

SPRING 2013

MESSAGE FROM THE BOARD

Personal message from your Board Member Jennifer Fuchs:

Glen Laurel Residents:

When Debra Johnson, John Clark and I came onto the Board back in November, one of the things we promised all of you (our neighbors) was to be transparent. We have never been a Board to operate under secrecy or 1/2 truths so, it is under that same promise that I am writing this.

I am very saddened by what has transpired over the last few months in our neighborhood. As a resident of Glen Laurel for the last 12 yrs, I have always taken pride in our neighborhood and the residents who live here. In addition, I have always been the first one to tell others about this great community and encouraged them to move here when looking for a new home, for I knew we had something very special in Glen Laurel. For a long time others didn't know about our quaint, little community that was tucked away from a lot of the hustle bustle that exists in downtown Sugar Land, which made it feel even more special. We all moved here because we love the houses, the people and overall look of Glen Laurel. We can probably all agree that while the houses and for the most part the people remain the same, the overall look of Glen Laurel has certainly changed.

When we came onto the Board, our sole purpose for doing so was to make some positive (much overdue) changes in Glen Laurel, to do everything we could to get our neighborhood back into a better financial position and to address the run down appearance of the neighborhood to preserve property values. Let's face it, a neighborhood much like a business, can only operate in the red for so long. Much to our dismay, we have been met with some resistance coming from a small group of individuals that are driven by their own personal agenda and are certainly not motivated by doing what's right to improve the neighborhood and the lives of the people that reside here.

Please keep in mind, one primary purpose of the GL HOA is to protect and preserve the value of the commonly used property and with the perimeter fences being determined as commonly used property, it is our responsibility as a Board to make sure that happens. Sadly enough, it has been brought to our attention that replacing the broken down, dilapidated fences that are a huge eye sore and take away from beauty of Glen Laurel conflict with the desires of certain individuals, but is necessary for the general good of the entire community.

I urge you neighbors, make an attempt to understand ALL the facts of what the GL Board has done, not just what a few misinformed individuals are relaying. Here are some facts we think you ought to know about what the current Board has accomplished in the last few months to move GL in the right direction:

- Since November, Debra, John and I have put all GL contracts out for competitive bid and reduced unnecessary operational spending, saving the GL Community about \$80K per year which equals about 26% of the annual GL revenue.

(continued on page 2)

IN THIS EDITION

NOTICE Board Meetings

Glen Laurel's monthly Board Meetings will now generally be held on the 1st Wednesday of the month at 7:00pm at the Woodbridge Club House.

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COMMUNITY UPDATES

IMPROVING THE GL PARK AND THE LAKE AREAS-We would like to start a new committee for any residents that are interested in improving the landscaping and overall appearance of the Glen Laurel Park and lake areas with new trees and shrubs. This committee would work on the landscape designs for the Glen Laurel park as well as the MUD owned lake areas at the GL park and at the corner of Burney and W. Airport with other entities such as Fort Bend Master gardeners and seek funding and donations from various sources. Plans include creating an azalea trail along W. Airport, planting of oleanders and more colorful trees. The goal of these projects is to improve the appearance of the community similar to what has been done in other areas of Sugar Land particularly on University Blvd. The Stream Energy Power Up Program being led by Board member Jennifer Fuchs is a fundraiser that is currently ongoing in the community to raise money for this purpose. If you are interested in participating on this new committee please contact Ry Reid or one of the GL Board members.

POWER UP PROGRAM - Glen Laurel's Power Up website is up! You can now log onto <http://glenlaurelhoa.streampowerup.biz>, switch your electric service over to Stream Energy and help raise much needed funds for our community. Under this program, the Glen Laurel HOA will receive \$5 per customer every single month for the duration of your relationship with Stream Energy. *(continued on page 4)*

MESSAGE FROM THE BOARD (CONTINUED)

- Began the practice of full transparency to publish GL HOA financials to all residents to get rid of the secrecy around the money that was spent here.
- Completed a reserve study with Kipcon to analyze the condition of current GL assets and came up with a financial plan to rebuild the GL Reserve fund to put GL back on a path toward prosperity and away from bankruptcy to preserve the values of the homes in GL.
- Redesigned the GL website for improved user experience and built an email database to start communicating more real time data to residents to reduce costs of the monthly newsletter.
- Started the Power Up Energy Program fundraiser to raise funds for Glen Laurel Park improvements (walking trail, better trees and shrubs). This is to complete the landscaping that was not completed by the original developer.
- Worked with the Burney MUD Board so that the MUD would fund the property maintenance for the land they own within GL to reduce the costs to Glen Laurel residents.
- Began working with the City of Sugar Land to obtain funding for run down perimeter fences in Glen Laurel.
- Began working on a rewrite of the Declaration and Bylaws to comply with Texas property code section 209 changes that went into effect in the end of 2011 and January 2012 and to add protections to residents from future Boards that engaging in wasteful spending of GL reserve funds.
- Had resident participation of 320+ homeowners to participate in the special assessment election which is unprecedented in GL.
- Started to improve the landscaping and appearance of the GL front entrances.
- And are taking on the biggest financial capital improvement project that no other Board has taken responsibility for to date...the perimeter fences!



Does this look like a Board that has the residents of Glen Laurel's best interest at heart? I would say so!

I would say to some, lay down your own personal agendas and let's come together in unity working together as a community toward the same goals. It's the right thing to do!

Regards,

Jennifer

Glen Laurel
Board of Directors
Vice-President

CITY IRRIGATION ZONE SCHEDULES

Residents, businesses, and homeowners associations (HOAs) are begin asked by the City of Sugar Land to cut back on all outdoor water usage to help spread and balance peak water demands. Voluntary compliance will help ensure an adequate water supply and pressure for the entire city's needs, including fire protection. Glen Laurel's irrigation days are on Wednesdays and Sundays. Please see additional details in the box on the right. Your cooperation is appreciated!

SIGN UP FOR EMAIL NOTIFICATIONS

Please check the Glen Laurel website to get important information and sign up to provide your email address if you would like to have alerts emailed to you.



Visit www.glenlaurel.net and click on the tab labeled "Email Sign-Up" to receive the notifications. Signing up for email notifications will also allow you to access the Resident Only section of the website.

SUGAR LAND
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Twice-a-Week
Irrigation Schedule

Glen Laurel

Wednesday & Sunday

- Water only Wednesday or Sunday
- Water only when soil is dry
- Water only between 7 pm & 10 am.
- "Cycle and Soak" :
 - Water for 5 minutes
 - Wait an hour
 - Water again for 5 minutes
 - Repeat until soil is moist

For more information on the City of Sugar Land's watering schedule visit:
<http://www.sugarlandtx.gov/irrigationschedule>

City of Sugar Land
Water Utilities
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COMMUNITY UPDATES

The Power Up Program is an excellent fundraising campaign because everybody uses energy already and are paying a light bill every month, it might as well be to Stream Energy where we, as a neighborhood, can profit on an ongoing basis. The funds raised through this opportunity would be used for the Glen Laurel HOA to provide some additional amenities to the neighborhood that residents have requested such as a 1/3 mile walking path around the lake, adding additional trees and landscaping throughout the community and other projects as well.

Please keep in mind there is NO extra out-of-pocket cost for you and with Stream Energy's great rates, you may even save some money. Also, your service and delivery is still maintained through Centerpoint, so it is safe to switch, the only difference is you would now be paying a bill to Stream Energy instead of your current provider. If you are already a Stream Energy customer, you cannot re-enroll under this program. However, you can refer others (relatives, co-workers) to Stream under this fundraiser program and Glen Laurel would profit every single month.

You may also access the Glen Laurel HOA Power Up website by clicking on the banner off of the Glen Laurel website. If you have questions about enrolling in this program, please contact Jennifer Fuchs @ jfuchs88@comcast.net or 281-732-9375. By working
(continued on page 6)

PLEASE START VISITING THE GL WEBSITE FOR NEIGHBORHOOD NEWS

As mentioned previously, the Glen Laurel HOA does not have adequate funds to continue to publish a monthly newsletter. The newsletter costs \$1,255 a month to publish. To reduce costs of the GL HOA, we have gone to a quarterly newsletter. In order to move to communication via email and get timely information out to residents we need your email address. To date, we have collected about 45% percent of all homeowner email addresses. If you have not already done so please visit the Glen Laurel website to register your email address to get timely updates and the latest status of special projects in the neighborhood. Visit www.glenlaurel.net and then click on the tab labeled "Email Sign-Up" to sign-up for email notifications.



RATS, MICE IN GL DRY DETENTION POND BEHIND SHAMROCK PARK



We have received several resident complaints about rats and mice in the detention pond behind Shamrock Park. Due to the neglect of the dry detention pond that has occurred over the last several years there has been a large clump of trees and brush that has grown in the pond and created a haven for these animals. This brush and trees were removed on April 8. We are also pleased to announce that Burney Road MUD is now taken over maintenance of this dry detention pond area and will start mowing the area. Trees and brush in the detention pond is a violation of City of Sugar Land codes.

NEW FENCE VOTE

The Glen Laurel Board has had discussions with the **City of Sugar Land** regarding the W. Airport fence and the voting may be started over for a new lower amount to be voted on in early May pending financial assistance from the City. The invoices sent out for the previous special assessment for \$499 should be disregarded and any checks that were sent in have been returned.



Please note that the GL Board has made every effort to be transparent with all financial information including fence maintenance costs and bids related to the fence so there is no reason for anyone to state that the cost would be higher than what was stated previously or to state that certain groups should pay more than other groups. The GL Board and at least 175 residents support the replacement of the fence to ensure Glen Laurel property values are not impacted by the unmaintained appearance of the community. This has gone on for too long. Cement fences comply with the City of Sugar Land's Streetscape codes as mentioned previously. Wood fencing is not an approved material for fencing on W. Airport or Burney Road.

PERIMETER FENCES, IT'S NOT MY PROBLEM

Over the past several months, the HOA Board has spoken to numerous home owners about the exterior fence project, and although most supported the cause, there were some detractors. The most common reasons residents gave for voting against the project was, "It's not my problem." "The fences are someone else's back yard fence." "I live in the interior of the neighborhood and it doesn't affect me." Or, "I live behind a brick wall already. Why should I pay for someone else's fence"?



If any of these reasons sound familiar, please consider this. The HOA Board recently met with the Assistant City Manager for Sugar Land and was informed that the City will soon be starting code enforcement for residential and commercial fences throughout the city. The first part of the enforcement will be educating businesses and home owners on what are acceptable city standards, but at some point the enforcement will turn punitive (fines) if substandard fences are not repaired or replaced. The GL Board is working with the City of Sugar Land to try and get some funding towards the fence on W. Airport and as a result we may start the special assessment vote again for a new lower amount. **It has already been established that the fences along West Airport, Burney, Florance and Mason are the responsibility of the Glen Laurel Home Owners Association and therefore must be maintained by the HOA.** If the City does levy fines for substandard fences, and our fences are substandard, the HOA will have no choice but to pay the fines, and continue paying them until the fences are replaced.

We can either pay to replace the fences, or we can use the money to pay fines that the City will eventually assess against the HOA. However, not all the news is bad. During that same meeting with the Assistant City Manager, the HOA made a second application for financial assistance with our fence project. Although this will be a joint venture between the City of Sugar Land and the Glen Laurel HOA, the City will dictate the type of fence to be erected (cement) along with the size (six feet) and how much money the HOA must contribute. The City will not assist in paying for a fence that does not meet the City of Sugar Land requirement for a right-of-way fence, which includes wood fences. Please continue checking the web site for updates on this issue at www.glenlaurel.net.

FENCE STAIN IS NOW APPROVED FOR INTERIOR LOTS IN GLEN LAUREL

The GL Board has received several inquiries from residents wanting to stain their wood fences on homeowner property. We are pleased to announce that the **Architectural Control - Modifications Committee has approved HOME DEPOT BEHR Wood Stain in Redwood Natural Tone SC-122** for all homeowner exterior wood fences within Glen Laurel and The Reserve as well as for Mason and Florence. All residents within Glen Laurel are encouraged to use this approved stain to preserve the life of your wood fence.

IMPORTANT NUMBERS

Emergencies	911
City Hall	281-275-2700
Councilman/Mayor	281-275-2710
Fire Department	281-275-2851
Fire Dept. Non-emergency	281-275-2500
Police Department	281-275-2525
Public Works/Street Lights	281-275-2450
Ordinance/City Code	281-275-2370
Sugar Land Animal Control	281-275-2750
Animal Control Alternate	281-275-2364
Auto Registration	281-341-3710
Crime Stoppers	281-342-8477
Driver's License	281-232-4334
Health Department	281-342-6414
Fort Bend ISD	281-634-1000
Sheriff's Department	281-341-4700
Social Services	281-342-7300
Voter Registration	281-341-8670

Hospitals:

24HR Emergency Center	281-277-0911
Memorial Herman S.L.	281-725-5000
Methodist Health Center	281-274-7000
Oak Bend Medical Center	281-342-2811
S.L. Medical Center	281-274-6600

Misc:

Poison Control	800-764-7661
Sugar Land Library	281-277-8934
Sugar Land Post Office	800-275-8777
Recycling Center	281-342-5226

Sterling ASI
Ry Reid, Community Manager
11201 Lake Woodbridge Dr.
Sugar Land, TX 77498
832-678-4500 x253

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ry@sterlingasi.com

COMMUNITY UPDATES

together, we can change Glen Laurel's financial future through this great program!

GLEN LAUREL RESERVE STUDY- The Glen Laurel Reserve Study was recently completed by Kipcon and is available on the GL website. The report indicates that the Glen Laurel Reserve fund is seriously underfunded and they recommend that the GL community put aside \$419K for the 1st year and then \$70K a year thereafter, to help rebuild the fund and get it back to adequate levels. Even at that rate it will take years to rebuild the fund to adequately cover the assets of the community. The Bylaw and Declaration committee is actively working to put protections in place for GL residents so that the financial spending of reserves can't happen again in the future without a community vote. There will be more details to come on this in the near future.

RESERVE FACT: To continuously replace the 2 wood fences on Mason and Florence only (which are the two shortest sections of fence) every 12 years the HOA would have to save \$10K a year each and every year.

GARAGE SALES NOW HELD TWO TIMES A YEAR- We have started a new schedule for the Glen Laurel garage sale to now be held twice a year in April and October. The next one will be held Saturday, October 12.

FENCE FAQ

QUESTION: Why can't people who live on the Glen Laurel perimeter pay for their own fence or pay more for their fence?

ANSWER: It is prohibited in the GL Declaration and Bylaws to charge any class of residents a different special assessment than other residents for HOA owned assets. Residents who live on the perimeter can't be charged a higher special assessment for fences than other residents in the community. Residents who live in The Reserve can't be charged a lower amount of a special assessment because they live in The Reserve. This would be similar to charging only those residents who use the Glen Laurel pool for the pool's upkeep and not charging other residents. The GL pool costs about \$350,000 to operate every 10 years and operates at a loss every year.

LISTEN UP! HELP PROTECT YOUR HOME INVESTMENT

The GL Board is sounding the alarm that the GL HOA is in a very poor financial position and the past spending over the last several years has depleted almost all of the reserve savings. This spending of reserves combined with non-prudent spending of the operational account has left the HOA unable to pay for the costly repairs and replacements facing the homeowners today. Asking for a special assessment is not fun and we realize that some may not want to contribute to do what's needed to protect the appearance and value of the community however we need GL residents to come together and help solve the financial problems facing the community to help protect the investment in your home. It will be unfortunate if Glen Laurel has to close the pool or reduce other amenities if GL HOA can't maintain the community assets that are in need of repair and fund day-to-day operational expenses such as the light bill and water bill. Glen Laurel residents should not have to do a special assessment every time we need to repair something in the community. Losing the pool and other amenities can impact the value of the community and your home.

BURNEY MUD BOARD REPORT

At the last Burney Road MUD Board of Directors' meeting held on March 25, 2013, the following agenda items were approved:

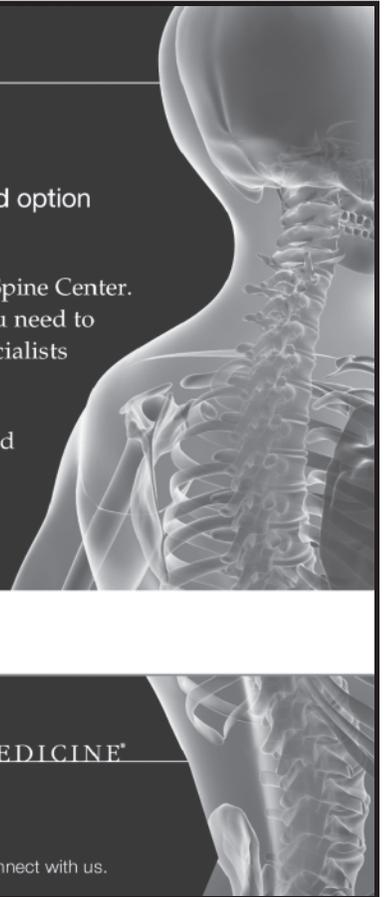
1. A proposal from Ninyo & Moore to do a geotechnical evaluation on the three detention lakes within Glen Laurel. Soil samples will be taken from nine exploratory bore sites and the soil analysis will be used to assist the engineer in determining a solution to fixing the lake erosion problem.
2. A mowing contract with Environment Allies to mow the detention ponds in Glen Laurel, Gannoway Lake Estates and Ashford Lakes. The contract calls for mowing the lake detention ponds a minimum of 24 times a year and the dry detention ponds a minimum of 12 times with additional mowing if needed.
3. An Environmental Allies proposal to remove the trees and brush growing in the Glen Laurel dry detention pond.
4. **The Burney Road MUD will also be contacting homeowners that back up to the dry detention pond on Shamrock Park and Blue Vista to remove the boards that are propping up their back fences. We are asking these homeowners to remove these boards so that the mowers will be able properly mow this area.**

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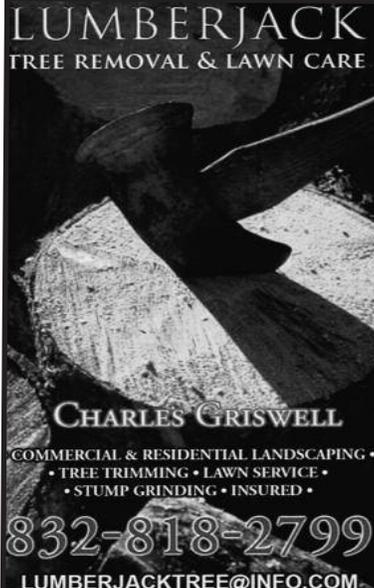


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Sugar Land Middle School Needs Volunteers

The Sugar Land Middle School desperately needs volunteers for PTA for the school year. These volunteers are needed to host Career Day, do concession sales at volley ball, and various other volunteer positions are open. There are officer positions open next year as well. Please contact the Sugar Land Middle School if you would like to volunteer some of your time.

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