

# Grand Lake GAZETTE

Volume 2, Issue 5

OFFICIAL NEWSLETTER OF THE GRAND LAKE ESTATES POA

May 2016

## News and Notes from the Board

### MARCH BOARD NEWS SUMMARY

Minutes for January and February board meetings were corrected and approved. Financial reports were provided by management and can be found at [www.glepoa.com](http://www.glepoa.com) under Documents: Minutes & Financials - 2016.

In Executive Session, the board reported it had addressed several compliance matters, requests for inspection, reviewed CCR violations and legal reports and recapped some pending legal matters awaiting settlement and arbitration proceedings.

#### Progress Reports:

- LED sign for back gate. The board approved work to begin welding and electrical installation of the LED sign at back gate on the left hand outgoing side.
- Sandy Beach Park: Bids are still pending on this project.
- Community Traffic Signs and Calming Options: Board discussed adding boulders around stop signs and curbs to reduce roadway damage. Old bids were discussed for this work and will be updated by next meeting. Some missing/damaged stop signs are being replaced.
- Nuisance fencing progress: Two bids have been received and one bid is still pending and expected to be finalized by next meeting. Work is ready to begin when a bid is approved.
- Replat of reserves: The replat application has completed all elements and is awaiting a letter of title commitment only.

#### Maintenance Issues:

- Several road repairs were completed since February. Repair of the Guinevere spillway needs to be rebid because concrete prices have increased and the prior bids are no longer relevant.
- Connie Lane Project Remediation: The board approved a bid to complete engineering study on the proposed remediation plan for Connie Lane. Homeowners reported recent rains had caused high water and asked that the board provide bilge pumps to relieve water backup while problem is being addressed.

- Gates: New operators at Front Exit and Back were installed and are now working, though other issues have kept the gates working intermittently in the last few weeks. All-Gates has been called out for each issue to trouble-shoot.
- No report on the audit progress was available from management.

#### New Business:

- Woodforest Storage: Board voted to renew its lease with Woodforest Storage for climate-controlled records and equipment storage space.
- Insurance Renewal: Board instructed management to get quotes on insurance renewals for all relevant policies.
- Discussion was held in regards to nuisance traffic and unauthorized use of GLE roads, gate code and remote re-configuration was discussed.
- Speakers & Guests: Hollis Jackson requested and received approval for a minimal budget to support the first annual GLE Potluck Dinner of \$250.00. The event will occur at the park on 4/10/2016 from 4-6 pm.
- IMC Management: Tammy Perry of IMC Management was introduced as the POA's new property manager who will be handling all matters for GLE at IMC. Website and forms will be updated to reflect the new contact information and homeowners will be receiving a mailing within the month with instructions on how to update their information.
- 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)

*(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.....	936-276-2000
Lone Star Elementary.....	936-276-4500
Montgomery Intermediate .....	936-276-4700
Montgomery Middle School .....	936-276-3700
Montgomery Junior High .....	936-276-3300
Montgomery High School.....	936-276-3000

## 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
Thomas Clare .....	281-460-7822
.....	thomas@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

IMC Property Management .....	936-756-0032
.....	tammyperry@imcmanagement.net

## GRAND LAKE ESTATES GOLF COURSE

Clubhouse.....	936-447-4653
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Peel, Inc .....	888-687-6444
Article Submission.....	grandlakeestates@peelinc.com
Advertising.....	advertising@peelinc.com

(Continued from Cover)

glepoa.com. Those with welding experience (no equipment necessary) are being recruited to help 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 - 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.

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# YOUR MARKET WATCH

from Lake Conroe Realty

2016

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## How The Presidential Election Effects Our Market

by Jamie Yancy

As we move into the second quarter of 2016, there are many things that affect our market. Some buyers who were once searching for homes in the \$700k+ range, are considering homes in a lower range instead. As we prepare for a new President, we also prepare for changes to take place in our oil and gas industry and also in healthcare. Even with the market slowing, we are STILL selling land, lots, and homes at a fast rate. If a home is priced right, it is still very common for it to sell the very first week on the market.

Currently, there are **15** single family dwellings actively for sale inside the gates of Grand Lake Estates, with **5** under contract and ready to close. There are also **31** lots active, with **2** under contract.

So far, in our first quarter, there have been **14** properties that have **SOLD** inside the community with an average of **88** days on the market. While sales have been constant, Days On The Market has remained low, meaning there is still a solid demand.

If you have ever wondered what the value of your Grand Lake Estates home or lot is, we will gladly give you a no obligation, free home market analysis. You might be pleasantly surprised to see the value of your home has increased. Privacy is never a concern. We hold all calls confidential and never pressure homeowners to sell. We are here when you need us. Give us a call today and lets talk about the possibilities.

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# Angry Neighbors Make for an Angry Community

We all have expectations about everything in our life. We expect our family, friends and neighbors to behave in certain ways and when they don't, we often fall into a state of anger. Our expectations are not just limited to those people who we know, but also to just about everyone we come in contact with or depend upon. We expect our leaders to make decisions that we believe to be right. We expect the cashier at the store to be quick and competent. We expect the driver of the other vehicle to obey the rules of the road. When they fail to meet those expectations we get angry. Often, what we expect of others is a reflection of what we ultimately expect of ourselves. When I am in a hurry, I expect others to respect that and get going. When I am frustrated, I expect others to understand that and make everything right. When I am overworked, I expect others to sympathize with me and help out. When others don't behave according to our expectations, we get angry. Learning to be gentler with ourselves goes a long way towards being gentler towards others.

For most of us, anger is not an emotion that feels good at all. It disrupts our daily flow and brings out the worst parts of ourselves. I never want to say a bad word to my family. I love them dearly. However, when angry, I have been known to say mean-spirited

words directed at those same family members. Anger makes us more aggressive and limits the way we think about and treat others. Anger is usually one-pointed: outward towards someone else. In the act of being angry, instead of feeling closer to the object of our anger, we create even greater distance. We isolate them, but more importantly, we isolate ourselves. Anger is like a prison that binds us and keeps us from making choices that reflect compassion and caring and understanding: Attributes that contribute to the happiness of ourselves and of those around us.

One of the keys to avoiding anger is to transform our habit of expectations. This does not mean that we allow people to run all over us, or our community. It means I transform what I expect of others into an understanding that no one can read each other's mind and their reasons for doing what they do usually have nothing to do with me. My daughter didn't clean up her room because she wanted to make me angry, she was late getting ready for school this morning. The cashier at the store was slow and distracted not because she wanted to make me angry, but because her child is sick today and she is upset that she can't be home to care for her. The

*(Continued on Page 5)*

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(Continued from Page 4)

neighbor doesn't let his dog poop on my lawn to make me angry, he does so because he hasn't read or understood our community's rules. Transforming our expectations into a greater understanding of other people's challenges and sufferings will do quite a bit to disarm our anger and increase our own happiness.

If your family member or neighbor behaves in a manner that fails to meet your expectations and makes you angry, the only way you are going to really resolve the situation is not by creating an even wider distance between yourself and them (anger), but by making a choice to get closer and put forth an honest effort to remedy the situation "together". Effective communication can only occur when there is a process of two-way listening. Anger prevents us from honestly listening to anything but our anger. When we transform our expectations and reduce our opportunities to get angry, we put ourselves in a position to make better choices about how we relate to the people around us and, in turn, how they relate to us. When everyone works together, anything is possible!

## 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.

A new property management group began serving our community on April 1, 2016. The new group is IMC Property Management and our new property manager is Tammy Perry. Tammy can be reached at [tammyperry@imcmanagement.net](mailto:tammyperry@imcmanagement.net) or 936-756-0032.



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**Gain a New Perspective** - See "your" world with fresh eyes as you share experiences with and learn from someone from across the globe.

**Make a Difference** - Your support of diversity and cultural awareness extend to your family, schools and throughout the community.

Spending a year in the U.S. changes the lives of not only Ayusa's international exchange students but also their host families and communities. Our students have the opportunity to experience life as an American teenager, perfect their English speaking skills, and grow into young adults ready to leave their mark on the world. They also give back with their enthusiasm, dedication, and involvement. Their energy and perspective are contagious and their presence along promotes a sense of global unity.

Here's just some of the student's waiting for a host family this year  
Charline, The Netherlands, 17, Female

Top three interests: Diving, Family Activities, Tennis

GONZALO, Spain, 16, Male

Top three interests: Computers or Technology, Skiing or Snowboarding, Travel

Shu-Ruei, Taiwan, 15, Female

Top three interests: Music, Photography, Running or Jogging

Mathilde, France, 15, Female

Top three interests: Family Activities, Reading, Swimming

Henrik, Germany, 15, Male

Top three interests: Bike Riding, Music, Soccer

Koshin, Japan, 16, Male

Top three interests: Baseball, Sports, Swimming

Ayusa is a non-profit organization founded in 1981 to promote global learning and leadership through foreign exchange, study abroad, and leadership programs for high school students from the U.S. and around the world.

For more information about hosting a high school foreign exchange student, please contact your local representative Vicki Odom at 832.455.7881 or [vodom@ayusa.org](mailto:vodom@ayusa.org) or Ayusa at 1.888.552.9872 or by visiting the website at [www.ayusa.org](http://www.ayusa.org).



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