



The HOME FRONT

FEBRUARY 2017

Official Publication of Legends Ranch Property Owners Association

VOL 11, ISSUE 2

PROPERTY MANAGEMENT TRANSITION & 2017 ASSESSMENT DUES UPDATES

January 11, 2017. Property Owners Association of Legends Ranch Homeowners, Please be advised that while you may register for the website immediately, it will be near the end of January for access to making your payments on-line.

The following (3) options are available to you to submit your 2017 \$990 assessment payment.

1. **Mail a check or money order** made payable to: POA of Legends Ranch to P.O. Box 1118; Commerce, GA 30529.

2. **Stop by the Legends Ranch Clubhouse** located at: 2801 Legends Ranch Dr; Spring, TX 77386 and drop off your check or money order made payable to: POA of Legends Ranch.

3. **You may register for the Association's Spectrum Web Page and submit your payment** at the end of this month. Due to the transition, we will allow for a **grace period to expire on: 2/28/17 for all current accounts to avoid late fees.** Thank you for your patience and cooperation during this transition process. Sincerely, Management

December 22, 2016. Dear Resident: Please see the attached information regarding managing agent changes and other community related information: After careful consideration, **the POA of Legends Ranch will be changing management companies.** Our current contract with RealManage will terminate on December 31, 2016. **Effective January 1, 2017 our new management company will be Spectrum Association Management.**

Earlier this year, anticipating the upcoming renewal of our contract, the board put out an RFP led by Desireah Riley. She obtained bids from six different management companies. Each company was required to submit a bid package by a due date. Three companies were eliminated based solely on their proposals. We then interviewed the remaining three which in turn eliminated one more.

The final two bidders were asked to answer additional questions and based on those answers, their interview, and their original bid package, Spectrum was deemed to be the best fit for our community.

Spectrum A.M. will have a website live for our Association as of January 3, 2017. While payments can be made online starting on this date, the website will not have individual balances available until late January since final financial information from RealManage will not be available until that time.

Please be on the lookout for the welcome postcard from Spectrum in late December that will have your account login instructions. One of the things they pride themselves on is developing strong relationships with the residents of the communities they manage. We are hopeful that this will bring a new level of commitment and cooperation between the residents and management company.

Many of you have met Cicely Harris, our current on-site property manager.

We are excited to announce that Cicely will be remaining with Legends Ranch and will be moving with us to Spectrum. We believe that this will bring additional continuity to our transition. We will decide on additional personnel in January after the transition. Many of you may have noticed that after we moved to one property manager, we have struggled to maintain our normal office hours. We ask for your patience as we move back to that schedule. **It is the policy of our board that the office be open from 9 am to 6 pm Monday through Friday and 9 am to 2 pm on Saturday. We anticipate moving back to that schedule and having any new personnel in place by the end of January.** We will provide an update as we move closer to that time. As you may have noticed, the annual statements were sent out late this year. We were hoping to have the new contract

(Continued on Page 3)

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

Spectrum Association Management	877-269-9092
.....	www.spectrumam.com
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.....

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-Harris CHarris@SpectrumAM.com

Management Co.: Spectrum Association Management

Customer Service

877-269-9092

..... www.spectrumam.com

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(Continued from Cover)

in place by the time they went out in order make the transition to the new management company go more smoothly.

Both RealManage and Spectrum have assured us that they will work together to ensure that any payments made to RealManage will be transferred to Spectrum in a timely manner. **Our deed restrictions require the due date to be January 15 of each year. It is our suggestion that, to avoid any opportunity for error, payments be made between January 1 and 15th of 2017. IF YOU HAVE ALREADY PAID YOUR 2017 ASSESSMENT, IT WILL BE CREDITED TO YOUR ACCOUNT.** In addition, we have given our property manager and Spectrum instructions, guidance, and authority to modify collection procedures where necessary to resolve any issues that arise during the transition.

If you cannot pay your 2017 assessment for some reason, please contact the office. There are tools available to help you if you are experiencing as hardship. **There is a payment plan available to you.** If you do not contact us and allow us to work with you to resolve your balance, any cost associated with collecting that money will be added to your account. In many cases that can be more than the cost of the assessment itself. Please call us and let us work with you to find a solution.

In the past, we have been limited in the number of eblasts that

could be sent out to residents, which made communication difficult. Spectrum will allow us to communicate more efficiently and more often with the residents.

For those of you on Facebook, there will be an official Legends Ranch Facebook page coming soon. This page will help disseminate information via social media. We hope this will be an efficient way to begin using social media to communicate. Please let us know your thoughts on this page once it is up.

We also **anticipate some changes coming to the current newsletter.** Thank you to our resident newsletter editor, Sarah Bloch for her tireless work on it. Once we know what the replacement for that newsletter will look like, we will communicate that to you but for now, it will continue as usual.

We would like to also update you on some of the amenities currently under review: Splash Pad: As many of you know, the Splash Pad had a lot of maintenance issues this year. We began looking at this at the end of the summer but have held off until we decided on the management contract. As a part of their available services, many companies offer project management support. Spectrum will be working with us to manage this project. While the timing will be

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(Continued from Page 3)

tight, we do not anticipate a delay in the opening of the Splash pad next year. Several residents have volunteered to work on a splash pad committee which will help the board with the work associated with the project. If you would like to help, please contact the office. We hope to update you on this project by the end of the year.

Athletic field: We are continuing to work with the MUD #89 board on this project. There are drainage issues that must be resolved and approved before work can begin. Dog park: During the initial work done by the resident committee in charge of this project, they looked at a possible option for a dog park at the same location as the athletic field. There is a question as to whether it is possible at that location due to the proximity to the water facility. For that reason, **the board is not considering a dog park.**

Our monthly board meetings are held on the last Tuesday of each month at 6 pm at the clubhouse. If you have never attended a meeting, we would like to ask each member of the association commit to attending at least one meeting in 2017. These meetings are important because you get to be a part of the process of decision making for your association. Unlike other POA or HOA meetings where board members sit at a table and discuss the business of the association, our meetings are much more interactive. The board leads our meetings, not the management company. The board faces

the residents and while we discuss business, we often engage the members present for their thoughts and ideas. At the end of the official meeting, we adjourn and let the property manager leave, but the board remains to engage in an open forum where any topics or concerns can be discussed.

The POA of Legends Ranch is resident controlled, not developer controlled. This is your association. Often people are surprised after attending their first meeting because they find the board is very accommodating and has the best interest of the community as its highest priority. **The most important aspect of successful communities is participation of the residents.**

In closing, we understand no community is perfect. However, Legends Ranch is a great place to live and we are all blessed to call this home. Let's make a commitment to work together toward the continual improvement of this wonderful community. Wishing each of our residents and neighbors, the warmest of holiday wishes.

Property Owners of Legends Ranch Board of Directors

Cicely's New Email: CHarris@SpectrumAM.com

Property Management Website: www.spectrumam.com



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INGREDIENTS

3 - 4 Chicken Breasts
1 can Cream of Mushroom soup
1 can Cream of Celery soup
1 can Cream of Chicken soup
1 can of green salsa
1 16-oz can of chili (without beans)
1 small can of green chilies
4-6 nine-inch flour (or corn) tortilla, cut to strips
1 ½ cups grated American, Cheddar, & Gouda cheeses

DIRECTIONS

Boil chicken breasts in boiling water for 25-30 minutes, or until done; let cool. Tear chicken off the bones (unless boneless) into strips, or bite-size pieces. Place into crock pot. Add all other ingredients until blended. Place crock pot on low for 1 hour to heat thoroughly.



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GARDENING TIPS FOR FEBRUARY

February is the slowest month for gardening chores, however; there are still a few that need to be accomplished this month pre-emergence herbicides need to be applied during the first two weeks of the month. You may also want to give your lawn an early boost by applying a fertilizer with a 15-5-10 formulation. All pruning on roses need to be done by the 15th of the month and any major pruning of trees and shrubs need to be done at this time also. If you start seeds indoors, many of them need to be started during this month. This will allow the seedlings to have reached a proper size to be transplanted in March. I would like to continue to discuss insecticides that are commonly used by household users. Malathion: This insecticide is an old favorite and kills a broad

spectrum of insects. Malathion is in the organophosphate family of chemicals and works by preventing the nervous system from working properly, leading to death. Malathion breaks down to half the original amount in soil (half-life) in about 17 days. Carbaryl or Sevin: This has been a popular insecticide for many years. It is listed for home use, but heavily used in the agricultural and forestry industry.

Carbaryl works when an insect eats or touches the insecticide by over stimulating their nervous system leading to death. Carbaryl breaks down in sunlight anywhere from 2 to 17 days.

If you have any questions, stop by and see me at Lone Star Ace Hardware or contact me at troy@lonestarace.com.



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Why host? When you choose to be a Volunteer Host Family and welcome a foreign exchange student into your home, you will have the chance to establish a wonderful life-long friendship, while making a difference in a student's life.

Opening your doors and your heart allows host families to learn first-hand about a foreign country from the perspective of

an exchange student who has grown up there. They share in the evolving process of bringing the world closer through cross-cultural sharing and friendship. Most of all, they gain a new family member for a lifetime.

Cost involved? Students have their own spending money, cover their own personal expenses, and have full health insurance. Volunteer host families are asked to provide the student with meals and room and board during his or her stay in America.

You will not receive compensation as a volunteer host family; however, the Department of State does appreciate your dedication to international exchange. Host families can claim \$50 per month tax deduction for each month they host, or can claim a flat tax deduction, for the applicable tax year.

To learn more about becoming a Host Family Volunteer for the 2017-2018 school year, please email: sbloch@icesusa.org and read more at: www.ICESUSA.org.



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SMART TALK ABOUT HOME REMODELING

The temperatures feel like Spring already and the time of year that you start looking at your home and thinking about remodeling is almost here. You may have noticed that the outside of your home needs a little work or you may be looking at putting your home on the market. When it comes to remodeling, where do you start?

Every year, "Remodeling" magazine looks at the average costs of home remodeling projects with the value of those projects retain at resale in over 100 U.S. cities. The smartest investment that you can make when remodeling may surprise you. Many homeowners go to the time honored update of the kitchen and bathrooms to garner the best price per square foot at resale.

However, "Remodeling" magazine ranks "re-siding with fiber cement as the #1 return on investment when compared to other mid-size remodeling projects" for the fourth year in a row. Compared to adding a bathroom, re-siding your house with fiber cement nets a 25 percent higher return on investment. Re-siding with fiber cement will also increase your return by 11 percent over vinyl windows and a whopping 24 percent greater than a major kitchen remodel or roof replacement.

The next question in remodeling is who to trust with your home remodeling project. Choose a company with a good reputation that offers solutions for your remodeling needs. Ask trusted friends for

recommendations, check out the company's BBB rating and know that the cheapest estimate may not always be the best. Michael Berry, KTRH 740AM personality and host of the Michael Berry Show, endorses Houston Siding. Berry states, "I have spoken for Houston Siding Company for 10 years and have never had a complaint."

Texas has its own set of challenges with temperatures in the highs and lows as well as high humidity and storm potential. With a familiar slogan in Texas being "if you don't like the temperature just wait a few minutes," you should look for products that are durable as well as suited for the climate.

An innovative product from James Hardie brings new technology to siding. James Hardie Insulated Lap Siding offers siding backed with foam insulation. It is engineered to keep your home cooler in the summer and warmer in the winter. Because foam insulation helps maintain a more consistent temperature in your home, it can help reduce your energy bills and conserve resources for long-term energy efficiency. James Hardie insulated siding is available at Houston Siding, a James Hardie Elite Preferred Contractor.

As Spring time approaches and remodeling projects start, you want to ensure that you're using the best possible products and company for your next remodeling project.

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