

Volume 15, Issue 12

December 2016

# Thank You Carlon Thorpe!

Carlon Thorpe, after 10 years on the Lakes On Eldridge (LOE) Home Owners Association (HOA) Board and serving the last five years as President of the Board, has stepped down. Her service will be greatly missed! The HOA attends to the maintenance of the common areas and overseeing community improvements. However, the board faced an especially large task when the LOE clubhouse burned on Christmas night in 2012. Fire investigators determined the cause was an electrical wiring issue in the former tower and that nothing could be salvaged. The clubhouse would need to be completely rebuilt.

With the original clubhouse as an architectural centerpiece of the community, Carlon recognized that this could be an opportunity to create a more functional clubhouse for the community. She went right to work soliciting assistance from each group that used the clubhouse to create a detailed list of all the items stored at the clubhouse that would need to be replaced such as swim team gear, pool maintenance equipment, meeting supplies, kitchen small appliances and supplies, etc. Inventory was also taken of the all the lost furnishings inside and the outside furniture around the pool damaged during the firefighting efforts. Armed with these lists and some impressive negotiating skills, Carlon and her team put in many many hours working with the insurance company.

A questionnaire was sent out to all the residents seeking input on what the new clubhouse should contain. A Design Committee was formed to review the ideas. Carlon organized Town Hall meetings to keep residents informed of the progress and talk further about the plans for the new clubhouse. After months of persistent negotiations and determination to maximize each line item, Carlon secured a very favorable settlement from the insurance company.

The Design Committee was instrumental in combining resident ideas with functionality and aesthetics to form the plans for the new clubhouse. The design would include new features that were not in the original design such as a fitness room and a flex room. The previous small rooms and features that were not highly used were eliminated to expand the main room to accommodate the HOA Annual Meeting. All previous Annual Meetings had been conducted in the lunchroom of Kirk Elementary School. While construction could have started in about the beginning of the summer of 2013, Carlon and the board decided to delay the start of construction until after the swimming season. Construction fences were erected around the clubhouse site in order to allow residents to safely access to the pool during the summer months. Construction began in the fall to rebuild the clubhouse. The board



(Continued on Page 2)

#### **IMPORTANT NUMBERS**

Creative Management Company	.713-772-4420
Gate Attendant	
Waterfowl, Betty Burkett	
Sheriff - (non-emergency)	
Cy-Fair Fire Department - (emergency)	.281-466-6161
(non-emergency)	.281-550-6663
Poison Control1	
Texas DPS	.713-681-1761
Waste Management	
(trash collection Mondays & Thursdays)	
TNG Utility (Water)	281-350-0895
Harris County Tax Office	.713-224-1919
Reliant Energy	
CenterPoint (gas)	.713-659-2111
Center Point (street light)	
(give pole # of street which is out)	
Comcast	.713-341-1000
Houston Chronicle	
Metro Transit Info	
Kirk Elementary	713-849-8250
Truitt Middle School	
Cy-Falls High School	.281-856-1000
Cy-Ridge High School	
Newsletter Publisher	
Peel, Incadvertising@PEELinc.com,	888-687-6444

### LOE BOARD OF DIRECTORS

To contact a member of the Board of Directors, call Christi Keller with Creative Management Company at 713-772-4420. Leave the number where you can be reached. Your message will then be forwarded onto one of the following board members:

Carlon Thorpe	President
Gary Fehsenfeld	Vice President
David Westphal	
Erik Roussel	
Michel Hayek	
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Visit the Association Website: www.lakesoneldridge.net



#### (Continued from Cover)

worked with the front gate team to be vigilant but accommodating in allowing contractor access to the site as well as attentive security patrols throughout the construction phase.

Over the next fall, winter and spring, a new clubhouse rose from the ashes, but not without constant supervision of the contractor and his subs by Carlon and the board. The myriad of decisions that needed to be made immediately and the constant follow up to ensure contractors were following the plans, made Carlon's role as President of the Board nearly a full time job. As it became obvious that the clubhouse would not be completed before the summer swim season, Carlon, with the help of Gary Fehsenfeld and Gene Giles, pushed the contractor extra hard to get all of the outdoor work completed before the summer of 2014.

The interior work was finally completed in October and the first Annual Meeting was held within the LOE clubhouse in November 2014. After nearly two years of incredible effort, LOE had its architectural centerpiece once again with a larger attractive clubhouse. The new outside space nearly tripled the outdoor shaded area which is appreciated by families and by the LOE Dolphins swim team when hosting swim meets.

While the new clubhouse is the most significant and visible accomplishment of Carlon's tenure, it is just one of the many small projects and creative solutions that she has worked on. Carlon has also successfully worked to keep assessments stable with 2014 being a onetime exception to help cover the costs of rebuilding the clubhouse and avoid a larger withdrawal from our reserves. LOE is a beautiful and welcoming community due in no small measure to the many efforts, high standards, good taste, and exemplary leadership of Carlon Thorpe. Thank you, Carlon!

### Lakes on Eldridge Launches New Community Website with NABR Network

Welcome to the Lakes on Eldridge Mobile App and Website!

- Receive notifications, messages and reminders from your HOA
- Find HOA documents, forms and events information

• Find contact information for the HOA management company Multiple ways to join:

- Text "lakesoneldridge" to 59248 and receive a text back with an app download link
- Go to https://lakesoneldridge.nabrnetwork.com

If you haven't received a welcome email, use the new user registration button and follow the instructions. If you are a new resident to the community, it may take a few days for the management company to confirm your residency. An email notification with login credentials will be sent to you once you are authorized. If you have any issues or need login support, please contact Nabr Network Support (support@ nabrnetwork.com).

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## Lakes on Eldridge Annual Meeting

The Annual Meeting of the LOE Homeowner Association was held November 7, 2016 at the clubhouse. Carlon Thorpe presided over the meeting. She introduced the other Board members – Gary Fehsenfeld, David Westphal, Erik Roussel, and Michel Hayek. She also introduced Christi Keller from the Creative Management Company. After introductions, she discussed the following items:

Major Achievements from 2106

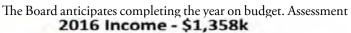
- Renovation of Auburn Shores Playground including the installation of a new 40'x50' playground cover at Auburn Shores; Replaced and/or resurfaced existing playground equipment; Installed new playground bumblebee and table
- Renovated both pergolas along Auburn Shores including the installation of new cedar beams and new lights.
- Installed new landscape beds at end of Pebble Way, at the entrance to Pelican Point, Turkey Creek, Lake Shore Ridge across from Pelican Point, Turkey Creek, and SW corner of the property off Eldridge. Removed previous landscaping and bollards at Waterside Way to highlight the lake view.
- Trimmed over 250 trees; removed 30 dying pear trees, installed 24 new trees and 11 pallets of sod.
- Replaced and/or repaired pumps operating water features near Summer Falls and Heather Run
- Renovated all benches in the subdivision; installed flagstone footings; added 2 new benches at the clubhouse
- In cooperation with MUD 341, analyzed source of leak in Lake D near Shermans Pond and repaired it.
- Installed new bike rack facility at clubhouse getting bikes off sidewalk
- Added French drains to the volleyball court
- Installed 2 double light poles at clubhouse entrance.
- Changed pool area light fixtures reflecting light downward instead of into neighboring homes.
- Replaced broken or low sidewalks throughout subdivision.
- Installed new 50 Mbps fiber optics service at the clubhouse for free wifi. Installed 2 repeaters within clubhouse to expand range of wifi use.
- Implemented new web based tennis reservation system.
- Installed 2 new cameras at the clubhouse; utilized 2 camouflaged cameras to address problem locations. Shared results with the sheriff.
- Coordinated with Precinct 4, the Sheriff and MUD 341 during April flooding. On-going evaluation of flood control measures in progress with MUD 341.
- Created and implemented new community website

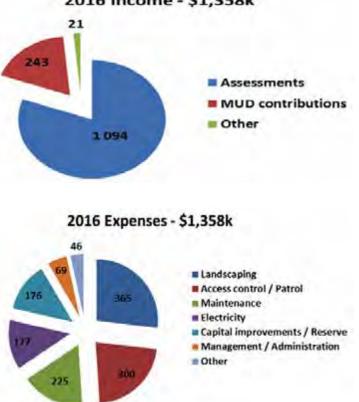
• Changed management companies from FSR to Creative Management Company to ensure experienced management <u>Financials</u>

As of 9/30/16, the yearly financials were:

- Operating income : \$1,072,637.16
- Operating expenses : \$1,053,269.06

- Net income : \$19,368.10 (under budget)
- Operating fund balance : \$522,932.50
- Reserve fund balance : \$519,331.96





collections in 2016 exceed 99%. The Assessment rate for the community will remain at the 2013, 2015, and 2016 rate of \$1460.

Appreciation of Volunteers

Carlon thanked all the volunteers for their efforts in 2016. She discussed our new Community Committee which was formed to increase the number of adult activities in the neighborhood. She also recognized the Welcome committee that has reached out to over 50 new families. This year the major events in the community included Recycling Day, Neighborhood Night Out, Halloween Party, Back to School Party, Oktoberfest, and the Holiday Market.

Below is the list of committees and volunteers that were recognized: Architectural Control - Gary Fehsenfeld\*, Alphine Freeman, Sharon Flynn, Friedel Liptay, Kim Treas

**Bus Stop** - Judi Ilavia, Suresh Rao, Erik Roussel\*, Veerle Swinnen **Community** - Sylvere Belliot, Cathy Casey (Recycling Day), Bailey & JP Curtis, Jill Dundas, Marian Gleize, Michel Hayek\*, Carrie Loid (Octoberfest), Karen Parker (Holiday Market), Gayle Parker, Carol Peters, Adrienne & Ron Sills, Becky

Stucky, Veerle Swinnen, Kim Treas (National Night Out)

**Family** - Anna Choi, Christine de Ciro\*, Jennifer Hardin\*, (Continued on Page 5)

#### (Continued from Page 4)

Jennifer Kharrazi, Mandy Kin, Ginger Rome

Gate Evaluation - John Bain, Lindsay Buchanan, Carl

Chapman, Mark Durka, George Moriarty, Bob Wegner, Carlon Thorpe, Gary Fehsenfeld, Doug Ray, David Westphal\*Lakes and Wildlife - Betty Burkett\*, Maggie Wegner

Landscape - Ken Dye, Gary Fehsenfeld, David Holsinger, Carlon Thorpe\*

**Newsletter** - Linda Higdon, Carlon Thorpe\*, Mark Durka (LOE Photographer)

Tennis - Ann Criswell, Judi Ilavia, Erik Roussel\*

**Welcome** - Barb Campbell, Clive Garner, Marian Gleize, Linda Higdon, Kim Treas\*

**Yard of the Month** - Linda Higdon, Susan Kjellqvist <u>MUD 341</u>

Carlon recognized and thanked the Board members of MUD 341 who are residents of LOE - Russell Rush, Bob Wegner, Mark Durka, and Christine Mink. Having 4 out of 5 members of the Board as residents has led to outstanding cooperation. She also shared the top 5 achievements of the MUD during 2016:

- Reduced tax rate for 2017 of 3 cents/\$100 of assessed value. Average saving for each homeowner is greater than \$90 this year.
- Ongoing drainage maintenance no home flooding during April 15 storm
- Preventive maintenance at the Water Station and Sewage Lift Station ensuring no loss in service
- Regraded and installed new concrete at sewer and storm drain manhole covers to make level and remove tripping hazards
- Repaired cracks to lake bulkheads preventing leaks

#### Election of HOA Board Members

Two Board positions were up for election this year. The terms of Carlon Thorpe and Michel Hayek were expiring. Two candidates were nominated and elected unanimously to 3 year terms – Sue Strebel and Michel Hayek. They were welcomed to the Board.

#### <u>Gate Update</u>

Carlon spent a significant amount of time discussing the gate project. She recognized the 2 year efforts of the gate committee to find a solution to the reliability of gates that was cost effective, easy to use by the community and provided enhanced access control. Carlon initially defined the gate system as a compilation of 4 major parts:

- Physical Gate
- Mechanical operating system (motor, track, arms, and chains) upgraded in 2015
- **Safety/convenience systems** (ground metal detector loops) some work done in 2015, other upgrades in progress
- **Electronic control system** (reads and processes the signal from remotes) This is the major work to be done now.

The gate committee determined that the Electronic Control system was obsolete. It could not be enhanced and had to be replaced. Originally EZ Tag was believed to be the only choice for replacement, but even initially there were several identified problems with EZ tag:

- Works poorly with iron gates and would require barrier arms
- Many upgrades to EZ Tag are expected in next 2-5 yrs and the community would be better off to wait if possible.
- Personal EZ tag data would be required from all residents
- Most importantly, EZ tag was a very poor option especially for Ginger Ponds gate because Ginger Ponds has an extremely short distance between the gate and Tanner Road. This would create significant back-ups. Also EZ tag systems have a 2 minute reset between vehicles which would further create problems.

Because of these recognized difficulties, the Gate Committee continued to work toward a better solution. A new vendor was located who had access to a specialty vendor who could provide a new electronic control system that would not require the use of EZ tag. After much research, this vendor was selected for LOE. The following are the specific gate modifications now planned:

- All new electronic control system
- All new weather proof housing
- Additional underground conduits to enable future upgrades

(Continued on Page 6)



#### These are just a few of the words we at Yorkshire live by.

In the hallways and classrooms of Yorkshire Academy, these words are brought to brilliant life through the actions and achievements of our staff, students and parents. As a result, the students of Yorkshire are filled with a passion for learning and a spirit that embraces the world around them. We invite you to share in their ongoing story by visiting Yorkshire yourself.

18 months - 5th grade | Full-time care available

#### (Continued from Page 5)

- including cameras
- Creation of clicker database The current data base is not transferrable and no paper records exist. The new data base will have information tied to specific addresses and all old clicker information will be purged.

The original project plan was to install the modifications just before year end beginning with front gate, so any problems would be easily handled by having staff available. Unfortunately, the Ginger Ponds gate was hit by a lightning strike and the electronic system was completely destroyed and cannot be repaired. Therefore the Ginger Ponds gate has become the focus of the initial installation. The parts have just now arrived and installation would begin very soon. There will be extensive testing before the system is brought live to the residents and eblast will announce the start-up. While the gate is not operational, additional patrols will remain in place and all residents are strongly encouraged to have a sticker on their windshield to avoid being stopped by patrol officers when entering Ginger Ponds.

In addition to the physical work at the gate, the clicker registration must be completed. To date, there have been 6 registration events with over 700 homes registered. An additional event is planned on Thanksgiving weekend for college kids and remaining residents. If you came to an initial registration event and we were unable to read your clicker, please replace the batteries and return to the next event. We have determined that a battery replacement will enable many of the clickers to function properly. For those residents needing or wanting a new clicker, they are on order, but have to be programmed. Availability will be communicated soon. **All residents must understand that if you aren't registered when Ginger Ponds goes live, you will have to go to an alternate gate**. The Ginger Ponds gate will contain only the new registration data. Carlon thanked everyone for their patience.

#### <u>2016 – 2017 Project Plans</u>

The following major projects are anticipated:

- Finish the Gates! This is the number 1 priority.
- Install cameras at the gates. Several different cameras are currently under evaluation and we anticipate camera installations at all gates during 2017.
- The Hike and Bike Trail approval process continues, but involves multiple county agencies and we have been informed that condemnation will be required for part of the right of way. Currently, construction is anticipated in 2018.
- The monuments with neighborhood names will be cleaned

(Continued on Page 7)

#### Westside Montessori School Education for Toddlers, Primary and Elementary Students Ages 18 months - 6th Grade



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#### Open House for public Saturday, Nov. 12 2pm-4pm

(281) 556-5970 westsidemontessori.com 13555 Briar Forest Houston, TX 77077 Announcing Montessori Adolescent Program

BEFORE AND AFTER SCHOOL CARE FOR ALL AGES AND PROGRAMS

#### (Continued from Page 6)

prior to the end of 2016.

- Landscape upgrades including new beds and pear tree removals will continue in 2017.
- Seventy –five squares of concrete will be replaced on the pool deck to remove divots and major cracks. After completion of this work, the Board will continue to evaluate a flagstone coating for the pool area.

Thank you to Carlon Thorpe

At the end of the regular program, Carlon Thorpe, outgoing Board member of 10 years and HOA President for the past 5 years, was thanked for her dedication to LOE with a standing ovation and presented with a beautiful bouquet of flowers. She thanked all the residents who have worked with her over these many years.



Please join us for cookies with Santa at the

# LOE Holiday Party

Saturday, 12/17 from 10AM to Noon at the LOE Clubhouse

Photos with Santa, cookies and cocoa, crafts, balloons, fun! Please bring a new, unwrapped toy to donate. All donations will go to the Mission of Yahweh women and children's shelter. For more information about LOE Families, please join our group on Facebook or email Christine at lakesoneldridgefamilies@gmail.com.

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# MAINTENANCE UPDATE

The following is a summary of maintenance items since the last Newsletter:

- Trimmed 50+ oak trees along main thoroughfares and cul de sacs. Replaced 3 new pistachio trees that were not doing well with 3 new magnolias.
- MUD replaced all of the faded No Fishing signs around the • lakes and added several where missing/needed.
- Replace probes on well pump which automatically fills our • lakes in the absence of rain.
- Replaced Guard House door lock which was damaged. •
- MUD replaced a large section of Lake E retaining wall that had caved-in.
- Restored wiring for LOE main Eldridge entrance which had • been damaged by boring under street to install conduit for new gate controls.
- Replaced GFCI and other suspect electrical items causing • the Clubhouse fountain to lose power and shut down often.
- Replaced a couple Clubhouse under cabinet fluorescent tubes • in the Kitchen and ballasts/bulbs for several light bollards throughout subdivision.
- CenterPoint repaired several street lights that were burned out.

#### **BASHANS PAINTING** & HOME REPAIR

- Interior & Exterior Painting
- Wallpaper Removal
- HardiPlank Replacement
- Sheetrock Repair
- Cabinet Painting
- Pressure Washing
- Fence Repair/Replacement
- Custom Staining
- Gutter Repair & Replacement
- Crown Molding

- Wood Replacement
- Interior Carpentry
- Wallpaper Removal & Texture
- Garage Floor Epoxy
- Roofing
- Faux Painting

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# **2017 Association** Assessments Remain at \$1460

The 2017 assessment rate is \$1,460.00, reflecting no increase over the 2016 assessment rate. Assessments are due in January. Homeowners are encouraged to pay their assessment as soon as practical because the assessments provide the majority of the operating funds for the community.

Creative Management Company (CMC) will mail the 2017 assessment invoice by November 30, 2016. The statements will be mailed to all property owners at the last mailing address that they provided to the association. It you have changed mailing address, please notify CMC immediately. It is the owner's responsibility for updating the association with current mailing and contact information.

If you have experienced a job loss or other unique situation and are in need of a payment plan, please contact Christi Keller at ckeller@ cmctx.com and your request will be considered confidentially. In order to avoid late fees and legal fees, inquiries about payment plans should be made by mid-February 2017. Payment plans after that date will be considered, but will incur additional fees.

If you wish to view your assessment account on line, please visit the Lakes on Eldridge webpage at cmctx.com. This web page will allow you access to your account information, recent work order information, report work orders, download legal documents and forms, etc. To access this information, you will first need to create a login. In order to create a login, Creative must have your current email on file for your property.

To create your login, go to www.cmctx.com and follow the instructions below.

- Click on "Homeowner Log-in" at the top of the page.
- Skip over the "Username" box and the "Password" box and enter just your last name, first name and account number with no dashes. Your 12 digit account number is split into three sections: first six digits, next four digits and last two digits.
- Click on "Create An Account" at the bottom. You will receive a message that your temporary password has been sent to your email.
- Once you obtain the password from your email, you may then access the aforementioned information by going back to our website and clicking on "Homeowner Log-in" at the top of the page.
- Enter your username (your email address) and your password (both are case sensitive).
- Click "Log-in".
- Scroll down the page and click on "Update My Password" to change your temporary password to one of your choosing. We thank you for the timely payment of your assessment.

Lakes on Eldridge - December 2016 8



# HOLIDAY MARKET LOTS OF FUN!!



The Holiday Market held November 5th was a big success. Over 200 people shopped the 25+ vendors. Many of the merchants were LOE residents. A special THANK YOU to Karen Parker for coordinating this event. Thank you also to the people who assisted

with the preparation, event and take down - Carol and Harold Peters, Zoya Gretzky and son Alex Gretzky, Bob Treas, Celeste and Dan Fritz, Carrie and Kirby Loid, Marcela Lupher, Veerle Swinnen, Gaynor Richardson and Sue and John Strebel.









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# Harris County Municipal Utility District No. 341

Harris County Municipal Utility District No. 341 (the "District" or "MUD341") is the local governmental entity that sets the tax rates, and provides water, sewer, drainage and garbage/recycling collection services to the Lakes on Eldridge community. The District is governed by a Board of Directors that meets on the second Monday of each month at 12:00 p.m. The meetings are held at the law offices of Schwartz, Page & Harding LLP, (our MUD341 attorney), located at 1300 Post Oak Boulevard, Suite 1400, Houston, Texas 77056. Residents are welcome to attend the monthly Board meeting to learn more about the operation of our District, the services provided, and to make public comments to the Board members regarding District matters. The meeting agenda is posted 4 days before the meeting at the Clubhouse Bulletin Board. You can now read the Agenda and the prior month's Meeting Minutes on the new LOE website: www. lakesaneldridge.net.

Board members are:

- Russell Rush President
- Annette Edmonds Vice President
- Christine Mink Secretary

- Mark Durka Assistant Secretary
- Bob Wegner Assistant Secretary

The Board of Directors value resident involvement and feedback regarding the services provided by the District and it looks forward to continuing its efforts to make the Lakes on Eldridge community a great place to live, work and play. We look forward to posting news articles on the LOE website in the future.





# Lakes on Eldridge Book Club

Book Club enters the holiday season with our final selection of the year and a party. All are welcome - join your fellow LOE reading enthusiasts at Book Club and share your favorites. Below is a brief description of each selection. We meet the 4th Monday of each month at 7:30 P.M. (unless we decide to skip a month or change the meeting day). We take turns hosting the meeting and sometimes change the date or book, so please contact celeste. fritz@gmail.com to get the details for each meeting.

December 12 – <u>The Alchemist</u> by Paulo Coelho. Paulo Coelho's masterpiece tells the mystical story of Santiago, an Andalusian shepherd boy who yearns to travel in search of a worldly treasure. His quest will lead him to riches far different—and far more satisfying—than he ever imagined. Santiago's journey teaches us about the essential wisdom of listening to our hearts, of recognizing opportunity and learning to read the omens strewn along life's path, and, most importantly, to follow our dreams.

This will be our Christmas party, so please bring a wrapped, gently used book for a gift exchange.

January 23 - <u>The Last Days of Night</u> by Graham Moore. A riveting historical thriller about the "War of the Currents," the famous race for glory and riches between Thomas Edison and

George Westinghouse. Featuring a cast of characters ranging from Nikola Tesla to Alexander Graham Bell to Stanford White, this is a wonder-filled work of historical fiction that is both legal caper and fact-based account of one of the most transformative moments in American history.

So many books, so little time!





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## Timely Tips for December Gardeners from Calloway's and Cornelius

Working in your garden is an excellent escape during the holidays. It's a great time of year to do some of the heavy work in the landscape as opposed to sweating it up in the heat of the summer.

Don't put up the mower yet. Although turf grasses have stopped growing, you can use the mower to chop up and recycle the leaves back into the lawn or for a compost pile. Prepare gas-powered engines for winter. The owner's manual is the best guide to winterizing a lawn mower, tiller, garden tractor or other equipment.

Drain and store garden hoses and watering equipment in a readily accessible location. Lawns and other plants may need an occasional watering during prolonged dry spell.

In general, once the weather gets and stays cold, pruning of deciduous plants (ones that lose their leaves) can be safely done. Evergreen hedges can be sheared or cut back in the winter also. Wait until February to prune your roses. Remember – Do Not Top your Crapemyrtles! Simply prune to remove seed heads and shape.

Prepare for the cold weather before it hits! One of the best things you can do for your landscape plants is to provide a 2 to 3 inch layer of mulch. Mulching is necessary year round but during the colder periods it provides a layer of insulation for the roots. Water your landscape well before a cold spell. A drought stressed plant is more susceptible to freeze damage. For more tender plants, purchase frost cloth for extra protection. Cover the plant completely allowing the edges to come all the way to the ground, utilizing the heat which radiates from the ground.

December is a perfect time to plant trees and shrubs so they can develop a strong root system for next Spring. Cool weather color such as Pansies, Snapdragons, Cyclamen, Flowering Cabbage and Kale add splashes of color to your landscape. Spring flowering bulbs can be planted now once they have been properly chilled. Make your home beautiful for the Holidays with a stunning assortment of floral quality Poinsettias, Cyclamen, freshest greenery and Christmas Trees. Add a mix of new indoor and tropical plants to energize your home.

Remember to provide food and water for the birds this winter. You can attract just as many birds with a bird bath as with food, especially during the dry spells. To draw a diversity of birds provide a variety of seeds, like sunflower, thistle, safflower and millet; plus suet. Once you begin putting out bird food, continue feeding them through the spring time.

Information is courtesy of Calloway's Nursery at www.calloways.com. Attribution to Calloway's required for all use and reproduction.



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# Microwave Peanut Brittle

Be careful! This is a hot and sticky recipe.

#### **INGREDIENTS**

- 1 cup sugar
- 1/2 cup white Karo
- 1 dash salt
- 1 cup shelled raw peanuts (or pecans, walnuts, sunflower seed, etc.)
- 1 tablespoon butter or more. With peanut brittle, more is better.
- 1 1/2 teaspoons baking soda
- 1 teaspoon vanilla

#### DIRECTIONS

Line baking sheet with wax paper.

Spray wax paper, spoon, and anything else the brittle touches with Pam.

Combine sugar, salt and Karo in a 3 quart microwave safe glass bowl.

Stir in peanuts.

Microwave on high until light brown (8 to 10 minutes) stirring at least 2 times during cooking.

http://www.food.com

Remove from microwave and stir in remaining ingredient adding baking soda last (mix will be foamy). Stir quickly and pour onto wax paper. Spread thin for brittle candy. Note: You can use any type nuts you prefer or even sunflower seeds (which is my favorite).



# **REACHING YOUR NE** and many others... Atascocita CIA Park Creek

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community newsletters

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- Cypress Park
- Eagle Springs
- · Fairfield
- Grand Lake Estates
- Lakeshore
- Lakes of Fairhaven
- Lakes of Rosehill
- Lakes on Eldridge
- Lakes on Eldridge North
- Laurel Creek · Legends Ranch
- Meverland
- Normandy Forest · North Lake Forest

- Park Lakes
- · Riata Ranch
- Ricewood Village
- Shadow Creek Ranch
- Silverlake
- Steeplechase
- Sterling Lakes
- Stone Forest
- Summerwood
- · Towne Lakes
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NONG HRING Advertising Sales Representative

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# From KAREN PARKER

liday!

Wishing you the best this holiday season and in the New Year to come.

Buying, selling or relocating, please remember me for all your real estate needs this coming year.





Luxury Home Marketing Specialist Certified Home Marketing Specialist Lakes on Eldridge Resident

Direct: 281.610.4866 Lakes on Eldridge F Office: 713.461.6800 Email: karen.parker@garygreene.com





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