

Grand Lake GAZETTE

Volume 2, Issue 9

OFFICIAL NEWSLETTER OF THE GRAND LAKE ESTATES POA

September 2016

News and Notes from the Board JULY BOARD NEWS SUMMARY

- Minutes from the June 28, 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 the executive session, the Board reported it had addressed several compliance and collection matters and requests for inspection and variances. The Board also reviewed CCR violations, legal reports and some pending legal matters.

Progress Reports:

- Sandy Beach Park: On hold due to neighborhood maintenance priorities.

- Community Traffic Signs and Calming Options: Replacement stop signs have arrived and are being replaced by board member Ryan Blair. The speed humps have been temporarily placed on hold due to impending maintenance priorities.

- Nuisance fencing progress: On hold pending neighborhood maintenance priorities.

- Re-plat of reserves: Has been preliminarily approved by Board and is awaiting signatures of other property owner involved.

Maintenance Issues:

- Guinevere Spillway: The spillway encountered significant damage during the excessive rain and flooding on May 26-27, 2016. Proposals from L-Squared Engineering have been received and revisions have been requested to conform with existing county plans/drawings so that the bid can be adjusted to cover only items needing new engineering work required for the repairs. Bids from 2 other engineering companies are being requested but no reports are available at this time.

- Connie Lane Project Remediation: Currently on hold pending legal matters (see Summary of Current Legal Matters at the end of this article for statements from GLE attorneys; these documents also available on member area of the www.glepoa.com website – see Documents – Pending Legal) The Board is still seeking affordable options for possibly securing a rental sump pump to have on standby when we have excessive rain and flooding.

- Common Maintenance Area Issues – Roadways – The Board has requested that management obtain bids from at least 3 contractors to secure costs to have them perform accompanied quarterly inspections and inform the board of needed repairs on an ongoing basis in order to reduce the severity of major repairs resulting.

- Common Maintenance Area Issues – Drainage Easements – The board has budgeted funds for a contractor to begin regular ditch maintenance to ensure that drainage is not impeded. Management was asked to obtain bids from 3 contractors for this purpose.

New Business:

- The Board has set the annual assessment for 2016-2017 at \$650. This increase is the first in the history of the board and will be used to address shortages in several expense areas of the budget.

- A modified fine structure was presented but has been referred to legal for review. The board will consider passage of a revised fine policy when legal review is complete and needed modifications are

- The data file turnover to management is almost complete, pending transfer of the Public Data subscription and billing modifications for billing to the POA as a corporate entity.

- The Board voted to keep the gates open from 6:30-8:30 am and from 4:30-6:30 pm daily to reduce wear and tear on the equipment due to heavy usage during those times. Management will make the arrangements in programming to facilitate this change.

- The Board voted to place a bid at the upcoming Tax Sale to purchase 6 of the remaining reserves previously held by New Millennium (Owens). The parcels are being sold for a minimum bid of back taxes by the county. The Board also approved the association attorney to negotiate a sale prior to tax auction, if possible.

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. Concern was expressed over drainage, the completion of the Connie Lane project and road repairs.

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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NEWSLETTER PUBLISHER

Peel, Inc	888-687-6444
Article Submission.....	grandlakeestates@peelinc.com
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Community Announcements

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.

GLE's Property Management Company is IMC Property Management and our property manager is Tammy Perry. Tammy can be reached at tammyperry@imcmanagement.net or 936-756-0032.

St. Elizabeth Ann Seton Ladies Auxiliary will be holding their 24th annual Gingerbread Village Holiday Market on October 29, 2016. The show will be held from 9 A.M. to 4 P.M. at 6646 Addicks Satsuma Road, Houston, TX. If you are interested in showcasing your various art, crafts or other unique offerings, please contact Fae at fae@krenekprinting.com.

Board Election Announcement

The GLEPOA Board will hold elections at their Annual Meeting, slated for 6:30 pm, Tuesday, September 20th, 2016 at Upper Room Church, 3636 Honea Egypt Road, Montgomery, TX 77316.

Five board positions will be up for election and interested members may contact Tammy Perry at IMC Management (information below) for nomination forms to place their names on the ballot for the election. Ballots and election announcements will be sent via snail mail to all POA member households. Members are entitled to one vote per each assessment paid for property owned in GLE.

Tammy Perry, IMC Management
3500 W. Davis Street, Suite 190
Conroe, TX 77304
Phone: (936) 756-0032
FAX: (936) 756-0023
Email: management@glepoa.com

Election volunteers are being sought to assist with the annual meeting activities and counting of ballots. If interested in volunteering to serve on the Election Committee, please contact board member Lonna Hord at lonna@glepoa.com & (305) 905-0483 or Community Manager Tammy Perry at management@glepoa.com & (936) 756-0032.



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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 within MISD 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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YARD OF THE MONTH

Congratulations to Brandi and Michael Joy, owners at 18450 Gary Player Road! 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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WHAT IS WILDLIFE REHABILITATION?

*By Cheryl Conley,
TWRC Wildlife Center*



Whenever people ask what I do and I answer by saying I work with wildlife, they usually have many questions. I am going to answer the most often asked questions below.

WHAT IS WILDLIFE REHABILITATION?

The process of providing aid to injured, ill, displaced and/or orphaned wild animals in such a manner that they may survive on their own when released in their natural habitats.

WHERE DO YOU GET YOUR ANIMALS?

Animals are brought to our Center by the public. We also work with wildlife removal companies, law enforcement and other rehabilitation centers.

DOES IT COST ANYTHING TO BRING AN ANIMAL TO YOUR CENTER?

No. There is no charge for our services but we do ask for donations. We are a non-profit organization and don't receive any state or federal funding. Caring for wildlife can involve x-rays, medications, food, caging and many other expenses. Home-based rehabilitators spend their own money to provide for the animals until they can be released. Often times it takes months.

WHAT HAPPENS WHEN I BRING AN ANIMAL IN?

You will be asked to complete a form with information as to where the animal was found, what you believe to be wrong with the animal, whether or not you've attempted to give it water or feed it, and if you or anyone else has been bitten.

The animal will be taken from you and transferred to a Center container and then taken into our Vet Room. The animal is thoroughly examined and treated if injured. Most often the animals are dehydrated and will require fluids. Once a determination has been made as to its health, it will either go into our on-site care program or to a home-based rehabilitator for care.

WHEN DO THEY GET RELEASED?

Only healthy animals will be released back to the wild. If the animal is an infant with no injuries, they must reach a certain size

and weight before being released. If the animals have injuries, it must be completely healed and of a certain size and weight to insure its survival once released.

WHAT KIND OF EXPERIENCE DO YOU NEED TO REHAB WILDLIFE?

No experience is needed but you must be committed. You can choose between our on-site care programs or home-based rehabilitation. On-site care is the easiest since you work shifts. You will be under the guidance of supervisors who will teach you proper feeding and care. Our on-site care programs run from early spring through the fall. Home-based rehabilitation requires an even bigger commitment. The animals are in your care 24/7. Some species are easier to care for than others and we would be happy to work with you on which species is best for your situation. You will also be responsible for purchasing the food for your animals but we do offer a substantial discount on specialized formulas and food. We can help you with the caging and do not charge for this.

IS THERE A NEED FOR HOME-BASED REHABILITATORS?

YES! We are always happy to find people who want to help. We provide all the training and you are assigned a mentor who is available to help you every step of the way.

DO YOU NEED ON-SITE CARE REHABILITATORS?

YES! If you are interested, you will attend an orientation class and a training class and you'll be ready to go. You will work a 4-hour shift and must commit to working 5 shifts during the length of the program (approximately 6 months). Most of our on-site care rehabilitators come back every year.

Our website is a great source for more information on wildlife. Our calendar will let you know when our classes are and it's easy to sign up. Attending an orientation class does not commit you to anything. It's simply an informational class for you to learn more so you can decide if it's for you. Go to: www.twrcwildlifecenter.org or you can call 713-468-8972.

Grand Lake Estates

Montgomery Independent School District Calendar for 2016-2017

First day of school

Tuesday, August 23, 2016

Last day of school

Friday, May 26, 2017

HOLIDAYS

Labor Day - Monday, September 5, 2016

Student Holiday - Monday, October 10, 2016

Thanksgiving Break - November 21 – 25, 2016

Winter Break - December 19, 2016 – January 2, 2017

Martin Luther King - Monday, January 16, 2017

Student Holiday - Monday, February 20, 2017

Spring Break - March 13 – 17, 2017

Good Friday - Friday, April 14, 2017

Memorial Day - Monday, May 29, 2017

Neighborhood Watch Tips

Let's all work together to help eliminate neighborhood crime. Please watch out for these activities in our neighborhood:

- Someone running from a car or home
- Someone screaming. If you can't explain the screams, call law enforcement and report them.
- Someone going door-to-door in the neighborhood or looking into windows and parked cars.
- Someone asking about past residents.
- Someone who appears to have no purpose wandering through the neighborhood.
- Unusual or suspicious noises that you cannot explain, such as breaking glass or pounding.
- Vehicles moving slowly without lights or without an apparent destination.]
- Business transactions conducted from a vehicle. This could involve the sale of drugs or stolen goods.
- Offers of merchandise available at ridiculously low prices. The merchandise might be stolen.
- Someone walking or running while carrying property at an unusual time or place.
- Someone removing property from unoccupied residences.
- A stranger entering a neighbor's home which appears to be unoccupied.
- A stranger in a car who stops to talk to a child.
- A child resisting the advances of an adult.

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