board replace 10 worn stop signs, add a street sign on Michael's Run and add 4 additional speed limit signs throughout the neighborhood.
- 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: Survey of property was completed by Jeff Moon surveying. Completion of replat is pending payment of all GLE property taxes. Payments have been made but not cleared within MCAD records.

#### Maintenance Issues:

- Road repairs are scheduled to begin February 24, 2016. Repairs are contracted with RockTec.
- Connie Lane Project Remediation: Updated bid with Eden Hydroseeding for \$5925 was approved. Bids for erosion control and remediation are pending for detailed scopes of work to ensure all services are uniform.
- The audit for 2014-2015 is in progress and should be completed shortly.

#### New Business:

- Tree Debris removal for piles behind Connie Lane was approved during previous vote to have Ranch and Home tree services come out and remove/chip debris. Approved bid was for \$2035.00.
- Discussion was held in regards to nuisance traffic and unauthorized use of GLE roads, gate code and remote re-configuration was discussed.
- Gate maintenance: Both front exit gate and back gate require new operators to fix. Two options were presented, 1. Replace both operators with new motors at \$3200.00 each (\$6500.00 total) with a three year warranty from door king or rebuilt motors at \$1850.00 each (\$3600.00 total) with a one year warranty from elite. Motion was approved to purchase rebuilt operators at \$3600.00. All Gates will be contacted and gates should be repaired within the week.
- Fall Festival: Budget increase to \$1250.00 to include porta-potty in budget was proposed and approved.
- The board would like to announce that we will be switching management companies from Spectrum association management to IMC.
- 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 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) please contact [ali@glepoa.com](mailto: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

*(Continued on Page 2)*

# 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

Ryan Blair .....	903-574-3530
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## 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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Article Submission.....	grandlakeestates@peelinc.com
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(Continued from Cover)

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 - Thomas Claire: (281) 460-7822. 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.

### April Events:

4/10/15: Pot-Luck in the park. Details will be announced  
4/15-4/17: Garage Sale Weekend. Event will be advertised. Gates will be open from 7am-5pm on these dates.

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# YOUR MARKET WATCH

from Lake Conroe Realty

2016

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## 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 February and 2016 is shaping up to be very interesting. Currently 1,318 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 1,032 homes were available for sale which is a 20% increase in supply. Sales at this time for 2015 were 239 homes. This year, so far, we are at 209 homes sold in the lake area, yet, we are seeing a positive increase in Grand Lake Estates.

Homes sold in Grand Lake Estates the first 60 days of 2015: 2

Homes sold in Grand Lake Estates the first 60 days of 2016: 4

While sales have remained statistically constant, the number of homes for sale in our community has grown 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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## WHAT ARE CC&RS ANYWAY???

When our community was developed, the developer filed with the state a series of documents designed to uphold the integrity of our community and spell out the duties of our association, and the responsibilities of each of us, the owners. Those documents are often referred to as the governing documents and are made up of the Articles of Incorporation, the Bylaws, and the CC&Rs (Conditions, Covenants & Restrictions).

The Articles of Incorporation are a one-page document that must be filed with the Secretary of State. It simply states that a non-profit corporation is being formed (our community association).

The Bylaws dictate the powers and duties of the Board of Directors (when meetings occur, how the Board is elected, etc.).

The CC&Rs dictate the powers and duties of the corporation and regulate both the physical characteristics of our development and the lifestyles of our residents.

Of all of the governing documents, the CC&Rs are often the least understood but, inarguably, the most important.

In order to close escrow on your home, you signed a series of papers, one of which stated that you had read the CC&Rs and agree to abide by them. When escrow closed, you entered in to a contractual agreement with the other owners in our community to conform to the dictates of those CC&Rs. This is where some owners get confused. The confusion, however, is easily cleared up once the CC&Rs are read, or re-read as the case may be. After all, how many of you actually read and understood the CC&Rs before closing escrow? Those that did are to be applauded. The rest of us have had to take a crash course on the CC&Rs through trial and error. Often we have found out that we are in non-compliance to the CC&Rs or Rules & Regulations through correspondence received by our management company. So, we dust off that old copy of the CC&Rs (it took me half a day to remember where it was) and, sure enough, there it is in black and white, the exact restriction that we completely forgot about. Being responsible owners, we correct the situation and, armed with a new found knowledge of our CC&Rs, we continue with our lives, undisturbed (that is, until we “forget” something else and have to go through the process once again).

Often we focus on the “pain in the neck” aspect of our CC&Rs, but by doing so we miss the real beauty of their purpose. The CC&Rs provide a structural framework to help residents of different backgrounds, ideals, and perceptions to live together in harmony and by doing so, the community and our property values benefit.

If we had no architectural controls (as spelled out in the CC&Rs) or no ability to correct violations of the Rules & Regulations (also spelled out in the CC&Rs), then there would be no harmony and ultimately our community and our property values would suffer. In other words, the CC&Rs are good business...they help ensure that

our property values are maintained and our investments protected.

Example: What would the impact on your property values be if your neighbor decided to repair automobiles in his parking area as a part-time job and decided to advertise with a big sign he nailed to the roof of his building? Furthermore, in order to attract attention to the sign, he painted his building a bright red. This example may be a little over the top, but it applies equally to the neighbor who doesn't maintain his/her living area. The bottom line is that your property values would suffer. No one would want to buy your home and have to live next to such “chaos”. Since market values are affected by the law of supply and demand, if the demand (or attractiveness) of your community is poor, then the supply (or cost) is reduced. When the demand is high (the community is aesthetically attractive) then the supply (or property values) are increased. The CC&Rs promote conformity, which encourages harmony, which has a positive impact on the value of our community.

So, the next time you get a note from the management company explaining why you are in non-compliance with the CC&Rs or the Rules & Regulations, take a moment to remember what the spirit of the CC&Rs embrace (protection of your investment) and be thankful that our Board of Directors are taking their job seriously and are working to protect, preserve and enhance our property values.

## COMMUNITY ANNOUNCEMENTS

GLE Ladies Book Club meetings are held on the third Thursday of each month at 6:30 p.m. This is a great time to meet others in our community and share thoughts about the books we read and to enjoy a little food and wine. Each month, one of the members opens her home to us and we have a great, fun time together. If you are interested in joining us, please contact [webmaster@glepoa.com](mailto:webmaster@glepoa.com) for more information.

Missing out on the GLE newsletter? Go to <http://www.peelinc.com/residentsNewsletterSubscriptions.php> and sign up to have the newsletters sent directly to your mailbox.

Mark your calendars! The Masonic Lodge #25 is holding a blood drive on May 28, 2016 from 9:00 a.m. until 3:00 p.m. at 20600 Eva Street (right next to Fire Station #51 on Highway 105) in Montgomery. Contact Wayne Jackson at 936-588-1007 to schedule a time slot.



# IT'S THAT TIME

*By Cheryl Conley, TWRC Wildlife Center*



This is the time of year when you may hear the pitter patter of tiny feet in your attic or chitter chatter in your walls or chimneys. It's baby season in the world of wildlife. The most likely animals that may be using your home or out-buildings as a nesting site are raccoons and squirrels. If you're hearing activity during the day it's probably a squirrel. Raccoons are nocturnal and are active at night. If you have a raccoon "renting" from you, it's best if you can leave her alone for a few weeks. When the babies are old enough, she will move out on her own taking her babies with her. If you'd like to strongly encourage her to leave, in the evening you can place a loud radio, bright lights and unpleasant smells (vinegar is good) in the attic or at the base of your chimney. This will create an unpleasant environment for her.

If you hear noises in your walls, tap gently where you're hearing the noise. If the animal is able to, this should scare them out. If

you continue to hear the noise, this may mean a baby is stuck. Seek professional help for removal but make sure you hire a company that will work to try to reunite the mother and baby. Trapping only mothers or removing babies without the mother is cruel and inhumane. Not all animal control companies are alike so do your research. Ask questions. Get specifics on how the animals will be handled. Will the animal be killed, and if so, why? Are there offspring that will be orphaned or abandoned? Insist on humane techniques. If you need assistance finding a humane animal control company, give TWRC Wildlife Center a call.

The best way to prevent attic guests is to inspect your home for entry points and block them. Make sure, however, that there are no animals in your attic or walls before you do this. Look over, under and around your roof area. If you find openings, repair them.

Remember, although animals may be unwelcomed guests, they are only looking for a dry, quiet, safe place to give birth and care for their little ones until they're old enough to be on their own—just like us.

For more information or for help with wildlife issues, call TWRC Wildlife Center at 713-468-TWRC or check our website at [www.twrcwildlifecenter.org](http://www.twrcwildlifecenter.org).

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## CINNAMON ROLL SWIRL CAKE

### For the batter

3 cup flour  
1/4 tsp salt  
1 cup sugar  
4 tsp baking powder  
1 1/2 cup milk  
2 eggs  
2 tsp vanilla  
1/2 cup butter, melted

### Topping

1 cup butter, soft to the point of almost melted\*  
1 cup brown sugar  
2 Tbsp flour  
2 Tbsp cinnamon

In a large bowl, mix all the ingredients together except for the butter. once mixed ...slowly pour in the butter & blend in.

Pour into a greased 9x13 pan.

For the topping, mix all the ingredients together until well combined.

Drop evenly over the batter and swirl with a knife.

Bake at 350 for 30-40 minutes.

### Glaze

2 cup powdered sugar  
5 Tbsp milk  
1 tsp vanilla

While the cake is warm, drizzle the glaze over the cake.



## Honey Bee Swarms

Honey bees are beneficial by producing honey, wax and pollinating crops. With warmer temperatures, honey bees are becoming more active and may soon begin to swarm.

Honey bee swarms look like a large clump of bees clustered together. The swarm may stay in a location from a few hours to a week. Swarms are produced as a part of the colony's reproductive process. An established colony produces a new queen, causing the old queen and half the worker bees to leave the colony to search for a new nesting location. Swarming honey bees are usually gentle and unlikely to sting. Swarms are not protecting their home, food or offspring. Scout bees are sent out from the swarm to search for a nesting site. Colonies produce comb and honey and are defensive. Bees from a colony are more likely to sting as they are guarding their home, food and offspring.

Sometimes, honey bee colonies can be found in wall voids, chimneys, attics or sheds. If bees are in a wall void, DO NOT block their entrance; this makes them search for another way to exit and could lead bees into the structure. To keep bees from entering a home, seal any holes found in walls where pipes enter the home, cracks in window framing, knotholes, weep holes, or cracks between wood and brick junctures.

While many enjoy having honey bees around, some people are severely allergic to their venom. This, along with other situations, such as bees located near sensitive areas (such as playgrounds) may require removal or even extermination of the bees.

People should NOT try remove or exterminate bees on their own. Beekeepers and pest control companies have equipment to carry out these jobs in a safe manner. The city or county does not provide bee removal services.

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



## Top Tips for Smart Home Selling

1. **Buyer's fall in love at the curb.** If the buyers are disappointed by the "curb appeal", they may not even get out of the car.
2. **Make all necessary repairs before placing your home on the market.** Most buyers will hire an inspector.
3. **Make sure you understand what you're signing.** Contracts can be confusing and complex. It's very important to understand your rights and responsibilities.
4. **Understanding the market-price your home right.** You need a seasoned agent to perform research into comparable property sales within the past six months.
5. **Be prepared for the next step.** Get preapproved for your next mortgage.
6. **Leave the property while the buyers are viewing.** Sellers can kill a sale by "hard selling" the buyers with features.
7. **Hire the best agent.** Experience matters- Call The Scheib Team!

**We Need Listings!! If you've been waiting for the right time to sell...that time is now!!**



## The Scheib Team

**Theresa Scheib**

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