

The RANCH REVIEW

February 2019 Volume 13, Issue 02

News for the Residents of Legends Ranch

Great News on Legends Ranch Home Sales!

By Paul Cote, Legends Ranch Resident

The Legends Ranch real estate market set a new record 2018 with an overall average home sales of \$248,326. According to information obtained from the Houston Association Realtors 2018 single family homes sales rose 4.0% over 2017. A pleasant surprise because many residents felt local road construction would negatively affect 2018 home values. The road construction may have affected the total number of homes sold with a 6.6% decrease and a 4% increase in months inventory without a decrease sales prices over the previous year.

Looking ahead into 2019, Legends Ranch real estate sales should fare well with the completion of the surrounding roadways. The completion of Birnham Woods, Elan and Rayford Road will be a strong positive for homes sales into next year. Our overall local job market and economy looks positive into 2020 despite some indicating a potential recession. On a positive note current national homeowners average equity today is considerably greater than in the past which is predicted to provide stability for real estate should the economy dip.

If you're thinking about selling, keep in mind our community does have plenty to offer buyers. For instance, the Legends Ranch property tax is lower than newer subdivisions. A home with a \$250,000 appraisal value in Legends Ranch pays \$1200 less in annual property tax compared to newer subdivisions. Legends Ranch home buyers can see the great value and amenities which will continue to keep sales strong into next year.

Legends Ranch Market Report - End of Year 2018

Categories	2017	2018	Change
Single-family home sales	106	99	-6.8%
Single-family average sales	\$238,685	\$248,326	4.0%
Single-family avg. sales price / SF	\$91.84	\$94.53	2.9%
Single-family months inventory	2.26	2.36	4.0%

Date Night Chicken Recipe



The ultimate test of a relationship is if you can tolerate each other in the kitchen. Luckily, this easy recipe will make things run a little smoother—and will taste delicious no matter what day of the week. If you're a sun-dried-tomato hater (we feel you), use fresh ones instead. It won't have as much of a tangy kick, but it'll still make your loved one fall at your feet.

INGREDIENTS

- 1 tbsp. extra-virgin olive oil
- 6 bone-in, skin-on sexy chicken thighs (about 2 pounds)
- Kosher salt
- Freshly ground black pepper
- 1-2 cloves garlic, minced
- 1 tbsp. fresh thyme leaves
- 1 tsp. crushed red pepper flakes
- 3/4 cup. low-sodium chicken broth
- 1/2 cup. heavy cream
- 1/2 cup. chopped sun-dried tomatoes
- 1/4 cup. freshly grated Parmesan
- Freshly torn basil, for serving

DIRECTIONS

1. Preheat oven to 375°. In a large oven-safe skillet over medium-high heat, heat oil. Season chicken generously with salt and pepper and sear, skin-side down, until golden, 4 to 5 minutes per side. Transfer chicken to a plate and pour off half the fat from skillet.
2. Return skillet to medium heat and add garlic, thyme, and red pepper flakes. Cook until fragrant, 1 minute, then stir in broth, heavy cream, sun-dried tomatoes, and Parmesan and season with more salt. Bring to a simmer, then return chicken to skillet, skin-side up.
3. Transfer skillet to oven and bake until chicken is cooked through (and juices run clear when chicken is pierced with a knife), 17 to 20 minutes.
4. Garnish with basil and serve.
5. Have an early night!

RANCH REVIEW

IMPORTANT NUMBERS

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

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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
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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

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

NEWSLETTER INFO

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Oak Ridge High School News

ORHS Cheerleaders Place 2nd at State!

Oak Ridge cheerleaders participated at the UIL Spirit State competition over the weekend in Fort Worth, Texas. The girls were up against 73 teams from the 6A Division I category. After going into Finals in fourth place, the team pulled it together during their final routine and took home the silver becoming the State Runner-ups for 2019.

All-State Band

We've got GREAT news to share! On Saturday, January 12th, ORHS had 6 students qualify for TMEA All-State Band. This is a program and school record for Oak Ridge and we're super proud and excited for these students! The students who will be representing ORHS are:

Sam Gomez,
Travis Stromberg (this is his 2nd time to make it),
Chance Castaneda,
Ryan Comeaux,
Gabe Christensen
and Bryce Jackson.

Go Oak Ridge War Eagles!

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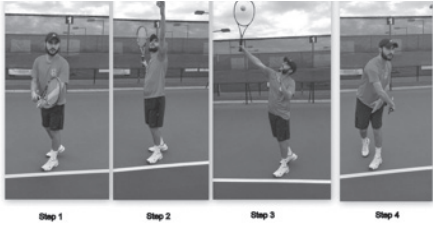
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Tennis Tips - "The Serve"

By USPTA/PTR Master Professional Fernando Velasco



In previous newsletters, I offered tips on how to hit a forehand groundstroke, a two-handed backhand, one-handed backhand, forehand volley, and the two handed backhand volley. In this issue, I will

give you instructions on how to execute the serve, considered as the most important stroke, since the player has complete control of the game at this time. In these pictures, Adolfo Gonzalez, one of the tennis pros at the Grey Rock Tennis Club, demonstrates the proper form and technique for a right-handed player. For a left-handed player, the instructions will be the opposite hands.

Step 1: Ready Position: The body is sideways with the right hand holding the end of the racket in a forehand grip position and the left hand is holding the ball under the throat of the racket. The left arm is slightly straight and the ball is held with the thumb, index finger and middle finger. This allows for a consistent toss without using the wrist and/or elbow. Feet are a shoulder width apart and the body is in equal balance. For beginners, it is okay to change the grip slightly toward the forehand grip. As the player gets more advanced, the continental grip

will be a better one to give more spin on the ball.

Step 2: Back Swing: The left arm comes down and the right arm follows it. It is vital to slow down the motions to allow for both of the arms to have good balance in the front and behind the body. Notice that the hand is in the process of tossing the ball in front of the body and the left wrist is bent down. It is imperative to have a good consistent toss since it will dictate the success or failure of the serve.

Step 3: Point of contact: Once the player is ready to hit the ball, the right arm will force the racket toward the point of contact, while the left hand will come down toward the body. This allows for the "snap" of the wrist to accelerate and bring the ball down. Notice that the point of contact is slightly higher than then center of the racket. Eyes are still focused on the point of the contact and will be ready to look down as soon as the ball leaves the frame. The right hip is extended to allow the body to extend up.

Step 4: Follow Through: The racket speed will extend to the left side of the body. The right foot is coming forward and is pointing toward the net. The trunk is straight and eyes are focused on the direction of the ball. At this point the player will take the split step and will jump either behind the base line to rally with the opponent or will move toward the net to serve and volley.

Look for in the next Newsletter: The Half Volley

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RANCH REVIEW

Flour Beetles

There are two types of flour beetles that may be encountered in the home- red and confused. These beetles are small (about 1/8" in length), reddish-brown to brown in color with a somewhat flattened body. Adults can be long-lived and survive up to 3 years. To tell the difference between the two, you would need to look closely at the tip of the antennae; red flour beetles have a distinct 3-segmented club while confused flour beetles have a gradually formed 4-segmented club. Fortunately, you don't really need to get that detailed in identification to manage them as they feed on similar foods and are often found in the same areas.

Flour beetles feed on grain dust and milled grains, but can also feed on undamaged grains. In homes they may be found in cereals, flour, pasta, dried beans, chocolate, nuts, herbs, spices, crackers, dried pet food, dried flowers and cake mix. With large populations of the insects, they may cause a foul taste and odor to infested products due to a secretion from their scent glands.

Red flour beetles are able to fly while confused flour beetles cannot, so it is possible for them to move to different areas of the house. If you are having a problem with flour beetles, but cannot locate the source in your pantry, check other areas of the home such as where pet food is stored or areas with dried flowers or potpourri. Sometimes people see flour beetles during or after they have had a rodent infestation because the beetles can eat grain that may be in rodent baits or eat food from rodent nests where food was stored.

Management tips:

- Inspect all food items and get rid of anything infested. If you do not want to throw away infested food, you can either put in in the freezer for a week or heat in the oven at 200 degrees for 2-3 hours to kill off insects.

- Clean all pantry areas, making sure to get any grain dust out of cracks and crevices. Use a cleaning solution after all debris is removed. Seal any cracks where grain dust may accumulate with a sealant product.

- Do not buy damaged or expired items from the grocery store.

- Use products promptly. If you go away for a period of time (a week or more), store items in the freezer.

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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