



The HOME FRONT

JANUARY 2017

Official Publication of Legends Ranch Property Owners Association

VOL 11, ISSUE 1

COMMUNITY NEWS

Thanks to all who came out to enjoy the "Santa visits the Ranch" Community Event last month with hot chocolate and cookies. So many smiling participants, helping hands and wonderful vendor booths were present. We hope you had great holiday time with your family. Volunteers, vendors and future sponsorship opportunities, please inquire of LRsocialcommittee@gmail.com. Happy New Year! ~LR Social Committee.

Reminder: your POA 2017 annual assessment of \$990 is due January 1, 2017. Any questions, please call 281-681-9750. Thank you. ~LR POA Board of Directors

January's "Monthly POA Board Meeting". Unless otherwise noted, it falls on the last Tuesday of the month that would mean 24 January, Tuesday, 6-730pm: Monthly Property Owners Association Board Meeting. Stay posted with the Property Manager and the email notification with the date and agenda. Resident volunteers maintain this unofficial resource as well once learn up-to-date information: www.facebook.com/groups/LegendsRanch.



LEGENDS RANCH

IMPORTANT NUMBERS

Property Tax

Montgomery County Tax	936-539-7897
Conroe ISD	936-709-7751
Montgomery MUD #89	713-932-9011

Your Community Homeowners Association

RealManage	866-473-2573
Legends Ranch Clubhouse.....	281-681-9750
Gate Attendant Office.....	281-296-0433

Police & Fire

Emergency	911
Montgomery Sheriff	936-760-5800
Pct. 3 Constable Office	281-364-4211
S. Montgomery Co. Fire Dept. Non-Emergency.....	281-363-3473
Montgomery County EMS Non-Emergency	936-441-6243
Crime Stoppers	713-222-TIPS
Poison Control.....	800-222-1222
Texas DPS	713-681-1761

Utilities

Electricity (TXU).....	800-368-1398
Electricity (TXU New Service)	281-441-3928
Electricity (Centerpoint)	713-207-2222
Gas (Centerpoint).....	713-659-2111
Water/Municipal Oper. & Consulting	281-367-5511
Best Trash	281-313-2378
Street Light Outages.....	713-207-2222
Cable/Internet/Phone...COMCAST	713-341-1000

Public Services

Local US Post Office.....	281-419-7948
Toll Road EZ Tag.....	281-875-3279
Voters Registration.....	936-539-7843
Vehicle Registration	281-292-3325
Drivers License Information	936-442-2810
Montgomery County Animal Control	936-442-7738
Montgomery Chamber	281-367-5777

Area Hospitals

Memorial Hermann	281-364-2300
St. Luke's	832-266-2000
Conroe Medical Center	281-364-7900

Conroe ISD	936-709-7751
Birnam Woods Elementary	281-863-4200
Cox Intermediate	281-465-3200
York Junior High	832-592-8600
Oak Ridge High	832-592-5300

Private/Parochial

First Baptist Church	936-756-6622
Sacred Heart Catholic Church	936-756-3848
St. Edward Catholic.....	281-353-4570
St. James Episcopal Day	936-756-4984

BOARD & MANAGEMENT CO

Onsite Manager

Cicely Towers-Harrislegranch@ciramail.com

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(866)473-2573

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School Zoning for Conroe ISD: Attendance Boundary Process: to Include Legends Ranch in Discussions/Decisions

With our growing community around our neighborhood, new schools are being added and this month, decisions are being decided regarding the zoning of which neighborhoods will go to which schools, including discussions on where the children of Legends Ranch will attend.

Keep posted by information found on this website: www.conroeisd.net/about/attendance-boundary-process. Or keep up with other topics related to this subject by attending a school board meeting (January 17), one of the zoning meetings where The ABC presents proposed zoning recommendations (January 9 at 7pm at Oak Ridge High School; January 10 at 7pm at York Junior High, or January 11 at 12pm at York Junior High), or neighbors keep updated events to share with their neighbors at: www.facebook.com/groups/LegendsRanch.



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LEGENDS RANCH

September Minutes for the Property Owners Association of Legends Ranch

Minutes of the meeting of the Board of Directors of Property Owners Association of Legends Ranch held on Tuesday, September 26, 2016 at Legends Ranch Clubhouse, 2801 Legends Ranch Dr., Spring, TX 77386

Directors Present

Kenneth Brown, President
Eric Garrington, Vice President
Kris Kallaway, Director
Desireah Riley, Director
Sebastien Moulin, Director

In Attendance

Chris Ayoub, John McLaughlin, Terri Porier, Nicole Mancos and Cicely Towers-Harris, representing the Managing Agent, and several homeowners present.

OPEN SESSION

Establishment of Quorum and Call to Order

Due to the notice of the meeting having been given and a quorum being present, the meeting was called to order at 6:05 pm by E. Garrington. C. Towers-Harris assisted with the recording of the Minutes.

Executive Session Summary

If called into consideration actions involving personnel, pending litigation, contract negotiation, enforcement actions, matters involving invasion of privacy of individual owners, or matters that are to remain confidential by the affected parties and agreement of the board.

Consideration of Executive Minutes – July 26, 2016

On a motion duly made, seconded, and carried, the executive minutes from July 26, 2016 were approved.

Deed Restriction Status Report

Terri Porier discussed moving forward with implementation of the fining policy, verses processing deed restriction violations for legal activity. It was indicated accounts currently at the attorney's office, would remain until violations were cured.

On a motion duly made, seconded, and carried, the board approved moving forward with the implementation of the existing fining structure.

Collection Status Report

The collection status report for the month of August was reviewed. R0192627L0173002 on a motion duly made, seconded, and carried, the board approved moving forward with said legal activity. Legal counsel was advised not to bid on behalf of the association.

R0192897L0173277 on a motion duly made, seconded, and carried, the board approved a payment plan for the said owner. The 1st payment must commence by October 15, 2016 and the 2017 assessment must be paid on time.

R0202516L0173295 on a motion duly made, seconded, and carried, the board approved moving forward with said legal activity.

Legal counsel was advised not to bid on behalf of the association.

Woodforest Bank Account on a motion duly made, seconded, and carried, the board approved adding all board officers to said account. This would be determined after officers were elected. One board member indicated they did not want to be listed on the account.

There being no further business, executive session was adjourned at 6:22 pm.

Adoption of Agenda

On a motion duly made, seconded, and carried, the agenda was approved as written.

Consideration of Meeting Minutes

On a motion duly made, seconded, and carried, the minutes from the July 26, 2016 board meeting were approved.

Financial Report

Financial Report for month ending July 31, 2016

Manager C. Towers-Harris presented the financial statements for the period ending July 31, 2016 which reflected the following:

- Delinquency: 14%
- Total Assets: 2,583,596
- Total Liabilities: 676,254
- Total Fund Balances: 1,907,351
- Total Operating Income Year-to-Date: 854,714
- Total Operating Expenses Year-to-Date 732,399
- Current Year Surplus/(Deficit): 122,314

Election of Board Officers

A motion was made (E. Garrington, 2nd K. Brown) to keep board officer positions as they currently are and appointing a member to the secretary/treasurer position. Sebastien Moulin then polled members of the association by asking if they would prefer to have meetings with all board members present. After the poll was taken by show of hands, S. Moulin made a motion for himself as president, D. Riley as vice president, and K. Kallaway as sec./treas. The motion was not carried and Eric G. asked S. Moulin, why did he think he should be president. S. Moulin stated he felt his strengths were his leadership abilities and that those would be best suited as president. E. Garrington asked S. Moulin, would he be willing to take on any other position. S. Moulin stated, no his strength was as president.

A conversation ensued about S. Moulin being non-existent within the community by not attending events, turning on the splash pad, and not consistently attending meetings. S. Moulin indicated his lack of participation, was work related.

A comment was made by D. Riley stating, that we are arguing over when the meetings are held; when that is a small part of the work that a board member performs. She also indicated being a leader is

(Continued on Page 6)

IN A WORLD DOMINATED BY THE TYPICAL, ONE COMMUNITY DARES TO BE ANYTHING BUT.

MIND-BLOWING
NEW SECTIONS

NEW
ON-SITE SCHOOLS

2 MINUTES from the
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LEGENDS RANCH

(Continued from Page 4)

shown by your actions and not your title.

T. Porier interjected and each position was voted on independently. K. Brown was voted President, E. Garrington Vice President, and D. Riley Sec/Treasurer.

Saturday Office Hours

This item was tabled.

Proposals

2017 Budget: This item was tabled for further review

Street Light Addition-Legends Ridge Dr.: A motion was (1st E. Garrington, 2nd D. Riley) to add 14 street lights on Legends Ridge Dr. The project was unanimously approved, in the amount of \$7,957.00.

Door Modification-Splash Pad Building: This item was tabled.

Additional Business

Review of Contracts: A discussion ensued surrounding the pool service contract. The board was informed, termination notice needed to be presented; prior to September 30, 2016. The contract would still be in effect until December 31, 2016. Management indicated bids were being procured for a new pool service provided. A motion was made (1st D. Riley, 2nd E. Garrington) to terminate the current contract with Aquatic Management of Houston. The motion was unanimously approved.

Proposed Idead for Old Gym: This item was tabled.

Drill Site Project: Management was asked to confirm the schedule of the next MUD District meeting, as well as forward the Daniel Dean proposal.

Splash Pad Project Update: Bids are still being procured from various vendors.

Committee Updates

Social Committee: D. Riley indicated the Fall Festival was scheduled for October 15, 2016. She also stated the community garage sale is slated for October 8, 2016. The community was also informed; maps would not be available.

Board Meetings

Scheduling of Next Board Meeting: The next board meeting was scheduled for October 25, 2016. Executive session will commence at 4pm and Open Session at 6pm, respectively.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:48pm.



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TEXAS A&M AgriLIFE FUNGUS GNATS

Fungus gnats often become a problem in homes due to an overwatering problem. Since this time of year can bring poinsettias or other plants into the home, fungus gnats are a pest to watch for.

Fungus gnat adults are small, black, long-legged flies with long antennae. Most adults are about 1/16 an inch but some can get up to 1/2 an inch. They are weak fliers and generally remain near potted plants, growing media, foliage or leaf litter.

Larvae, or immatures, have a black head capsule and long whitish body without legs. They feed on organic matter such as mulch, compost, grass clippings, plant roots and fungi. When conditions are very moist, fungus gnat larvae can become abundant and may leave slime trails on media that looks similar to trails left by snails or slugs.

While these gnats are a nuisance they are fairly easy to manage.

Indoors, it is a good idea to use yellow sticky cards as a monitoring tool. Potato pieces may also be used as a monitoring tool for fungus gnats. To do this, imbed a peeled potato cube into media and inspect the underside of the potato and the media directly below it twice a week for fungus gnat larvae.

To manage fungus gnat populations, work on reducing excessively moist conditions. Avoid overwatering and make sure that there is good drainage. The surface of container soil should be allowed to dry before watering again.

If using compost, make sure that items have been fully composted. Compost piles should be turned regularly and kept away from doors or windows. Inspect all doors, windows, vents and screens for a good seal to reduce the number of gnats that may enter a structure.

Bacillus thuringiensis var. *israelensis* or the nematode *Steinernema feltiae* can be applied in containers to control larvae. Either spray on the media or apply as a soil drench. Biologicals work best when they are applied early in an infestation. If a population is already large, they may not provide the control desired.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

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Curry Chicken Salad

Recipe from Barefoot Contessa Family Style, 2002.

INGREDIENTS

3 whole (6 split) chicken breasts, bone-in, skin-on
Olive oil
Kosher salt and freshly ground black pepper
1 1/2 cups good mayonnaise (recommended: Hellman's)
1/3 cup dry white wine
1/4 cup chutney (recommended: Major Grey's)
3 tablespoons curry powder
1 cup medium-diced celery (2 large stalks)
1/4 cup chopped scallions, white and green parts (2 scallions)
1/4 cup raisins
1 cup whole roasted, salted cashews

DIRECTIONS

Preheat the oven to 350 degrees F.

Place the chicken breasts on a sheet pan and rub the skin with olive oil. Sprinkle liberally with salt and pepper. Roast for 35 to 40 minutes, until the chicken is just cooked. Set aside until cool enough to handle. Remove the meat from the bones, discard the skin, and

dice the chicken into large bite-size pieces.

For the dressing, combine the mayonnaise, wine, chutney, curry powder, and 1 1/2 teaspoons salt in the bowl of a food processor fitted with the steel blade. Process until smooth.

Combine the chicken with enough dressing to moisten well. Add the celery, scallions, and raisins, and mix well. Refrigerate for a few hours to allow the flavors to blend. Add the cashews and serve at room temperature.



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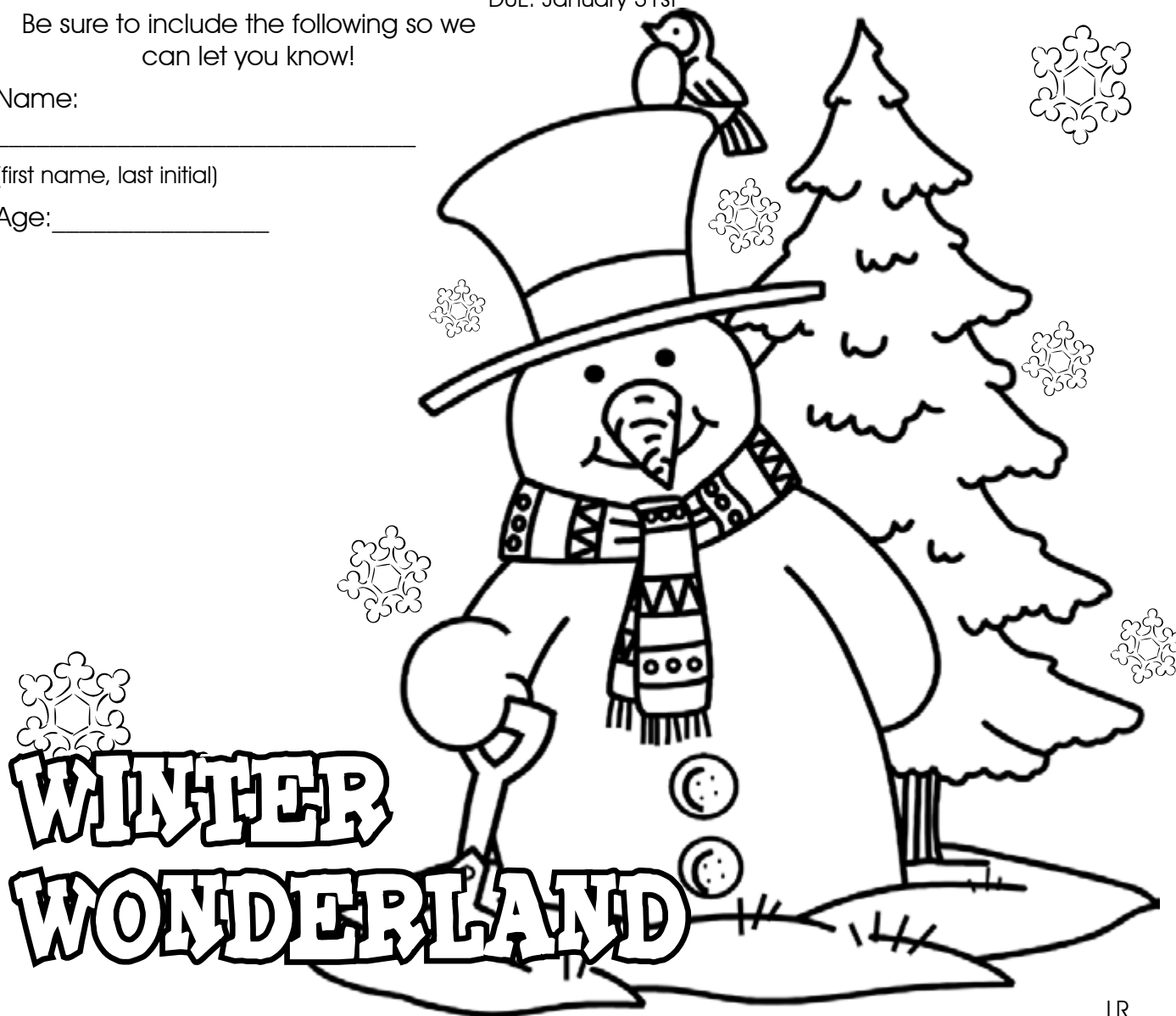
DUE: January 31st

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