

DECEMBER 2012

MESSAGE FROM THE BOARD

New Board Members

At the November 8th annual meeting Debra Johnson, John Clarke and Jennifer Fuchs were elected as the new Glen Laurel Board members for a one year term. At the November 15th Special Meeting of the Board of Directors, Debra Johnson was elected President, Jennifer Fuchs was elected Vice President, and John Clarke was elected Secretary/Treasurer. The Board is in the process of reviewing all existing contracts for the HOA (lake, landscaping, newsletter, website, pool, lake management etc.) and is re-negotiating contracts where possible to realize any possible cost savings.

The directors are also focused on addressing issues with the fencing, working with the MUD Board on lake management, updating bylaws and improving the financial health of the Glen Laurel HOA. They will be working with the new Glen Laurel (GL) association attorney to conduct a complete review of the current bylaws and re-write any sections that may be outdated, not compliant with new Texas Property Code laws or may not be in the best interest of the GL community. There will be more details on that after the beginning of the year.

Glen Laurel Financial Update

The Balance Sheet presented at the 2012 annual meeting showed that the association had \$93K in the operating expense account, which means that the GL Homeowners Association could potentially run out of funds within the next 90-120 days based on the current budgeted expenditures. Since the 2013 dues are to be mailed by January 31, 2013 we are hoping we can avoid any shortfalls in operating funds.

The Board is reviewing all existing contracts for landscaping, lake management, newsletter, pool management and the website and renegotiating contracts where possible to get cost savings.

There were no separate savings accounts or CD's for reserve funds shown on the Balance Sheet presented at the 2012 annual meeting and the 2010 and 2011 audit reports raised a concern about this and recommended a reserve study be completed. We plan to conduct an analysis of reserves and plan to address the issue of the cap on the \$425 maintenance fee which is not adequate to support the community expenses, reserves and other required maintenance such as the fence replacements. More details on this will follow after the beginning of the year.

Please visit the Glen Laurel website (www.glenlaurel.net) and click on the Financials tab to view the income statement and balance sheet presented at the annual meeting. Also, a preliminary 2013 budget is posted on the website as well.

On the following pages, you will find updates on the fence project and other important information regarding our community.

Thanks,

Glen Laurel Homeowners Association's Board of Directors

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. Please see the complete 2013 meeting schedule on page 6.

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SCHOOL NEWS

Kempner High School

Web site:

<http://www.fortbendisd.com/campus/khs/default.cfm>

Phone #:281-634-2300

Kempner After School Tutorials

Kempner will start having buses for after school tutoring every Monday and Wednesday. These buses are only for students staying for after school academic tutoring. Buses will leave Kempner at 4:30 p.m. to take students home. The bus schedule can be found online on Kempner's website.

- Session I of tutoring 2:45-3:30
- Session II of tutoring 3:35-4:20
- Students can go to 2 different subjects or stay in 1 subject the entire time.

Students must be in tutoring the entire time if they are riding a FBISD bus home. Students sign up in the Commons each morning on the day of tutoring on the sign-up sheet (must have Kempner ID present to sign up for tutoring and board the bus). On Wednesday the school will also have a retesting room separate from tutoring for students who need to retest. This specific tutoring is district-funded and is not meant to replace tutoring that has already been occurring on campus, particularly for higher level AP-type courses.

Scholarship Applications Now Available for College Academic Year 2013-2014

- Financial need based
- Available to graduating seniors from a Fort Bend County public high school

(continued on page 4)

HOA FEES IN NEIGHBORING COMMUNITIES

For comparison we checked the neighboring communities to see what they are paying for the upkeep of their subdivisions in the form of annual dues. Here is a chart that shows a comparison of HOA dues for 5 communities:

HOA Fee's in Neighboring Communities

Sugar Mill	\$620	1036 homes
Woodbridge	\$525	1111 homes
Gannoway Lakes	\$510	182 homes
Sugar Lakes	\$680	442 homes
Glen Laurel	\$425	717 homes

GLEN LAUREL SAMPLE RESERVE STUDY *Chart does not show all GL assets

Below is a reserve sample study that shows the assets of the community, the replacement cost and the estimated life remaining of those assets. The sample reserve study shows what it costs to repair and/or replace many of the things that may break or wear out over time such as the lake fountains, pool deck, pool plaster, playground equipment, signage, irrigation or replacing trees or other landscaping and the useful life and remaining life of those assets. After the Reserve study is complete we will provide more information on this issue.

Item	Useful Life (In Years)	Remaining Life (In Years)	Current Average Cost
Shade structures at pool	8	7	\$15,000
Pool chairs	15	14	\$5,000
Holiday decorations for entrances	5	0	\$1,500
Main monument sign	18	5	\$15,000
Pool deck	20	TBD	\$25,000
Fence on Florence, Mason	12-15	0	\$85,000
Fencing on W. Airport	12-30	0	\$400,000
Pool pump	10	TBD	\$5,000
Fencing on Burney Road	12-15	0	\$300,000
Lake fountain pump (3)	10	TBD	\$15,000
Playground equipment	12	10	\$5,000

CRIME PREVENTION-VACATION HOUSE WATCH

Going on vacation? The Fort Bend County Sheriff's Office provides a vacation house watch service for residents. For details about the service contact the Sheriff's office at 281-341-46654.



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281-271-8595

www.MeeksLawFirmLLC.com
245 Commerce Green Blvd. Ste. 110
Sugar Land, TX 77478



Damon Meeks
Attorney,
Mediator,
Arbitrator

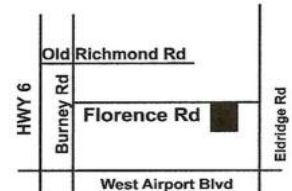
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- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

281-277-4013

SCHOOL NEWS

-Must attend a Texas public college
-\$20,000- awarded \$5,000 per year for 4 years
-Guidelines and application available on the following website:
www.thegeorgefoundation.org

Deadline for submitting application is March 15, 2013

Sugar Land Middle School

Web site:

<http://www.fortbendisd.com/campuses/slms/default.cfm>

Phone #: 281-634-3080

GIRLS BASKETBALL SCHEDULE

1-14-13* MONDAY STAFFORD
1-23-13* WEDNESDAY GARCIA

1/25 & 26 THUR/FRI/SAT FBISD TOURNAMENT TBA

ALL GAMES START AT 5:00 PM
UNLESS OTHERWISE NOTED
* B TEAMS PLAY FIRST

Sugar Mill Elementary

Web site:

<http://www.fortbendisd.com/campuses/sme/default.cfm>

Phone #: 281-634-4440

Barrington Place Elementary

Web site:

<http://www.fortbendisd.com/campuses/bpe/about.cfm>

Phone #: 281-634-4040

Bullying Prevention and Internet Safety

Fort Bend ISD takes the issue of bullying – in all forms – very seriously. The district wants all students to feel welcome and

(continued on page 6)

GLEN LAUREL FENCE UPDATE

The Board has received a lot of feedback from the homeowners about the need for the fences to be replaced. Recently, surveys were conducted for fences along W. Airport, Burney, Mason and Florence that show the fences are on the HOA property and not on individual homeowner property as previously stated. Therefore, the required maintenance for these fences is the responsibility of the HOA and would be paid for out of HOA funds. The replacement cost for the fences may be up to \$800,000 depending on materials chosen (cement, FenceCrete, cedar etc.). The Board is in the process of getting bids from several companies on the fence replacement and will work with the fence committee to make final recommendations for this project to move it forward in 2013. We want to thank the volunteers on the fence committee for offering their time to help move this project forward.



Due to the current lack of reserve funds it is more likely that the fences will have to be done in a phased approach between 2013 and 2014 to make the project more affordable for all homeowners.

We are currently evaluating several methods for funding the fence replacements that may include a combination of a special assessment, increase in annual maintenance fee and any cost savings on current contract services. We plan to start with W. Airport and Florence and will address the fences on Burney and Mason in the next phase. Burney specifically was not chosen in the first phase due to the current road construction which is expected to continue into 2013:

W. Airport 2013

- Cement sound wall to be funded by special assessment
- Targeting construction for August 2013, pending homeowner vote by March 2013

Florence 2013

- 8ft cedar fence to be funded from savings from re-negotiated contracts and increases from annual assessment. The revised annual assessment to be voted on as part of bylaw revisions in 2013.
- Targeting construction for late 2013, no special assessment planned for Florence at this time

Burney 2014

- Fence materials and funding TBD in next phase of fence project
- Fence construction to begin after road construction is complete, scheduled for 2014

Mason 2014

- Fence materials and funding TBD in next phase of fence project
- No special assessment planned for Mason at this time

We expect to have all bids submitted by mid-December and will make final decisions about contractor selection and design for the W. Airport section of the fence project by the end of January 2013. We did make a request to the city of Sugar Land to assist with funding and the request was rejected.

The City of Sugar Land has streetscape standards that (continued on page 5)

FENCE UPDATE (CONTINUED)

recommend the type of sound wall fencing that can be constructed including restrictions on fence height, color, materials and appearance. The fence shown below meets those streetscape standards and is being considered for W. Airport:



WELCOME STERLING ASSOCIATION SERVICES, INC.

At the November 15 special Board meeting the Board voted to terminate the contract with Austin Properties and a new contract was signed with Sterling Association Services Inc. as the new property management company. Sterling also manages the nearby Woodbridge and Sugar Lakes communities. The office for Sterling is located in the Woodbridge Club House and the new community manager for Glen Laurel is Ry Reid. The contact information for Sterling is:

Sterling Association Services, Inc.
Ry Reid, Glen Laurel Community Manager
11201 Lake Woodbridge Dr.
Sugar Land, Texas 77498
832-678-4500, Ext 253
Email: ry@sterlingasi.com
Website: sterlingasi.com

The address for the Corporate Office for Sterling is:
Sterling Association Services, Inc.
Corporate Office
6842 N. Sam Houston Parkway West
Houston, Texas 77064
Phone: 832-678-4500
Fax: 281-598-4487
Jose Villegas, President

The Corporate office is open Monday through Friday from 9:00 am to 8:00 pm.

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

GL Homeowners Association
Board of Directors

President
Debra Johnson
debra@glenlaurel.net

Vice President
Jennifer Fuchs
jennifer@glenlaurel.net

Secretary/Treasurer
John Clarke
john@glenlaurel.net

Community Manger
Ry Reid
ry@sterlingasi.com

SCHOOL NEWS

safe in a caring, learning environment. The following are some resources for parents and students on bullying prevention and internet safety, as well as information about a number of programs the District utilizes to address the issue of bullying.

TalkLine is a 24/7 crisis hotline for students to call to get immediate assistance with any kind of problem. TalkLine received more than 4,400 calls during the first 12 months of operation. The TalkLine number is placed on student ID badges so that students will always have the number handy. Call TalkLine at 281.240.TALK (8255).

The Student Crime Stoppers Hotline is a phone number that students can use to report concerns anonymously about their personal safety or concerns about the safety of others. Call the Student Crime Stoppers Hotline at 281.491.TIPS (8477).

Education Foundation Gala
The Fort Bend Education Foundation is pleased to present the 20th Annual Education Foundation Gala entitled "Once Upon a Time". This enchanted evening will be held on February 23rd, 2013, at the Sugar Land Marriott Hotel. For more details, visit www.fortbendis.com.

New To Fort Bend ISD?
Check-out www.fortbendis.com for a parent/student handbook, parent guide, and also program guides. Also online, you will find FBISD's academic ratings and other additional information.

GLEN LAUREL 2013 BOARD MEETING SCHEDULE

The last Board meeting of 2012 was held on December 6th. Up until now, Glen Laurel's Board meetings were held on the 1st Thursday of each month. Going forward, Glen Laurel's Board meetings will be held on the 1st Wednesday of the month.

The next Board meeting is scheduled on Wednesday January 9, 2013 and the location and agenda will be announced on the Glen Laurel website www.glenlaurel.net.

Meetings in 2013 will be held at either the Woodbridge Club House (if available) or the Sugar Land Methodist Church on Eldridge. Please check the Glen Laurel website for exact location and upcoming agendas. Monthly Board Meetings are generally held on the 1st Wednesday of the month at 7pm unless otherwise noted.

The meeting dates for 2013 are:

January 9, 2013
February 6, 2013
March 6, 2013
April 3, 2013
May 1, 2013
June 5, 2013
No meeting in July
August 7, 2013
September 4, 2013
October 2, 2013
November 6, 2013 *Annual meeting
December 4, 2013

VOTING IN THE UPCOMING SPECIAL ASSESSMENT AND BYLAW AMENDMENT

As stated previously, there will be a special assessment election for fence upgrades and also a bylaw amendment election coming up in the early part of 2013. If you would like to participate on the Bylaw Committee please contact Sterling and provide your name and email address so that we may contact you.

The Board would like to encourage all homeowners to vote in these elections. If you are interested in improving the appearance of the neighborhood, are concerned about your future property value or would just like to see a resolution to the long standing issue with unattractive fencing and the maintenance cap that isn't allowing for adequate reserves, then please make sure that you vote for these items when they come up for election. Please don't assume that everyone else in the neighborhood is going to vote the same way that you would or that others will take care of the election for you.

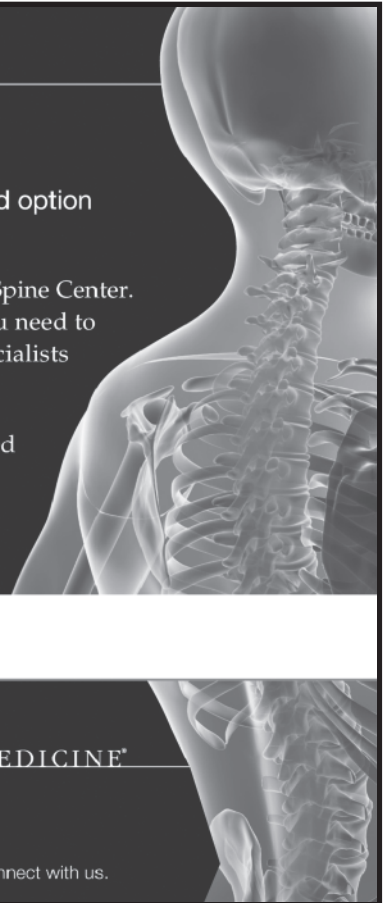
Have a safe and happy holiday!

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Stop enduring pain. Call or email today and begin your personal treatment plan. **281-313-BACK (2225) or SpineCenter@tmhs.org.**

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