

The **RANCH REVIEW**

April 2019 Volume 13, Issue 04

News for the Residents of Legends Ranch

Legends Ranch Resident and Apache Helicopter Pilot Surprises Her Son.



After months away from her son, a deployed Apache Pilot decided to surprise her Mom and her boy at school in an emotional moment that brought tears to the eyes of other students and staff.

Birnam Woods Elementary School kindergarteners gathered in the cafeteria Thursday morning to enjoy their lunch and an award ceremony. Little did they know, one of the many faces in the room, Aiden, would soon be beaming above the rest.

Aiden's mom, Chief Warrant Officer 3 Sanders, has been deployed to Afghanistan for the past few months. They haven't seen each other since November. She wanted to surprise him at school, so her friends and teachers used an award ceremony as the perfect opportunity.

After the award ceremony, Chief Warrant Officer 3 Sanders revealed herself from behind the stage curtain and Aiden's reaction was perfect – stunned surprise with his mouth agape, then he jumped into her open arms for a big hug for his mother as happy tears welled up.

It was an understandable flood of emotions.

"It's hard being in the military and being away from him so long," she said. "But seeing his face, just that initial ... curtain opening and saw his face, I couldn't breathe, and I was so excited, just bliss."

And when asked what it's like to have his mom back, Aiden added "it's the best day ever". "Lots of hugs all weekend, right? Okay, good," Chief Warrant Officer 3 Sanders said. Aiden got checked out of school early so the two could spend some much-deserved time together over the weekend.

Full video can be watched at <https://youtu.be/dwILvsFuS9s> or search 'Apache Pilot surprises her son' on youtube.com

RANCH REVIEW

IMPORTANT NUMBERS

Property Tax

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

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

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

Editor

Submit Articles.....legendsranch@peelinc.com

Publisher

Peel, Inc. www.PEELinc.com, 888-687-6444
Advertising.....advertising@PEELinc.com, 888-687-6444

RECOGNIZE A GREAT NEIGHBOR:

Every day, we hear inspiring and touching stories about our Legends Ranch neighbors supporting and improving our community in a variety of ways. Whether it's collecting trash from around our lakes and common areas, taking care of a neighbor's pet, or creating meal trains and rallying around a neighbor



in need, we are constantly reminded of the power of good neighbors.

To nominate a good neighbor for recognition, please share a short story with us about what this person has done to make our community a better place to call home. Please ensure you include their name, your name and contact details and the reason for recognition in the email contents.

Email your nomination to: ranchreviewnewsletter@gmail.com

Paul Cote

REALTOR®

(281) 414-0810

RealtorPaulCote@gmail.com



Legends Ranch Resident

10700 Richmond Ave. Ste. 101
Houston, Texas 77042



Montgomery County MUD 89 Introduces Smart Meters MCMUD 89

In the name of conservation and customer convenience, Montgomery County MUD 89 recently decided to install smart water meters. These meters have electronic sensors that measure water flow, which allows them to have more accuracy. With the use of a smart phone app, customers are able to keep a closer eye on their water consumption. The District will begin replacing the old mechanical meters with new digital ones. More information will be provided once the smart meters are being installed.

Why Install Smart Meters?

The Badger E-Series meters with the use of EyeOnWater allow for:

- Accurate meter recording
- Access to your account via the web or smart phone
- Consistent meter readings and more predictable billing
- A graphic presentation of your hourly consumption that will allow you to track your highest usage periods. This enables you to make more educated decisions regarding your water consumption
- The system will provide potential Leak detection in your

household

For latest updates and meeting schedule

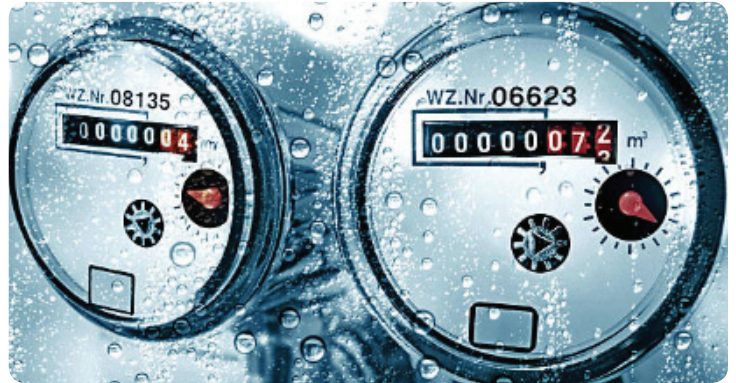
Please go to <http://www.mcmud89.com>

Please note: The Board generally meets on the first Thursday of the month at the offices of:

Allen Boone Humphries Robinson LLP

3200 Southwest Freeway, Suite 2600

Houston, TX 77027



PATIO COVERS | PERGOLAS | CARPORTS | PORTE COCHÈRES | OUTDOOR KITCHENS | DECORATIVE OUTDOOR FLOORING

VISIT OUR
WEBSITE FOR
INSPIRATIONAL
IDEAS



CUSTOM PATIO STRUCTURES

Committed to Quality, Value & Service



832.570.3990

www.custompatiostructures.com

FAMILY OWNED & OPERATED WITH OVER 20 YEARS EXPERIENCE
FREE ESTIMATES & DESIGN CONSULTATION • 100% FINANCING AVAILABLE



RANCH REVIEW

Spring Onion Frittatas

Serves: serves 2-3 as a main course, 4 as a side

Ingredients

- 6 eggs
- ¼ cup water or milk
- olive oil, for the pan
- 3-4 thin spring onions, chopped small, plus slice a few into thin vertical strips

Instructions

1. Preheat your oven to 375 degrees F.
2. In a medium (8-inch) cast iron or oven-safe non-stick skillet, lightly sauté the chopped onions & asparagus pieces in a bit of olive oil, salt & pepper. Remove from the pan after just a few minutes.
3. Blend the eggs, garlic, water, salt and pepper in a blender until combined and lightly foamy.

4. Wipe out the skillet you used previously and coat it with a bit of olive oil. Pour in the eggs and add half of the veggies and half of the cheeses. Put the skillet in the oven, and bake for 8-10 minutes, or until the frittata begins to set but is still uncooked on top. Carefully, (without moving the skillet around too much), add the rest of the veggies and the cheeses. Continue to bake for another 10-15 minutes or until the edges of the frittata are golden brown and the eggs are set.

5. Top with chopped tarragon, a grind of pepper and a few red pepper flakes. Let cool before slicing.



AFFORDABLE SHADE PATIO COVERS

*Creating Comfort for Outdoor Living...
with Affordable Shade.*



*We obtain City Permits,
TDI Windstorm Certification,
and help with HOA Approvals.*

Call to schedule a free estimate.

713-574-4648

Visit our website to view more designs.
AffordableShade.com

Custom Patio Covers

Cedar & Treated Pine Shade Arbors
Aluminum Patio Covers & Arbors
Palapas & Tiki Huts & Screen Rooms
Decorative & Structural Concrete



Financing Available* with Payments as Low as \$250

**Subject to Credit Approval*





BALMORAL

15808 Crystal Terrace Dr. Humble, TX 77346
Tel: 832.508.0399 Toll Free: 1.833.LAGOON1
www.BalmoralLagoon.com

You, TOO, CAN LIVE THE LAGOON LIFE!



For a limited time only, get your 2019
Friends & Family Pass to Land Tejas' Balmoral
Crystal Clear Lagoon & Beach Club!

Call now to find out more and
get your pass today!
1-833-LAGOON1



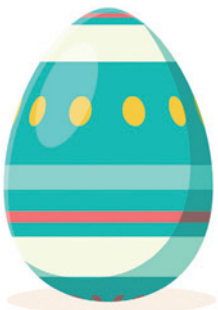
GATEWAY BAPTIST CHURCH
Discover the Joy of Belonging

DISCOVER THE JOY OF BELONGING



Gateway To Learning

CHRISTIAN CHILDCARE CENTER



GOOD FRIDAY SERVICE

APRIL 19TH @ 7PM

BIG EGG HUNT

SATURDAY, APRIL 20TH | 5PM

EASTER SUNDAY WORSHIP SERVICES

SUNDAY, APRIL 21ST | 9:30AM & 10:30AM



2930 RAYFORD ROAD 281.363.4500 • www.DISCOVERGATEWAY.com

Not Available
Online



Garage Door Opener
Access security system with rolling code technology

1 remote

Model #850

\$390

Replacement Door
Includes installation, take down & removal

Raised panel non-insulated steel door

Color White or Almond

Model 170

\$790
16'x7'

\$470
8'x7'

Torsion Spring
Our everyday installed price.

Dont pay more!

\$195
1 torsion spring

\$295
2 torsion springs

(936) 756-0100
ohdconroe.com

Prices apply only for work scheduled between normal working hours 8-5 M-F; All Prices: Plus Tax.

RANCH REVIEW

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 for 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.

WIRED
ELECTRICAL SERVICES

- Additional Plugs and Circuits
- Panel Upgrade / Replacement
- Smoke Detectors • TV Mounting
- Troubleshooting

**SAVE \$20
OFF YOUR
NEXT
SERVICE CALL!**
Cannot be combined with
any other offer.
*Expires 5/1/19



713-467-1125 | wiredes.com

TECL 22809 Master 100394
Licensed & Insured • Family Owned & Operated

GO GREEN



Receive your newsletter in your inbox

For details go to
www.PEELinc.com
and click the RESIDENTS tab



The Value of Sleep for Children and Teens

Shelley Coleman M.A., L.P.C.-S.

As important as food and water, sleep is vital to your well-being. And, if you are a parent, research shows that your children are not getting the sleep they need. According to the National Sleep Foundation, children (ages 6-13) require 9-11 hours of sleep per night and adolescents (ages 13-18) require 9-10 hours per night. A recent study from the Centers for Disease Control found that 31% of teens get 8 hours or less of sleep per night and most school age children are getting 8.5 hours.

For growing brains and bodies, not getting enough sleep can have consequences on school and relationships. Teens and children can have difficulty concentrating when sleep deprived. And, according to the Sleep Disorder's Center, approximately 1,550 people are killed annually in crashes related to drowsy driving. Often, these crashes are caused by young people under the age of 25.

On the contrary, quality sleep has been linked to improved attention, better mental health, and lower risk of obesity. In recognizing the importance of quality sleep, parents can help children establish healthy sleep habits at an early age. If healthy sleep hygiene is established in adolescents, those habits can carry into adulthood.

Healthy sleep habits for teens and children include:

- a set bedtime and wake time that does not vary by more than 2

hours on the weekend

- a relaxing bedtime routine such as reading for teens or story time for children
- no "exciting" activities at bedtime such as jumping or wrestling for children or computer games for teens
- daily exercise
- healthy diet
- no caffeine after 4 PM

If you think your teen or child may have a sleep issue, there are common symptoms you may notice. For adolescents, parents may have difficulty waking them in the morning or observe that their teen is irritable in the early afternoon. Children may require excessive "help" falling asleep, wake many times during the night, or cause their parents to lose sleep. While these symptoms are usually easily addressed by improving sleep habits, more severe symptoms should be addressed with the help of a pediatrician or behavior specialist.

As parents, the value that we place on sleep is a big influence on our children's attitude toward sleep. Fortunately, there are a lot of practical steps we can take to help our children get the sleep they need. There are too many benefits of good sleep for our teens and children to miss out on them.



RANCH REVIEW

The Ranch Review is a private publication published by Peel, Inc. It is not sanctioned by any homeowners association or organization, nor is it subject to the approval of any homeowners association or organization, nor is it intended, nor implied to replace any publication that may be published by or on behalf of any homeowners association or organization. At no time will any source be allowed to use the Ranch Review contents, or loan said contents, to others in anyway, shape or form, nor in any media, website, print, film, e-mail, electrostatic copy, fax, or etc. for the purpose of solicitation, commercial use, or any use for profit, political campaigns, or other self amplification, under penalty of law without written or expressed permission from Peel, Inc. The information in the newsletter is exclusively for the private use of Peel, Inc.

DISCLAIMER: Articles and ads in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of Peel, Inc. or its employees. Peel, Inc. is not responsible for the accuracy of any facts stated in articles submitted by others. The publisher also assumes no responsibility for the advertising content with this publication. All warranties and representations made in the advertising content are solely that of the advertiser and any such claims regarding its content should be taken up with the advertiser.

* The publisher assumes no liability with regard to its advertisers for misprints or failure to place advertising in this publication except for the actual cost of such advertising.

* Although every effort is taken to avoid mistakes and/or misprints, the publisher assumes no responsibility for any errors of information or typographical mistakes, except as limited to the cost of advertising as stated above or in the case of misinformation, a printed retraction/correction.

* Under no circumstances shall the publisher be held liable for incidental or consequential damages, inconvenience, loss of business or services, or any other liabilities from failure to publish, or from failure to publish in a timely manner, except as limited to liabilities stated above.

BUSINESS CLASSIFIED

HOKULIA SHAVE ICE: Authentically Hawaiian Buy 1 Get 1 Shave Ice equal/lesser value FREE! 3540 Rayford Rd, Spring, TX 77386 - Reopening Weekends In March (weather permitting) (located@HEB Spring Market Pharmacy entrance)

Business classifieds (offering a service or product line for profit) are \$50, limit 40 words, please contact Peel, Inc. Sales Office @ 512-263-9181 or advertising@PEELinc.com.



ADVERTISE
Your Business Here
Call 512.263.9181
for details
www.peelinc.com



HAIL DAMAGE?

ACT NOW to Protect Your Home and Investment

- Hail Damage
- Wind Damage
- Missing Shingles
- Curling Shingles
- Visible Dents in Soft Metals/Vents
- Signs of Aging

  Locally owned & operated
Doing business in Houston for 55 years

832-797-4497
MullinsRoofing.com
mortonmullinsroofing@yahoo.com

Call today for a FREE inspection
Licensed • Insured • Summerwood Community Sponsors

A Few Days in the Life of a Home Handyman

by: Gordon R. Watson

DRIPPING FAUCETS

Vacationing at my mother-in-law's home always means doing some repair work. I like keeping busy, and there are generally some things needing attention. One of the recent issues there was a dripping kitchen faucet. Drips are really a thing of the past for most faucets. Happily, ceramic has replaced rubber as the seal, so most faucet manufacturers have a lifetime warranty of one sort or another. I gave her my standard verbal disclaimer (that her home's piping is old and something might break and require a real plumber). So far, I have never had to resort to calling one (knock on wood). I turned off the main water supply outside because her 1950's home doesn't have shut off valves (called stops in the trade) beneath the kitchen sink. Outside, after digging a hole in a flower planter to find the shut off valve, I gently advised her not to bury the main shut off valve because it wasn't designed to be buried, and it might be difficult to find quickly. In the kitchen again, fully expecting the old style rubber washers, I removed the kitchen faucet handle, protected the shiny chrome with masking tape, applied a wrench, and removed the faucet stem. To my surprise, the sink faucet did have new-style ceramic style seals. The problem, it turned out, was that debris, probably from her home's aging and rusting (50+ year old) galvanized pipes, had stuck in the ceramic cartridge, causing the seal to be incomplete. Fortunately, once I cleaned the debris out, the drip went away. I love it when I don't have to buy parts for a repair. The fact that the old piping is obviously corroding and slowly failing is another story for another time. Replacing that piping almost certainly will require a real plumber. Sometime I might mention to her that it might be a good idea to replace the old pipe on her schedule rather than the pipe's schedule.

CORROSION

Her home also has a clothesline (not all that common these days) which had all but fallen over. The old clothesline was the old style with two "crosses" each cross with a two-inch galvanized pipe stuck in concrete (with five ropes for holding the clothes). Over time, these pipes rusted away. The funny thing is that the pipes really only rusted in one place: about two inches above the ground and two inches below the ground. The remaining pipe was in near-perfect condition. Even the pipes buried twenty-four inches in the ground were near-perfect! My point in mentioning this is that this corrosion is caused by moisture and oxygen. While we will likely never have a clothesline, the principle applies to all materials such as iron and wood placed in the ground and prone to rust or wood rot. While there is little we can do about oxygen, to the degree



feasible, we should try to keep water away from anything placed in the ground. Better yet, when feasible, avoid putting anything which can rust or rot directly in the ground.

STUD FINDERS

Over the years, I have owned at least three electronic stud finders. These are the devices that are supposed to locate the wooden or metal studs behind the sheet rock. My history with them hasn't been trouble-free. My last one worked fairly well for a few years, but it recently proudly advised me that the closet wall I wanted to attach a shelf to, had no studs. I now have three "broken" stud finders in my tool box. I promise to properly dispose of them soon. Fortunately, while doing some work at my son and daughter-in-law's home, I found (in my son's tool chest) a non-electric, entirely rare earth magnet-type "stud finder" that works so well that I don't think I will ever go back to the electronic type. It is made by C.H. Hanson. Of course, it only indirectly finds the stud. It finds the nails or screws holding the sheet rock to the stud. At about \$10, it is a bargain. I just bought one for myself, and believe it may be the last I ever have to buy (unless I lose it, of course). Hint: Once a stud is found, you can apply painter's tape (masking tape (not too tight or you may strip away the paint) to the stud location, or you can place another magnet on the nail location as a marker.



PEEL, INC.

308 Meadowlark St. South
Lakeway, TX 78734

PRSR STD
U.S. POSTAGE
PAID
PEEL, INC.

LR

Zack Hall

REALTOR®

A LEGENDS RANCH RESIDENT SERVING MY NEIGHBORS, THE WOODLANDS,
AND SURROUNDING COMMUNITIES.

EXPERIENCE THE DIFFERENCE IN EXPERT CUSTOMIZED BOUTIQUE REAL ESTATE SERVICES.

CALL FOR A FREE MARKET ANALYSIS
— DEMAND THE BEST —



CONTACT ME DIRECTLY
FOR YOUR PERSONALIZED
COMPREHENSIVE
LISTING OR BUYING
CONSULTATION.

832.284.3909 · ZHALLREALTOR@GMAIL.COM
“I LIVE HERE, I WORK HERE”



STAY SEASONABLY COMFORTABLE WITH AIR OF SPRING



www.AirofSpring.com

**Air Conditioning • Heating • Refrigeration
Residential • Commercial**

**Servicing All Makes & Models • Senior Citizen/Military
Discount Family Owned & Operated • Annual Preventative
Maintenance Contracts 10 Year Parts & Labor Warranty Available
Real Estate Inspections**



**UP TO \$2500 IN
REBATES PER SYSTEM
REPLACEMENT
AVAILABLE**

Valid for a limited time only and
subject to change without notice

**SUPER HIGH
EFFICIENT
VARIABLE
SPEED SYSTEMS**

Licensed Insured & Bonded
Lic #TACLB014135E
Lic #TACLA78210C

BOOK YOUR SERVICE ANYTIME! CALL OR GO ONLINE

www.airofspring.com • 281-350-9392





UP TO \$2500 IN REBATES PER SYSTEM REPLACEMENT AVAILABLE

Valid for a limited time only!

BOOK YOUR SERVICE ANYTIME! CALL OR GO ONLINE

www.airofspring.com

281.350.9392



\$54.95

**Complete A/C
Inspection
Additional Units
\$49.95 Each**

Valid on Residential Jobs Only. With Coupon. Not Valid Sundays, Holidays, after hours, With any other offer or coupon. Expires 10/31/19

**\$20
OFF**

Diagnosis

Valid on Residential Jobs Only. With Coupon. Not Valid Sundays, Holidays, after hours, With any other offer or coupon. Expires 10/31/19

\$100 OFF

**Purchase & Installation
Of Any HVAC Equipment
or**

\$250 OFF

**Purchase & Installation
Of Any HVAC System**

Valid on Residential Jobs Only. With Coupon. Not Valid Sundays, Holidays, after hours, With any other offer or coupon. Expires 10/31/19

**\$65
OFF**

**Any Repair Over
\$300**

Valid on Residential Jobs Only. With Coupon. Not Valid Sundays, Holidays, after hours, With any other offer or coupon. Expires 10/31/19