

Grand Lake GAZETTE

Volume 2, Issue 7

OFFICIAL NEWSLETTER OF THE GRAND LAKE ESTATES POA

July 2016

News and Notes from the Board MAY BOARD NEWS SUMMARY

Minutes for April 26, 2016 board meeting were corrected and approved. Financial reports were provided by IMC and can be found at www.glepoa.com under Documents : Minutes and Financials-2016.

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

Progress Reports:

Sandy Beach Park - waiting on additional bids for fence and dirt work to complete the project.

Community Traffic Signs and Calming Options: The board will order replacement STOP signs for the Gary Player and Michael's Run intersections and is considering placing boulders at select intersections to keep heavy trucks from eroding the pavement by running off the edges. Reports were heard on the price per pound for delivery of boulders suitable for this application. A motion to add 10 speed humps with striping to streets in GLE was approved for approximately \$9,350, plus tax. The speed humps will be approximately 8 feet wide by 22 feet across and 4 inches high and will be placed at locations to be determined. The board is discussing placement options (at existing STOP signs, at straight-aways, cart-crossings, etc.) and circulating a map for a consensus vote, weighing several safety and road consideration factors into their decisions. Research is being completed on whether signs announcing speed humps are necessary in a gated community with privately owned roads. Square STOP sign posts are being ordered to remedy the STOP signs spinning, especially when damaged.

Nuisance fencing progress: Bid from Mike Sdao was approved for \$11,060 on 4/26/2016 and work should begin on the areas seeing heaviest nuisance traffic first, and be completed in 3 phases.

Re-plat of reserves: The title work was completed and City Planning letter completed and submitted to Jeff Moon Surveying who will complete the replay application within the month. Follow-

up with Moon Surveying on progress of replat application will occur by June 5th, and once application is complete, it will be signed by POA and Mr. Wilkinson and the public hearing can be scheduled.

Maintenance Issues:

Guinevere spillway: IMC Management obtained one additional bid from Glen Martin Enterprises for \$9800, to accompany the existing bid from D&D for \$11,694. Due to the small size of the job, it has been difficult to get bids for concrete work.

Connie Lane Project Remediation: Due to delays caused by failure of LDC Gas to perform locates on the existing gas lines, the work has been unable to progress as planned, though driveways are scored and ready for demolition once the locates are complete. Bids for completing driveways that need to be redone were presented from JA Concrete for \$2500 per driveway.

-The audit for 2014 and 2015 is completed and has been delivered.

New Business:

The Board discussed the renewal of the maintenance contract for All Gate Maintenance and after some discussion, asked management to inform them that the contract will not be renewed.

The board is in the process of making an Association Master data management file within the GLE POA Dropbox account. Board members are still gathering and compiling data for that file.

Significant debate regarding rescinding the ATV Resolution was held with some board members wanting to rescind the document as unenforceable as written and others wanting to support it with enforceable guidelines and policies. A motion to rescind the resolution failed 2 to 5.

Concern was expressed over board approval of the final proof of all newsletter content prior to going to press. Deadline constraints and the timing of the receipt of the monthly minutes had prevented the committee from providing the board with proof copies, therefore only non-stock or non-repeating articles had been sent to the board

(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

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MANAGEMENT SERVICE

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

GRAND LAKE ESTATES GOLF COURSE

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

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

(Continued from Cover)

for approval. Board members asked that the newsletter be held from publication if the board could not approve all content prior to each monthly submission. IMC Management committed to provide minutes for review by the board by the 5th of each month to assist in this task.

A modified fine structure was proposed for review by board members via email, to be discussed more fully at a subsequent meeting.

A board member expressed concern that POA debit cards were being carried by some officers and asked that the board review this action in light of the board's double-signature expenditure policy. A general discussion on checks and balances was held resulting in the decision to turn in the debit card to IMC.

A board member expressed concern that the vote on awarding the Connie Lane contract was not adequately noticed to either the board or the community, since several board members were not aware that a vote would be taken that night. Complaints were heard that the board did not receive the report prior to the meeting and had no chance to review it prior to the vote. Concerns that the Board had failed to honor its promise to allow Connie Lane homeowners a chance to give feedback on the Engineering report were expressed.

A board member expressed concern that board policies were being violated when a variance was issued in Executive Session without an accompanying new home ACC application to show a justification for the variance. Significant debate regarding past and current policies ensued and the board took no action.

Speakers and Guests:

-Several guests from the community expressed concerns and issues for the board's consideration in a question and answer session of approximately 15 minutes.

Notes from the Board

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 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.

YOUR MARKET WATCH

from Lake Conroe Realty

2016

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Summertime Market In Grand Lake Estates

We are in the full swing of buying season here in Montgomery, and it's exciting to see the results of the first half of the year. As the temperature begins to rise, we get more and more phone calls from people dreaming of Grand Lake Estates.

In comparison to this same time last year, sales have risen, and days on the market has lowered. Four bedroom homes with a pool under \$300k sell extremely fast. One level homes near a golf course are very in demand as well. If you have ever considered selling your home, or if you tried to sell and the timing was wrong, it is not too late. Contact us today for a free, no obligation, home market analysis.

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Governing Documents and the Honor System

So, you live in a common interest development. You've got your association's by-laws, CC&Rs and rules and regulations to contend with? What do you do about it? You may be surprised. Many association homeowners do really read through the documents and know what they are supposed to do or not do. Others merely go along with the flow, taking hints from their neighbor's actions (which is okay - if the neighbor is right!) until they get a notice of noncompliance. Generally, an association within a common interest development is legally obligated to perform three basic functions: to collect assessments; to maintain the common area; and, to enforce the governing documents. If you receive a letter indicating you may be in violation, it is the association's attempt to do their job as prescribed in the By-laws, and uphold the governing documents that you accepted when you purchased the property. While you may perceive the letter as singling you out, it may really be the association's attempt to avoid becoming a police state. Board members and association managers cannot be on every corner watching for violations like Orwellian "Big Brothers." They should not have to be as you have a copy of the governing documents to read. Associations, therefore,

rely mainly on the concerns by members in the community to determine what violations exist. Based on the violation notice you received, you contact the association only to learn they did not know about other violations within the community. Now that the association has been informed, the board/management is obligated to send violation notices to those other owners as well. What should the board/management do, once they are told or become aware of a violation? The association is obligated to treat all like violations in a similar manner. This prevents misunderstandings and confusion and allows the board to perform its job as efficiently as possible. The main thing to remember is that an association, its board of directors and management are not a police force. The association mainly serves the limited functions listed above. They typically rely on the honor system, with periodic walkthroughs. With a little help and understanding from all owners, the community can work together to maintain the integrity of each individual property and continuity of the community at large. Courtesy and common sense are the guidelines.

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TEXAS FRITO BRITTLE

Modified and submitted by Donna Lowe and from <http://www.bunsinmyoven.com/2010/07/30/texas-brittle/>

- Cover a 9 x 13 cookie sheet w/ a lip w/ foil
- Layer a single layer of pretzel sticks on the foil (a few handfuls)
- Put a few handfuls of Fritos (not the big scoops) on the pretzels
- Melt (microwave or double-boiler) about 4 oz. milk chocolate (I used chips) and drizzle over the pretzels/ Fritos
- Top w/ chopped pecan pieces (I toasted mine first)
- Put in freezer about an hour til it sets
- Break apart - keep in sealed container in cool spot



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Taco Soup

2 lbs. ground sirloin
1 onion, chopped
1 can creamed corn
1 can whole kernel corn
1 can Rotel tomatoes with green chiles
1 can (14-oz) Ranch Style beans
1 can (14-oz) petite cut tomatoes
1 can kidney OR black beans
1 can (14-oz) mild green chiles, chopped
1 pkg. Lawry's Taco Seasoning
1 pkg. Hidden Valley regular dressing mix
2 ¼ cups water or chicken broth

Brown ground sirloin with chopped onion.
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Bidding Farewell and Saying Hello

School's out for the summer and with that we say goodbye to our latest group of foreign exchange students. As they pack their bags and head back to their parents and their home countries, their host families are left with the memories of a great year, and a new son or daughter that lives in another country. Plans are already underway for travel abroad so they can once again be with their students and see the sites of their home countries.

The Houston and Austin based students had a great time this past year – visiting a number of our local attractions in both cities as well as San Antonio. We are hoping to be able to do the same for our incoming students for the 2016/2017 school year.

Ayusa is currently looking for volunteer host families to open their hearts and their homes to these wonderful students. All that is needed to host is to be able to provide a room for the student to sleep and three meals a day. The students come with their own spending money and medical insurance. Help us to welcome these great kids into Texas – you'll be happy you did!

How to Host an International Student

Interested families can learn more about the program and available exchange students and request additional information by visiting <http://www.ayusa.org> or calling 1-888-552-9872.

The process to apply is simple. Families complete the online application, which includes questions about themselves and local high school, references, and a background check. The local Ayusa Community Representative conducts an in-home interview. They can also help each family with any questions they may have about the application or process.

After families are fully approved, they can select the Ayusa student they would like to host.

About Ayusa

Ayusa International (<http://www.ayusa.org>) is a 501(c)3 non-profit student exchange organization founded in 1981 and an official U.S. Department of State designated Exchange Visitor Program Sponsor. In addition, Ayusa administers high profile grant programs funded by the U.S. Department of State and other organizations. Ayusa is a sister company of Intrax, a family of organizations that provides a lifetime of high-quality educational, work and volunteer programs that connect people and cultures. Intrax is headquartered in San Francisco with offices on four continents.

Summer Sun Safety Tips

1oz. of sunscreen should be applied to entire body
Only broad-spectrum SPF 15+ should be used
Limit your time in the sun from 10am-4pm
You still need sunscreen on a cloudy day



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Texting and Cell Phone Use during Driving

By the National Highway Safety Administration (edited for space)

In 2014, 3,179 people were killed in crashes involving a distracted driver. One of the most alarming and widespread forms of distracted driving is cell phone usage. According to a study by the Virginia Tech Transportation Institute (VTTI), sending or receiving a text takes a driver's eyes off the road for an average of 5 seconds, the equivalent of driving blind at 55-mph for the length of an entire football field. And a 2014 special article in the New England Journal of Medicine found that the risk of a crash or near-crash among novice drivers increased with the performance of many secondary tasks, including texting and dialing cell phones.

Text messaging is of heightened concern because it combines three types of distraction – visual, manual and cognitive. In other words, texting involves taking your eyes off the road, your hands off the wheel, and your mind off the task of driving.

NHTSA's message is simple – "One Text or Call Could Wreck it All." Legislation is being passed across the nation to

discourage distracted driving. We hope drivers get the message loud and clear.

So the next time you are pressed for time, and it seems like multitasking in the car is the best decision, remember those 3,179 lives that were taken because someone decided they could do two things at once. A text or call is not worth your life, or anyone else's.

An advertisement for TexasDirectAuto.com. It features a brown and white dog sitting on a large pile of brown kibble. The dog is looking directly at the camera with its tongue out. The background is white. The text "WE PAY MORE." is on the left and "WE PAY TODAY." is on the right, both in large, blue, bold letters. At the bottom, a yellow banner contains the text "SELL US YOUR CAR!™" in black, bold letters. Below the banner is a blue bar with the Texas state flag logo and the text "TEXASDIRECTAUTO.COM" in white, bold letters.

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Plant of the Month: Sunflower

Info from Ladybird Johnson Wildflower Center, University of Texas at Austin

The Sunflower is one of the most common flowers in Texas. Varieties grow wild throughout the States. Some varieties grow up to 8'. They grow quickly, so are a good plant for children to try as one of their first gardening adventures. Point out to them that the flower heads follow the sun in a remarkable way, facing East in the morning and West at sunset. In fact the Spanish name for the Sunflower is Gyrosol, which means "follow the sun." The English scientific word for such turning is heliotropism. Remind them that the Sunflower is the State Flower of Kansas. The flower was used to obtain yellow, black, and blue dyes which were used by the American Indians for basket-making.

The Sunflower is drought-tolerant (once established), and the seeds may be planted as deep as 3 inches, though generally about an inch. Do plant them in the sun. Water sparingly, but water. In our soil, it is likely that they will become top heavy, so you may need to stake them. Birds and bees love them, and there is a certain strange spindly species of insect that you will probably find on the plants when they are mature.

Late April is the best time to plant, but July is not too late as long as you can keep the soil moist during the first few weeks of early life. Expect them to mature in about 90 days. It takes a very cold frost to kill them.



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FACT OR HOGWASH?

By Cheryl Conley, TWRC Wildlife Center



I think we've all heard that one should never touch a baby bird or the mother will not accept it again or may even kill it. This is simply not true. There are many misconceptions about wildlife. Let me help you separate fact from hogwash on a few of the most common ones.

MYTH: MOTHER BIRDS WILL ABANDON THEIR BABIES IF TOUCHED BY HUMANS

FACT: Mother birds will not abandon their offspring if touched by a human. For this to be true we would have to believe that birds can pick up on human scent. In fact, most birds have a rather poor sense of smell. For more information on what to do if you find a baby bird, see our website.

MYTH: IF YOU FIND A FAWN ALONE, IT HAS BEEN ABANDONED.

FACT: It is common to see fawns alone. Since they are incapable of keeping up with mom, she will leave the fawn, sometimes for hours, while she goes off to eat. The doe will visit the fawn two to three times a day. This will continue until the fawn is about 4 weeks old. It's best to leave fawns alone unless you know that the mother is dead and/or fawns are crying incessantly.

MYTH: IF YOU SEE A RACCOON OUT DURING THE DAY, IT'S RABID

FACT: Raccoons are typically nocturnal but are opportunistic creatures and can appear whenever food is around, day or night. In spring and summer when the mother's energy levels are depleted by nursing cubs it is not uncommon to see them out during the day. However, if the animal is acting disoriented or sick, such as circling, staggering or screeching — in addition to being seen during daylight hours — contact TWRC Wildlife Center or animal control.

MYTH: RACCOONS WASH THEIR FOOD

FACT: Raccoons have very sensitive feet and it is believed that dipping their food in water heightens that sensitivity so they can better feel the food before they eat it. They will also use water to soften food.

MYTH: IF YOU GET CLOSE TO A SKUNK, IT WILL SPRAY YOU.

FACT: Skunks only spray to defend themselves, such as when a dog runs up and grabs them. Before they spray, they will stamp their front feet as a warning to get you to back off. Skunks are also nearsighted so if you come across one, simply talk softly and back away.

MYTH: LIVE TRAPPING AND RELOCATING ANIMALS IS HUMANE

FACT: Most animals are very territorial. Residents of an area will more than likely attack and kill a newly relocated animal.

MYTH: OPOSSUMS LIKE TO HANG BY THEIR TAILS

FACT: The opossum's tail is capable of grabbing onto a limb to help with balance but it is not strong enough to support the animal's weight.

MYTH: TOADS CAUSE WARTS

FACT: Warts on people are caused by a herpes virus, not toads! Toads do, however, have wartlike bumps behind the ears that contain a poison that can irritate your skin.

MYTH: OPOSSUMS ARE DIRTY ANIMALS AND ARE VICIOUS

FACT: Opossums are fairly clean when compared to other animals. They groom themselves frequently. While in the care of a rehabilitator, they can even be trained to use a litter box. Like any other wild animal, they are more afraid of you than you are of them. They hiss and show teeth to scare you away, so, GO AWAY!

MYTH: IF AN ANIMAL IS FOAMING AT THE MOUTH, IT HAS RABIES

FACT: There are other reasons why an animal may be foaming at the mouth. Some of them are distemper, ticks, worms, diabetes, liver failure, poisoning, and many others.

TWRC Wildlife Center is currently looking for volunteers to help at our center in Houston. If you have a passion for animals and are looking for a worthy organization to help, check our website at www.twrcwildlifecenter.org or call 713-468-8972.





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