



News and Notes from the Board

APRIL BOARD NEWS SUMMARY

Minutes for March 22, 2016 board meeting and April 13th Legal meeting were corrected and approved. Financial reports were provided by Spectrum Management and can be found at www.glepoa.com under Documents : Minutes and Financials-2016.

In executive session the board had reported it had addressed several compliance matters, requests for inspection, reviewed CCR violations and legal reports and recapped some pending legal matters.

Progress Reports:

Community Traffic Signs and Calming Options: The board discussed adding a street sign on Michael's Run and Gary Player. A request was made to secure the stop signs in a different manner as they are spinning in the ground and have been run over. Bids for boulders were obtained at \$0.06 per lb. 4 pallets of 5/6 medium sized boulders and one pallet of 3 large boulders would run approx. \$930.00. The board requested the bid and photos to be emailed for review. A request was made by the homeowners to restripe the roads, the board requested management to obtain bids. A bid for speed humps was discussed for \$12,773.50 and additional bids are pending submission.

Nuisance fencing progress: Four welders have submitted quotes for review. Bids were reviewed and the board approved a bid from Mike Sdao in the amount of \$11,060.00. A request was made to complete the project in 3 phases, starting with the most frequented areas first. The board identified the areas to be addressed in the first phase and Mr. Sdao will be notified to start the project.

Re-plot of reserves: Survey of property was completed by Jeff Moon Surveying and the title commitment letter was completed and submitted to Mr. Moon for creation of the replat application. . Completion of re-plot is pending city planning package submission from Jeff Moon surveying.

Maintenance Issues:

- Guinevere spillway: IMC management was tasked with obtaining new bids for project since price of concrete has increased and prior bids are no longer relevant.

- Connie Lane Project Remediation: Damon Scott presented the completed engineering study from L-squared. The engineering plan revealed that additional 36in culverts and removal and replacing of two additional driveways need to be added to the scope of work. The bid from Hasara land Services for \$85,650 was approved but additional bids need to be obtained for additional work. Damon will obtain bids and arrange for work to begin ASAP.

- The audit for 2014-2015 is in progress and should be completed shortly.

New Business:

- The board implemented a new communication policy regarding emails and website requests from homeowners. All questions will be discussed by the board as a whole and a unified response will be made thru management.

- The board is in the process of making an Association Master data management file within the GLE POA Dropbox account.

- Ali Eichenberg requested a budget of \$300 which was approved to re-landscape the front circle at the front entrance on Honea-Egypt. A landscape project date will be announced and project assistance from homeowners will be welcome.

- Discussion was held in regards to nuisance traffic and unauthorized use of GLE roads, gate code and remote re-configuration was discussed. Management was asked to get a master file from all gates in order for the board to start eliminating unnecessary codes and compile a plan on the best route to manage gate abuse. A request was

(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
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.....	thomas@glepoa.com
Ali Eichenberg.....	281-935-2638
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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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(Continued from Cover)

made from the homeowners to request that the golf course no longer have a gate code and golfers must call club house to obtain entry.

- Steve Hord requested permission and approval was given to clean up the construction entrance along Honea- Egypt.

- A request was made to IMC Management to obtain bids to replace the hardware on the middle flagpole at front entrance. Due to age and wear the hardware has gone bad and the rope disintegrated. The Texas flag is damaged and worn, the board will replace the flag and give the old flag to the Masonic Lodge of Montgomery for proper disposal.

- Hollis Jackson reported the success of our first community pot luck dinner and further efforts for other family events will be made.

Speakers and Guests:

-Randy Romo presented his concerns regarding a plan to reroute the natural drainage shared by his property on Connie Lane. The board answered his questions and concerns.

-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

NEIGHBORHOOD WATCH: GLE owners and residents are

(Continued on Page 4)

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Grand Lake Estates Sales Update

Grand Lake Estates continues to be deemed one of the most popular and sought after communities in the county. We believe this to be true because of the privacy, and the high quality and value of the homes that have been built. Also, with hundreds of families relocating to the area, they are looking for communities within MISD, with short commutes to the Woodlands and Houston, making Grand Lake Estates properties very intriguing.

The numbers are in for April 2016 and there was over \$1,534,000 in sales just for the month. If you have ever considered selling your home, or if you tried to sell and the timing was wrong, it is not too late. Let us tell you what the price tag of your home is. Have you ever wondered what your home or lot is worth? We have more buyers than any other agent on the lake. Contact us today for a free, no obligation, home market analysis. Call us today at 936.448.1400.

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Grand Lake Estates

(Continued from Page 2)

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

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.

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 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.

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 or 936-756-0032.


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Ten Reasons To Volunteer To Serve On The Board

There are many reasons why homeowners volunteer to be a part of your Board of Directors. Below are ten reasons to volunteer for your Board of Directors. Our community is constantly looking for dedicated and talented homeowners to joining our Board of Directors. Give it a shot!

Why volunteer to be on the Board?

1. To protect our property values and maintain the quality of life you expect in your community.
2. To correct a problem within your community. Perhaps parking is an issue or maintenance has been neglected.
3. To give back to your community and neighbors.
4. To be sociable, meet your neighbors, and make friends.
5. To advance your career and build your personal resume by including your leadership capacity and community volunteer service.

6. To have fun accomplishing things around your community together with your neighbors. Being on the Board doesn't always have to be negative.

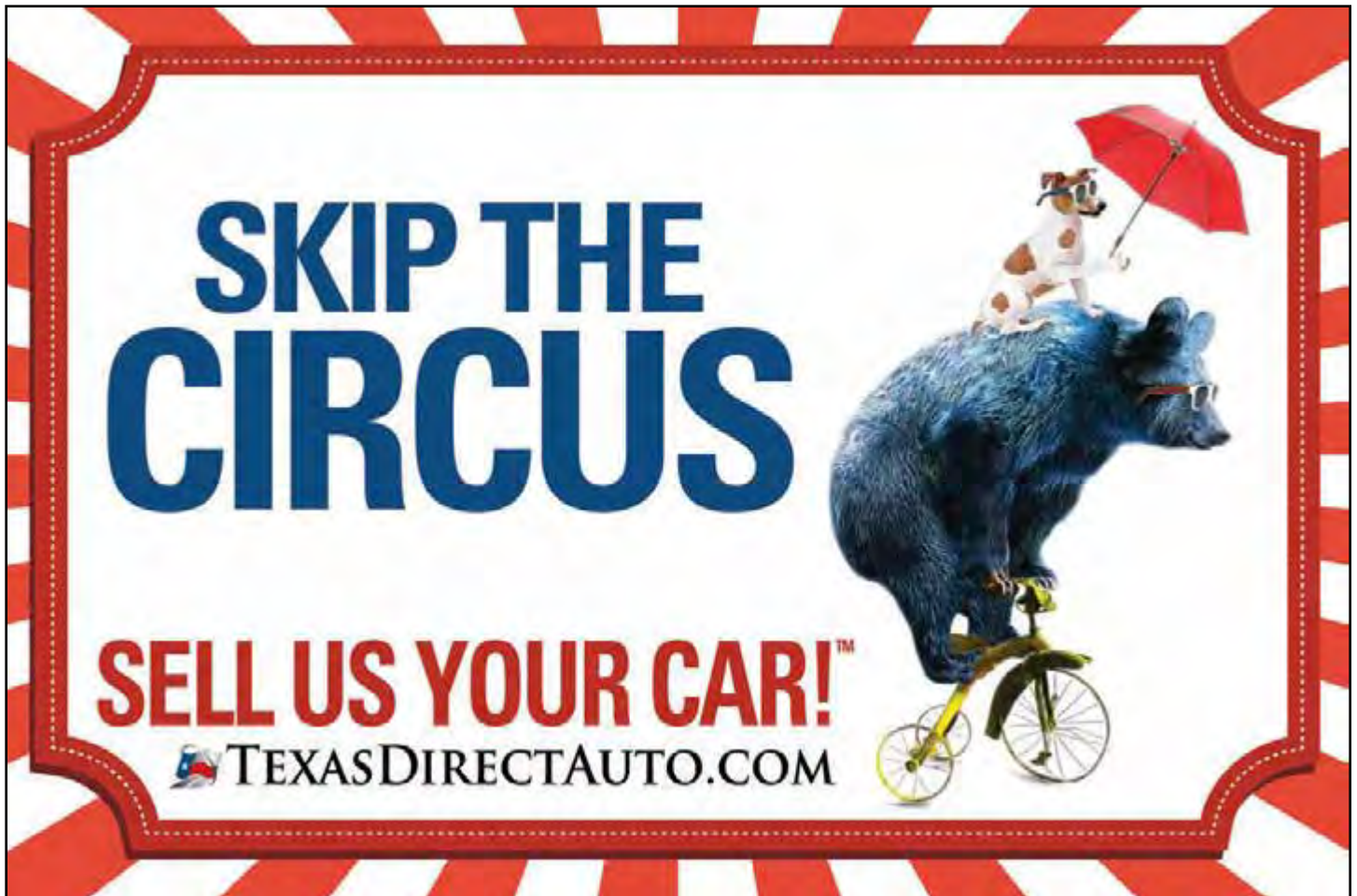
7. To get educated on the many facets of running a community association such as; the many laws and regulations, maintenance and repair, and understanding financials.

8. To express yourself and be creative while offering your opinion on solutions to your community's day-to-day problems.

9. To earn recognition from your peers for your contributions to the community.

10. To advance the "givers gain" mentality of improving society as a whole while assisting your neighbors throughout the community.

As you can see, joining your Community Association Board of Directors can be rewarding in many ways. Give it a try!



ALLIGATORS

by Cheryl Conley, TWRC Wildlife Center

Although TWRC Wildlife Center does not rehabilitate alligators, they are, nonetheless, a very fascinating animal. Alligators are not uncommon in our area and are normally found in freshwater including swamps, marshes and lakes. Saved from extinction, it is estimated that alligators first roamed the earth 150 million years ago.

FAST FACTS ABOUT ALLIGATORS:

- Alligators are the largest reptile in North America. Adult females can reach nearly 8.5 feet long while males can grow to 11.5 feet. They can live to be 50 years old.
- Alligators normally only attack humans that are in what an alligator considers "his" territory or if they feel threatened. They will, however, attack small animals such as dogs and cats for food. Alligators are almost totally carnivores but will occasionally eat fruit.
- Their mating season is mid-April through May; clutch size is 20 to 50 eggs; gestation takes 60-65 days. The sex of the young is determined at birth depending on the outside temperature. Lower temperatures produce females with higher temperatures producing males. Baby alligators, or hatchlings, can hunt for their own food immediately after birth but will stay with mom for two years before going off to start their own families. For the first few months of life, baby alligators often fall prey to raccoons, bobcats, and sometimes other alligators.

- Alligators have up to 80 teeth and if teeth are lost, they will grow back.
- Alligators use their muscular tails and are used to propel the animal through the water. They move rather slowly when on land.
- Their nostrils are upright which allows them to breathe while swimming underwater. Often times the nostrils are all that can be seen when they're in the water.
- The skin on the back serves as armor and is embedded with bony plates called osteoderms or scutes.
- Humans are their only predator but their biggest threat is loss of habitat and polluted waters.

If you see an alligator but it is not posing a threat, leave it alone. Wait a few days to see if it moves on. You may see an alligator basking in the sunlight on riverbanks. If its mouth is open don't be alarmed. This is how alligators cool themselves. If an alligator moves aggressively towards you or if you see an alligator near homes or animal pens, call Texas Parks & Wildlife for removal. Remember, never feed an alligator. It's a Class C misdemeanor and it could cost you up to \$500 in fines.

TWRC Wildlife Center is gearing up for a busy spring! If you love wildlife and want to make a difference, check out our website for volunteer opportunities—www.twrcwildlifecenter.org. We are also in need of your donations so we can continue to help injured and orphaned wildlife.

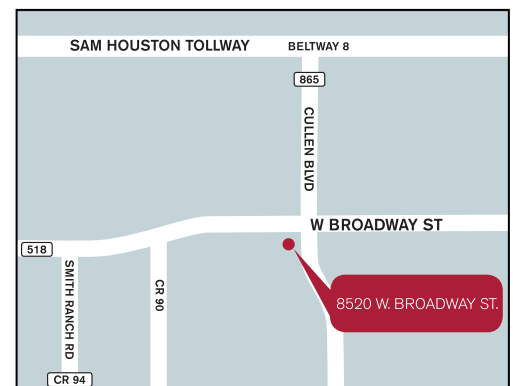
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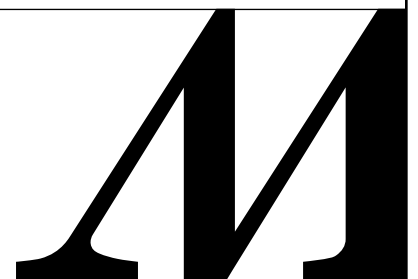
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