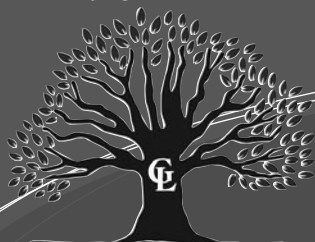


Glen Laurel

FALL 2025

Connections



GLEN LAUREL
THE RESERVES AT GLEN LAUREL

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

Schools:

Kempner High School	281-634-2300
Sugar Land Middle School	281-634-3080
Sugar Mill Elementary School	281-634-4440

Sterling ASI

11201 Lake Woodbridge Dr.
Sugar Land, TX 77498
832-678-4500

Board of Directors

President - Lydia Rosenthal
Vice President - Mark Johnson
Secretary - Joanna Figueroa

Community Manager

Becky Salinas, bsalinas@sterlingasi.com

PRESIDENTS MESSAGE

Dear Glen Laurel Homeowners,

The Glen Laurel Board of Directors wishes happy holidays to all our GL residents! Just a reminder, Burney Road MUD Community Center is available to rent for private parties and/or events at a low fee to all Glen Laurel residents. Go to our Glen Laurel website and scroll down to the bottom for rental information.

Though we encountered delays we finally finished the concrete perimeter wall on Florence and Mason. We are very happy with the final results and will continue to make repairs to the existing parts of the concrete fence along West Airport and Burney Rd.

Glen Laurel will be holding its annual yard decorating "Christmas Holiday Contest". See separate article in the newsletter for details and instructions.

One of the many roles of the HOA Board is to make sure we keep up the integrity and beauty of our community. The HOA Board always encourages exterior improvements to your home, but as a reminder to all homeowners you must submit and ACC application prior to beginning the work. Each time a "Cease and Desist" certified letter is sent out for a project that has not been approved it cost the HOA money.

Each month, we send several violation letters to our residents to address deed restrictions concerns. Listed below are the four most common violations:

- 1 Unapproved Exterior Improvements.
- 2 Trash Cans in Public View along with placing out before 6pm the day before.
- 3 Lawn Maintenance (mowing, edging, Trimming of shrubs and trees).
- 4 Inoperable vehicles parked on the street or driveway with/without expired tags.

Glen Laurel HOA wants to remind the community of a service that is offered by Sterling Association Services, Inc. to pay your annual assessments. There are no fees associated with this service and allows you split and pay your current assessment throughout the year. The service is called C-Property Pay, <https://propertypay.cit.com>. Login, create your account and set up payments. You can set up your payments weekly, monthly, quarterly, six months or a onetime payment. Annual assessments are due January 1st of each year, no exceptions. If you are unable to pay your assessments, please reach out to Sterling for assistance or other options. Please do not wait as fees will add up. Communication is vital.

The Board appreciates the opportunity to serve the residents of Glen Laurel and encourage everyone to attend our monthly meetings, held the 3rd Tuesday of each month. Let's continue to work together to keep up the integrity and beauty of our community.

Best regards,
President, Glen Laurel HOA

SIGN UP FOR COMMUNITY EMAIL NOTIFICATIONS

Stay informed about important updates, events, and announcements in Glen Laurel HOA!

To receive community email alerts, please visit our website and log in to the Online Portal at www.sterlingasi.net using your User ID and Password.

Don't have your login credentials?

Send an email to glenlaurel@sterlingasi.com to request your login information.

For general community information and resources, visit the community website- www.glenlaurel.net.



Glen Laurel
Homeowners Association

HOST YOUR NEXT EVENT AT THE BURNEY ROAD COMMUNITY CENTER!

Are you planning a birthday celebration, baby shower, graduation party, or family gathering? The Burney Road Community Center is the perfect place to host your next special occasion! Conveniently located within the Glen Laurel neighborhood, our community center offers a comfortable and affordable space designed to meet the needs of residents and their guests.

The Community Center can comfortably accommodate up to 60 people, making it ideal for small to medium-sized events. The facility includes a large open area suitable for dining and entertainment, as well as a kitchen space for food preparation and serving. Tables and chairs are available for your use, allowing you to set up your event just the way you envision it.

Rental Details:

- Rental Fee: \$275.00 per day
- Refundable Deposit: \$350.00
- Maximum Occupancy: 60 people

Rental Hours:

- Sunday – Thursday: 10:00 AM – 11:00 PM
- Friday – Saturday: 10:00 AM – 12:00 AM (Midnight)

How to Reserve:

- Visit: www.glenlaurel.net
Navigate to the FORMS tab and select Community Center Rental Agreement
- Scan the QR code
- Email: Contact our management agent at burneyrdcc@sterlingasi.com to check availability and book your event

SCAN ME



2025 ANNUAL HOA MEETING REMINDER

Tuesday, November 18, 2025 at 6:30 p.m.

and will be held at the

Burney Road Community Center

**14122 W. Airport Blvd. #A
Sugar Land, TX 77498**

In order to have quorum, **72 owners must present in person or by proxy.** If you are unable to attend the annual meeting, please return your proxy to Sterling ASI to make your vote count!



INOPERABLE VEHICLES – COMPLIANCE REMINDER

We've recently observed several homes in Glen Laurel with inoperable vehicles parked on public streets or in their driveways. If this applies to your household, please take prompt action to correct the issue.

To avoid receiving a deed restriction violation notice, please ensure that your vehicle is either:

- In proper working condition and has a current registration, or
- If not being driven, parked inside your garage
- Maintaining our community's appearance and safety is a shared responsibility. We appreciate your cooperation in helping keep Glen Laurel a clean, attractive, and welcoming place to live.

GLEN LAUREL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS Section 9: Storage of Vehicles. No trailer, inoperable automobile, camper, boat, commercial use truck, or self propelled or towable equipment or machinery of any sort or any item deemed offensive by the Board of Directors will be stored, parked, or kept on any Lot or in the street in front of the Lot except in an enclosed structure or behind a solid fence. No Owner of any Lot or any guest of any Owner shall be permitted to perform work on automobiles or other vehicles in driveways or streets other than work of a temporary nature not exceeding forty-eight (48) hours.

As a reminder, Texas Transportation Code Chapter 683 provides state guidelines regarding inoperable and abandoned vehicles. Both the City of Sugar Land and the Glen Laurel HOA follow these guidelines to help maintain the safety, appearance, and property values within our community.

An "inoperable vehicle" is defined as any motorized or non-motorized vehicle that cannot be legally operated on public roadways due to expired registration or poor physical condition, as outlined in state law.

What the Law Requires:

Inoperable vehicles must be:

- Made legally operable
- Parked inside a garage
- Or removed from the property

This ordinance helps prevent vehicles from becoming unsightly fixtures, neighborhood eyesores, or turning residential areas into junkyards — all of which negatively impact the appearance and value of our community.

APPROVAL REQUIRED FOR ALL HOME IMPROVEMENTS

Before making any exterior improvements to your home, you must submit an Architectural Improvement Request Form to Sterling Association Services, Inc.. This step is required to avoid receiving a violation notice or, worse, being required to modify or remove unapproved work—often at additional cost to you.

Examples of improvements requiring prior approval include:

- Painting your home (including doors)
- Fence replacement (cedar pickets only are allowed)
- Patio covers, backyard structures, walkways, or room additions
- Roof replacements
- Outdoor soffit lighting
- Driveway repairs or replacements
- Any other exterior modifications

You can find the required form on our website: www.glenlaurel.com

Navigate to FORMS > ACC Application.

To ensure a quicker response, please submit:

- A completed ACC form
- All necessary details and descriptions
- Samples (paint, materials, etc.)

Have questions before you submit the form?

Contact our management company directly—they'll be happy to help clarify the process or answer any questions before your project begins.



Glen Laurel Homeowners Association, Inc.
Approved 2026 Budget

REVENUE INCOME			
Assessment Earned	\$501,900.00	MUD - Mowing Reimb.	\$31,614.00
Late Fees	\$3,000.00	MUD - Lake Reimb.	\$4,200.00
Legal - Collection	\$3,000.00	Pool Tag - Income	\$900.00
Legal - D/R Fees	\$1,500.00	City of SL - Shared Landscape	\$15,343.51
Fine Income	\$2,000.00	Clubhouse Rental/Forfeit	\$2,500.00
Trsf - Operating to Rsrv	(80,520.00)	Clubhouse Rental/Forfeit -Non	\$2,500.00
Interest Income	\$400.00	Clubhouse - Share Cost Reimb.	\$5,000.00
City of SL - Water Reimb.	\$2,544.07	Misc. Income	\$0.00
MUD - Clubhouse Lease Agmt	\$2,000.00	Insurance Claim	\$0.00
MUD - Irrigation Reimb.	\$25,000.00		
		TOTAL REVENUE	\$522,881.58

EXPENSES			
Audit and Taxes		Legal Expenses	
Audit & Taxes Prep	\$0.00	Legal - Collections	\$5,000.00
Federal Income Tax	\$365.00	Legal - Corporate	\$2,500.00
Property Taxes	\$150.00	Legal - Deed Restrictions	\$1,000.00
TOTAL	\$515.00	TOTAL	\$8,500.00
Clubhouse Maintenance		Office/Administrative	
Clubhouse Internet	\$1,500.00	Management Contract	\$27,915.68
Clubhouse Exterminating	\$375.00	Bank Charges	\$25.00
Clubhouse Alarm Monitoring	\$325.00	Copies & Printing	\$1,600.00
Clubhouse Maint./Repairs	\$1,000.00	Coupons/Statements	\$1,200.00
Clubhouse Supplies	\$1,000.00	Misc Office Expense	\$500.00
Clubhouse Cleaning	\$3,250.00	Meeting Expense	\$500.00
Clubhouse Management Fee	\$5,520.00	Newsletter/Mailouts	\$2,800.00
Insurance - Clubhouse Bldg.	\$1,159.00	Office Supplies	\$450.00
Electricity - Clubhouse	\$2,500.00	Postage	\$1,200.00
Water - Clubhouse	\$600.00	Storage Fee	\$120.00
TOTAL	\$17,229.00	Website Hosting	\$1,080.00
Common Area Maintenance		TOTAL	\$37,390.68
General Maint./Repairs	\$3,000.00	Other Expenses	
Electrical Maint./Repairs	\$2,500.00	Bad Debt	\$1,500.00
Fence Maint./Repairs	\$3,000.00	Trash	\$1,200.00
Concrete Wall Repairs	\$30,000.00	Wall Bank Loan	\$57,391.80
Entrance Repairs	\$1,200.00	TOTAL	\$60,091.80
Signage	\$800.00	Pool Maintenance	
Seasonal Decorations	\$6,550.00	Pool Management	\$37,415.28
Power Washing - Walls	\$4,500.00	Pool Chemicals/Supplies	\$3,500.00
Playground Fall Surface	\$3,000.00	Pool Furniture	\$2,500.00
TOTAL	\$54,550.00	Pool Repairs	\$5,000.00
Community		Pool Area - Plumbing	\$500.00
Neighbor Events	\$3,500.00	Pool Permits	\$500.00
TOTAL	\$3,500.00	Pool Tags	\$500.00
Insurance		Pool Telephone	\$685.00
D & O Insurance	\$5,500.00	Pool Cleaning Restrooms	\$1,500.00
Excess Liability/Umbrella	\$2,500.00	Pool Gate Maintenance	\$500.00
Property/Liability/Auto	\$23,000.00	TOTAL	\$52,600.28
TOTAL	\$31,000.00	Utilities	
Lake Maintenance		Electricity	\$30,000.00
Lake Contract	\$4,200.00	Water/Sewer	\$56,000.00
Lake Maint./Repairs	\$1,800.00	TOTAL	\$86,000.00
Pump & Fountain Repairs	\$500.00	TOTAL EXPENSES	
Well Permit	\$100.00		\$492,766.56
TOTAL	\$6,600.00	NET SURPLUS (DEFICIT)	
Landscape			\$30,115.02
Landscape Contract	\$53,479.80	RESERVE	
Landscape Improvement	\$5,000.00	Reserve Income	
Mulch	\$10,500.00	Reserve - Trsf From Opr	\$80,520.00
MUD - Mowing	\$35,560.00	Reserve - Interest Income	\$8,000.00
Irrigation Repairs	\$10,000.00	Reserve - Net Surplus	\$30,115.02
Seasonal Color	\$9,500.00	TOTAL	\$118,635.02
Tree Trimming	\$8,000.00		
Deed Restr. - Force Mow	\$250.00		
Deed Restr.- Certified/Other	\$2,500.00		
TOTAL	\$134,789.80		

TREE TRIMMING IN OUR NEIGHBORHOOD: WHAT YOU NEED TO KNOW

Maintaining the beauty and safety of our neighborhood starts with taking care of one of our most valuable natural assets—our trees! Regular tree trimming not only enhances curb appeal but also prevents potential hazards and promotes healthier, longer-living trees.

Why Tree Trimming Matters

1. **Safety First:** Overgrown branches can block street signs, damage property, or pose risks during storms. Trimming helps reduce these dangers.
2. **Healthier Trees:** Removing dead or diseased limbs allows trees to thrive by directing energy to healthy growth.
3. **Improved Appearance:** A well-maintained tree adds charm and value to homes and shared spaces.
4. **Clearance:** Trimming ensures sidewalks, driveways, and streets stay clear and accessible for everyone.

Who's Responsible?

- Homeowners are typically responsible for trees on their property, including those near sidewalks or in front yards.

When to Trim

- The best time for trimming is usually late fall through early spring, when trees are dormant and less susceptible to stress.
- Watch for notices from the HOA or city about scheduled neighborhood-wide trimming, especially for street trees.

Avoid These Common Mistakes

- Don't "top" trees (cutting off large upper branches). This can harm the tree and lead to weak growth.
- Avoid trimming during extremely hot or dry conditions.
- Never trim trees near power lines—contact your utility company instead.

If you see a tree that looks dangerous or needs trimming in a public area, report it to the HOA or the City of Sugar Land. Let's all do our part to keep our neighborhood safe, beautiful, and tree-friendly!



CITY OF SUGAR LAND TRASH INFORMATION

Garbage and Recycling Guidelines

- Automated garbage service is provided twice a week.
- Recycling service is provided once a week.
- Standard garbage service utilizes a 95-gallon grey cart and recycling utilizes a 65-gallon green cart.
- On your collection day, set your carts out by 7 a.m. but no earlier than 6 p.m. the evening before.

A few things to keep in mind when taking out your garbage and recycling carts:

- Ensure all materials fit in the cart. Only items placed inside the cart will be collected.
- Always keep the cart lid shut.
- Carts should be placed at the base of the curb (where curbs exist) with the cart wheels against the curb.
- Cart handles should be facing away from the street. Lids should open to the street.
- Carts should be placed at least three feet apart to ensure the collection truck can service both carts.

After your garbage and recycling has been collected, please:

- Return your carts to your property no later than 8 a.m. on the morning following the day of collection.
- Do not store your cart in the alley or on the street. Carts must be stored on your property, in compliance with deed restrictions.
- The cart is yours to use while participating in the solid waste program. If you move, leave the cart at the residence. Carts remain the property of the City of Sugar Land.

(Continued on next page)

TRASH DAYS

Mondays
Thursdays
Regular Trash

Monday Recycle

1st Monday of the
month
HEAVY TRASH

TRASH INFORMATION (CONT.)

More about Recycling

- Ensure all recyclables are Empty, Clean, and Dry.
- No items with food residual.
- All recyclable materials may be mixed together inside the cart.
- Plastic bags are not allowed in the recycling carts.
- Keep the lid/cap on bottled items.
- Place loose materials in your cart.
- Protect recyclables from inclement weather by keeping the cart lid closed.
- Ensure that you flatten and cut cardboard to fit in your cart.
Make sure cardboard does not get jammed in your cart prohibiting it from being emptied.
- Maximize space in your cart by crushing plastic bottles and aluminum cans, and cutting boxes down.



Mixed Paper

Newspapers, magazines, catalogs, phonebooks, office paper, school paper, junk mail, envelopes, paperback books



Cardboard, Paperboard and Paper Bags

Breakdown and cut boxes to fit in recycling cart



Aluminum, Steel and Tin

Aluminum cans, bottles and food trays; steel and tin cans



1-5 and 7 Plastics

No styrofoam (# 6)



Glass Bottles and Jars

All colors



Aseptic Cartons

Milk, juice, broth, soup and other

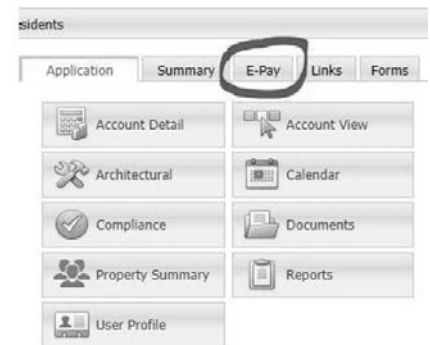
UPCOMING ANNUAL DUES

Homeowners should have received their 2026 Annual Assessment Invoice by now. Please note that payment is due by January 1, 2026. The assessments pay for items such as landscape maintenance, community events, streetlights, park improvements, pool area, water/sewer (for common areas), management services, taxes, etc. The Annual Assessments received/postmarked after January 31, 2026 will receive a late charge, plus penalties and interest. Failure to pay the assessments can result in legal foreclosure proceedings being filed and a lien placed on your property, in which the costs will be added to the account and become the homeowner's responsibility.

Make Your Annual Assessment Payment Online

Once you have logged into your account, you will click on the E-Pay tab:

You can make a payment with E-Check, or using a credit card. A fee will apply if you are making payment with a credit card. If further assistance is needed, please reach out to Sterling ASI for assistance. Remember, January 1st is the due date for your assessment.



USE THE FOLLOWING STEPS TO SET UP AUTO DRAFT PAYMENTS

Step 1: Log into your online portal at www.sterlingasi.net using the username and password provided to you on the statement.

***IF YOU DO NOT KNOW YOUR USERNAME OR PASSWORD, PLEASE CALL 832-678-4500 or email us at**

sugarland@sterlingasi.com*

Step 2: Click on the E-Pay tab

Step 3: Click on eCheck

Step 4: Select Add New Payment Method

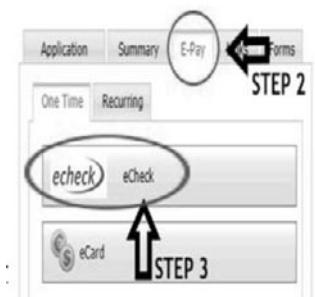
Step 5: Follow the prompts to add your bank account or debit/credit card & continue

Step 6: Fill in the amount of your payment at the top of the screen

Step 7: Use the drop-down menu to fill in the frequency, start month, end month, day of month to pay

Step 8: Select Create Scheduled Payment

Final Step: Select Create Scheduled Payment on the pop-up screen to confirm your payment schedule



IF YOU SHOULD NEED ASSISTANCE, PLEASE CONTACT STERLING ASI AT 832-678-4500

HOLIDAY DECORATING CONTEST

Dear Residents,

We are excited to announce that the Board of Directors is opening the judging for the 2026 Holiday Lighting Decorating Contest! for the fellow residents to Judge. This is a wonderful opportunity for you to explore our community and appreciate the festive spirit that our neighbors display through their decorations.



We invite all residents to take a stroll around the neighborhood to admire the beautifully decorated homes. Please help us in judging by selecting your top three favorites. The winners will be awarded in the following order:

1st Place

2nd Place

3rd Place

Honorable Mention

The judging period will start on Monday, December 8th and continue until Wednesday, December 17th. Please ensure your submissions are sent in by Wednesday, December 17th, with your selections on the address and pictures to glenlaurel@sterlingasi.com.

Winners

will be announced and post by December 19th

Happy decorating, and let's spread the holiday cheer throughout our community!

Best, Board of Directors
Glen Laurel Community

SLOW DOWN: SPEEDING IN OUR NEIGHBORHOOD PUTS EVERYONE AT RISK

Our neighborhood streets are meant to be safe places — where children can play, families can walk their dogs, and neighbors can enjoy a sense of peace. Unfortunately, speeding has become an increasing concern on many of our neighborhood roads.

Why Speeding Is So Dangerous

Speeding shortens a driver's reaction time and makes crashes more severe. At just 20 miles per hour, a driver has a good chance of stopping in time if a child runs into the street. At 35 or 40 miles per hour, that same situation could end in tragedy.

Speeding also contributes to noise, discourages outdoor activity, and reduces the overall sense of safety in our neighborhood.

A Shared Responsibility

Keeping our streets safe isn't just a job for law enforcement — it's something we all can do. Please remember to:

- Obey posted speed limits and drive even slower when children or pedestrians are present, especially on Imperial Canyon Dr. in front of the community park.
- Stay alert — avoid distractions like phones or loud music.
- Yield to pedestrians at crosswalks and intersections.
- Watch for pets, cyclists, and parked cars that may limit visibility.

If you notice frequent speeding on your street, please report it to the management company and the City of Sugar Land Police Department.

Let's Protect Our Community

Every time you drive through our neighborhood, remember: these are our streets, our families, and our responsibility. Slowing down just a little can prevent accidents, save lives, and keep our community a safe and welcoming place for everyone.

Published by Prepared Publications, Inc. To advertise or for more information, contact Prepared Publications at (281) 652-5802, info@preparedpublications.com, or at: P.O. Box 2191 Missouri City, TX 77459.
Find more information online at: www.glenlaurel.net

PRSRT STD
US POSTAGE
PAID
HOUSTON, TX
PERMIT #8327

Start Growing Your Business Today!

Advertise In The Glen Laurel Connections!

Call: (281) 652-5802
Email: info@preparedpublications.com

PREPARING YOUR HOME FOR WINTER

Although it may be hard to believe, Winter will be here before you know it! Preparing your home and yard for winter may help you conserve water and reduce the risk of costly home and irrigation system leaks and repairs when the temperatures drop below freezing.

It's Time to Winterize Your Lawn and Irrigation System!



As the temperature drops, your lawn goes into hibernation and undergoes some physical changes. We've put together a few tips that will help you prepare for cooler months:

1. Beginning in October through March, add no or very little water to your lawn. St. Augustine is dormant during the fall and winter.
2. Check the level of mulch in your landscaping. Mulch helps winterize your yard by keeping soil temperatures moderate.
3. Mow once per month at the most.

