

FEBRUARY 2013

## MESSAGE FROM THE BOARD

### Last Monthly Newsletter

This month's Glen Laurel newsletter will be the last **monthly** newsletter published for our neighborhood. After that edition, the newsletter will be published on a quarterly basis, with the next newsletter mailed in May. This move will save the HOA approximately \$8,800 a year. Also the advertising fees, which are 80% lower than the fees charged by surrounding sub-division newsletters, will be raised to a competitive rate. Our hope is to have the newsletter to be as self-sufficient as possible. We have been told by the publisher that Glen Laurel is the last neighborhood in the Sugar Land area to convert to a quarterly newsletter.

To bridge the gap between publications, our web site has been upgraded, with the most significant change being a new tab marked "Resident Only". As the name implies, this site is for Glen Laurel residents only and will house all of our financial matters. The site can be expanded to include surveys, ongoing committee action or any other information that needs to be kept out of the public eye. To access the tab, follow the instructions on the page to receive a password and username.

Communication has always been a major problem for our HOA. The more people that register their email address with the web site, the easier it will be for the HOA Board to get news and current events out to the residents. This will be of even more importance with the conversion to quarterly newsletters. Please remember, our neighborhood will only be as good as the involvement of the people that live here.

### Glen Laurel Stream Energy Fundraiser, Submitted by Jennifer Fuchs

We have a new fundraising opportunity we would like to offer to the community that will help raise funds for some needed park improvements in the GL community. We are pleased to offer Stream Energy's unique **Power Up!** Program. For each customer that signs up for Stream Energy as their electric provider under this program there is a rebate of \$5 per month that would go to the Glen Laurel HOA. The Power Up! Program is an excellent fundraising campaign because everybody uses energy already, and the monthly commissions we would receive from Stream Energy are paid monthly for the duration of your relationship with Stream Energy. There is no extra out-of-pocket cost for you, and we (Glen Laurel residents) benefit on an ongoing basis every single month.

The funds raised thru 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 through the community and other projects. There is no extra out-of-pocket cost for you, and we (Glen Laurel residents) benefit on an ongoing basis every single month. Please keep in mind, if you are already an existing Stream Energy customer, you cannot re-enroll under this program. You can however refer others (mother, sister, brother, co-worker) to Stream under this rebate program and the rebate would go to the Glen Laurel HOA. Please plan on attending the GL HOA meeting on March 6th to hear more about this exciting fundraising program!

Lastly, please find more information about our fence project in this edition of the newsletter.

## 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.

Message From The Board  
Page 1

Fence Project Update  
Page 2

Sign-up for Email Notifications  
Page 3

Fence Project Update  
Pages 4-6

School News  
Pages 4,5,6

## SCHOOL NEWS

### Kempner High School

Web site:

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

Phone #:281-634-2300

### 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  
 -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](http://www.thegeorgefoundation.org)  
 Deadline for submitting application is March 15, 2013

### Pre AP/AP Document

Kempner High School recognizes the value of student participation in college-rigor coursework and encourages students to graduate having earned high school credit and potentially college credit from an Advanced Placement (AP) course. Participation in AP courses is a foundation of college readiness. Recent research has found that students who participate in Pre-AP and AP courses are more likely to complete a bachelor's degree in college, have higher college GPAs, and prevent having to complete remedial coursework prior to enrolling in "at level" college courses. The intent of this commitment is to maximize each student's potential for success in AP and Pre-AP courses. The school has posted a document on the school website that is *(continued on page 4)*

## FENCE PRESENTATION SPECIAL ASSESSMENT VOTING

Some residents reported they did not receive the initial ballot that went out on January 15th. In order to make sure everyone received a ballot we have re-mailed the initial ballot so the special assessment meetings will be as follows:

Date	Time	Where	Purpose
Feb 6th	7pm	Drabek Elementary	Informational Fence Meeting
Feb 13th	7pm	Drabek Elementary	1st Official Meeting of Record for Quorum Requirement for W. Airport Special Assessment
March 6th	7pm	Drabek Elementary	2nd Official Meeting of Record for Quorum Requirement for W. Airport Special Assessment

Please check the Glen Laurel website for further details and agendas for the meetings.

A copy of the presentation for the fences can be found on the following pages. Information in the presentation is as of 1/26/13.

## Glen Laurel Financial Overview Income Statement Year Ending December 31, 2012

Amount	Category
312,293	Income, Annual Assessments (717 homes x \$425=304K), Late fees/Collections
-1,335	Audit and Tax Prep
-4,370	Common Area main (Repairs, Seasonal Decorations, YOM)
-11,876	Insurance
-19,694	Lake Maintenance (10,800 contract plus repairs fountains)
-119,863	Landscaper Expense (108K contract plus repairs sprinklers)
-13,563	Legal expenses
-58,715	Office (management services, newsletter, copies, printing, billing fees, survey 13K)
-49,129	Pool expenses (25K contract, 16K repairs, lifeguards 3500, tags 1700)
-1,779	Other (bad debt and trash pickup)
<u>-39,287</u>	Utilities Electric, water)
-7,318	Net Loss for the Year Ending Dec 31, 2012

# 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](http://www.glenlaurel.net) and click on the tab labeled "Email Sign-Up" to receive the notifications.



## Need Legal Help?

Starting your own company?  
Creating a will or trust?  
Disputing your custody rights?  
Filing for divorce?

*Don't do it alone. Let me help you  
with these and other legal issues.*



*Legal representation  
when it matters most...*

Your Glen Laurel Neighbor

**281-271-8595**

[www.MeeksLawFirmLLC.com](http://www.MeeksLawFirmLLC.com)  
245 Commerce Green Blvd. Ste. 110  
Sugar Land, TX 77478



**Damon Meeks**  
Attorney,  
Mediator,  
Arbitrator

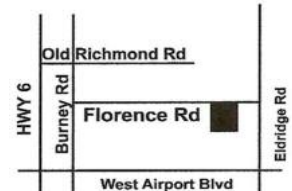
## Children's Haven

DAYCARE

### LEARNING CENTER

- Serving ages 4 weeks and up
- After school programs
- Free hot meals
- Low child to teacher ratio
- Spacious Classrooms and playground
- Age appropriate curriculum
- Clean, safe and educational environment
- Seeing is believing
- Pre-K program offered
- Owner operated

13511 Florence Rd  
Sugar Land, TX 77498  
**281.240.1173**



## JOIN THE HAPPY WIFE, HAPPY LIFE CLUB.

The perks are plentiful.



- \* We go where germs hide . . . light switch plates, door knobs, phone receivers and more.
- \* We use back pack vacuums with HEPA filtration to remove dirt, dust and allergens hidden deep in carpets and upholstery—the perfect solution for allergy season.
- \* We use environmentally preferable cleaning products. Your home will be seriously clean and healthy.
- \* We work hard to make you happy. Every clean comes with a 24-hour, 100% satisfaction guarantee.

*"I want to express my appreciation and satisfaction for the work and results of my house cleaning. The team did a fantastic job and I was really pleased with the deep cleaning and appearance of our home. I would be glad to recommend this service to my friends and family."*

— Tim

[www.MAIDS.com](http://www.MAIDS.com)



**The Maids**

Call now for your free estimate  
**832-626-5611**



## KDS SERVICES HIGH PRESSURE WASHING

Free Estimates

# POWER WASHING

- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

**281-277-4013**



## SCHOOL NEWS

meant to help everyone understand the commitment that Pre-AP/AP courses require and help communicate the expectations so all students are successful in these rigorous courses. This document can also assist with providing clarity and guidance to help with decisions on course selection for the 2013-14 school year. For more details, visit [www.fortbendisd.com](http://www.fortbendisd.com)

### Sugar Land Middle School

Web site:

<http://www.fortbendisd.com/campuses/slms/default.cfm>  
Phone #: 281-634-3080

### **2013 SLMS Girls Track Schedule Revised**

2-20-13 WEDNESDAY  
RIDGEPOINT HS  
2-27-13 WEDNESDAY BUSH HS  
3-06-13 WEDNESDAY  
MARSHALL HS  
3-20-13 WEDNESDAY  
KEMPNER HS  
3-26-13 PRE-LIMS ELKINS HS  
3-27-13 DISTRICT FINALS HALL  
STADIUM

### Sugar Mill Elementary

Web site:

<http://www.fortbendisd.com/campuses/sme/default.cfm>  
Phone #: 281-634-4440

### **Spirit Night at Live Oak Grill March 18th!**

Make sure you come out and support our Sparklers!

### **WATCH Week is March 4th - 8th**

Please review the flyer online about information on the FBISD WATCH Health Fair. Details at [www.fortbendisd.com](http://www.fortbendisd.com).

*(continued on page 6)*

# GLEN LAUREL FENCE PROJECT

## Lack of Glen Laurel Reserves

- ❑ As of the 12/31/2008 Audited Financial Statement there was \$170K in CD's and ~\$60K in cash listed as GL assets. Since that time all CD's have been cashed out and the CD funds moved to the Operating account. No CD's remain.
- ❑ In order to reduce spending the new Board has completed Contract Review for all contracts and reduced spending where possible:
  - Proactive approach with Burney RD MUD, New Landscape contractor savings \$55,000
  - Newsletter reduced from 12 issues to 4, savings of \$10,000 annually
  - Lake management, new contractor, savings of 8,000 annually
  - New Electric provider \$9,000 over 3 years
  - Cancelled storage shed and saved \$1,800 annually
  - Seasonal decorations, saved \$8,000 over 3 years, purchase instead of lease
  - Pool contract reduced by \$1,000 annually
- ❑ GL has over half a million dollars in deferred maintenance and capital improvements needed (cement, wood fences, broken irrigation, dirty monuments, dead grass around the lakes)
- ❑ All of the financial information has been communicated to homeowners using every avenue available to us (newsletters, web site, meetings etc.)

## Fence Project Overview

- A fence committee was formed with 7 volunteers from the community to serve as a focus group. The goal of the group was to find a cost effective, permanent fence solution to reduce future maintenance costs and to avoid a repeat of replacing fences every 10-12 years.
- (3) Bids for cedar fencing and (3) bids for cement fencing were obtained from 5 companies. Costs to install cedar fencing, the staining for fence preservation and the ongoing costs of pressure washing of white columns for the entire project were considered and compared to cost of the cement fences.
- Replacement costs of wood fence with stain for all ~11000 linear ft. of perimeter fences is \$319-\$358K every 10-15 years. Pressure washing maintenance costs of white columns is \$6,000-7,000 for each washing based on current bid. Need minimum of 1-2 washings per year at a cost of \$6K-\$14K/year to make presentable. Staining costs were about \$24K.
- SINCE THERE ARE NO ADEQUATE RESERVES REMAINING to fully cover these expenses the plan was to split the project over 2 years and pay the W. Airport fence from (1) special assessment in 2013 and the Burney Rd. fence from a bank loan in 2014 (pending a vote). The construction on Burney was a factor in moving that segment to 2014 and the bank loan amendment should come up within the next few months. The shorter sections of fence on Mason and Florence were planned to be funded out of the operating budget cost savings.
- We made a request for 4B funding to the City of Sugar Land that was rejected for W. Airport.  
▪ Request for Burney Rd. will be made after construction is complete for sound abatement.

# GLEN LAUREL FENCE PROJECT

## GL Cost Estimates for Replacing Cedar Fencing every 10-15 years

<u>Contractor Bid</u>	<u>Cost of Cedar (existing size)</u>	<u>STAIN FENCES and PW Columns</u>	<u>Total Costs</u>	<u>Total Assessment</u>
Houston Fence	\$328,468	~\$30,000	\$358,468	\$499.96
Summit Fence	\$289,540	~\$30,000	\$319,540	\$403.82
ABER	\$301,000	~\$30,000	\$331,000	\$461.65
<u>LINEAR FEET</u>				<i>+35 if both Sides are stained</i>
Florence Rd	2,447			
Mason Rd	1,936			
W.Airport	3,463			
Burney Rd	3,075			
<b>TOTAL</b>	<b>10921</b>			

\*Cedar fencing installed for all perimeter fencing would be an assessment in the \$403-\$499 range per home. Cedar fence is not a permanent solution and will have a life span of 10-15 years IF PROPERLY PRESERVED with stain or paint.

## GL Cost Estimates for Cement Fences

<u>Contractor Bid</u>	<u>Costs for 6 &amp; 8 ft cement wall</u>	<u>Refacing Monuments to Match</u>	<u>Total Costs</u>	<u>Total Assessment</u>
ABER Fence 6ft	\$328,000	NA	\$328,000	\$458
ABER Fence 8ft	\$405,000	NA	\$405,000	\$564
FENCECRETE 6ft	\$277,905	\$30,000	\$307,905	\$429
FENCECRETE 8ft	\$319,461	\$30,000	\$349,461	\$487
Fencemaster of Houston 6ft	\$262,470	\$30,000	\$292,470	\$408
Fencemaster of Houston 8ft	\$332,090	\$30,000	\$362,090	\$505

The cost of the W. Airport fence was comparable to the cost of cedar.

The 8 ft ABER fence was selected based on superior product, warranty offered, GL Homeowner survey results and sound abatement qualities. The special assessment was set at \$499 with a payment plan available for 5 months. The \$65 difference is being covered from the GL operating fund.

## 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

### Annual Jump Rope for Heart Feb 22. 1:30-2:45

This year's event will be held in honor of Mr. Doug Brown. Mr. Brown was the Channel 13 weather man for 35 years. Mr. Brown's wife, Susan, was a teacher at SME for several years and they were both very involved in the school. Mr. Brown was involved in our spelling bees as well as a guest speaker at our past Jump Rope for Heart events. He and Susan continued to support our Jump Rope for Heart events at SME after her retirement from FBISD.

### Barrington Place Elementary

Web site:

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

Phone #: 281-634-4040

### Early Release and Parent-Teacher Conferences

Wednesday, February 13, 2013 will be EARLY RELEASE DAY. Students will be dismissed at 10:55 a.m. Parent-Teacher conferences will begin soon after so please be on time to pick up your children.

### PreKindergarten Registration

Registration for BPE PreKindergarten 2013-2014 will take place on May 1st, 2013. We will begin handing out numbers at 7:30 a.m. on the 1st. Our registration will begin at 8:00 a.m.

### 20th Annual Education Foundation Gala

set for Feb. 23rd. A "Royal" evening of entertainment and fun dedicated to raise funds for the students, teachers, and schools of Fort Bend ISD. For more details, visit [www.fortbendisd.com](http://www.fortbendisd.com).

## GLEN LAUREL FENCE PROJECT

### Why was Cement not selected for Fences on Mason and Florence?

<u>Location</u>	<u>Costs for 6 &amp; 8 ft cement</u>	<u>Total Assessment per home</u>
Mason ABER Fence 1936 linear ft	\$ 175K-210K	244-292
Florence ABER Fence 2447 linear ft	\$ 236K-281K	329-391
	<u>TOTAL</u>	<u>573-683</u>

The fence committee determined that it was cost prohibitive to install cement fence on the 2 lane roads and the higher quality cement fence is only being considered for the 4 lane roads such as W. Airport and Florence at this time.

### Reserve Data based on 2005 Study

<u>GL Assets and Maintenance costs</u>	<u>Cost to replace</u>	<u>date to replace</u>	<u>Life</u>	<u>notes</u>
Concrete Components parking areas, sidewalks at pool	as needed	not funded		
Drinking fountains	1,000	2017		
Fencing wood Perimeters w/ stain Florence and mason only	100,000	2012-2014		exterior fencing 2447 and 1936 lin ft
Fencing Pool wrought Iron	20,000	2025		430 linear feet plus 2 gates
Fencing Rear Yard Iron at Lakes	20,000	2025		2775 linear feet
250 water wall lakes	12,000	2014		move water at lakes cost to fully replace 25X7 collapse
Irrigation controllers	2,200	2015		4 rainbird controllers
Kiddle pool filter	1,100	2015		
Kiddle pool replaster and nettle	2,500	2012		
Main pool filters	2,600	2017		triton II sand filters
Main pool replaster and nettle	25,000	2015		4240 sq ft and approx 700 lin ft of tile
Monument signage	permanent	unfunded		replace or upgrade as needed
Paint Pool building	2,500	2015		
Paint Fencing Pool wrought Iron	2,100	2012		2650 sq ft
Paint Fencing Pool Rear Yard Iron at Lakes	9,500	2012		10621 sq ft
Park Equipment grills benches	7,000	2021		
Park/Main play structure	15,000	2016		
Pool Pumps and Motors	1,800	2015		
Pump and motors fountain a-by park	10,000	2018		
Pump and motors fountain b - corner of burney	10,000	2018		
Pump and motors fountain c -w. airport	10,000	2018		
restrooms at pool	7,400	2019		plumbing fixtures, counters, partitions as needed
pool house roof asphalt shingle	17,809	2024		2840 sq ft
waterslide structure and shade structures	15,000	2020		need replacement costs to be confirmed
pool chairs	5,000	2018		
pool decking refinish	5,000	2020		
<b>TOTAL RESERVES NEEDED</b>	<b>262,509</b>			

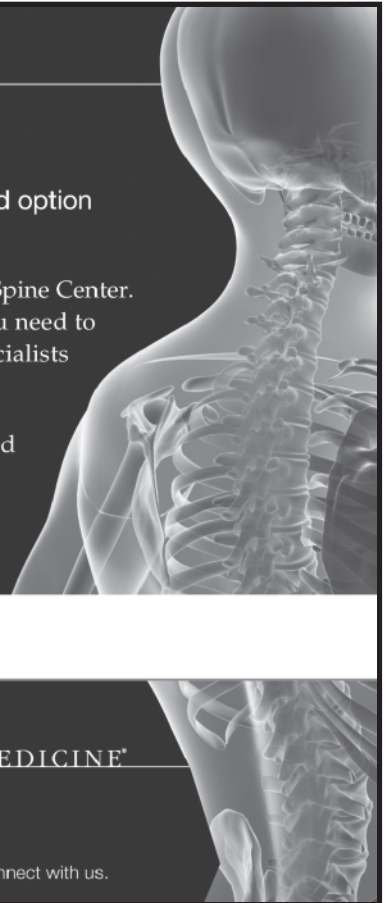
We have engaged a reserve study company to update and refine the 2005 reserve study. The study should be completed by end of February 2013.

# BACK PAIN? NECK PAIN?

The Spine Center at Methodist Sugar Land Hospital is the comprehensive, coordinated option for you in Fort Bend County.

For back and neck pain, there's only one premier choice — Methodist Sugar Land Hospital's Spine Center. Whether you've had pain for just a few days or several long years, you'll find everything you need to diagnose and treat your condition in a convenient location, with access to premier spine specialists and a complete range of treatment options.

Getting started is easy. We will guide you through a customized treatment plan, with expedited access to world-class neurologists, neurosurgeons, orthopedic spine surgeons and interventional pain specialists. Plus, physical therapy, occupational/hand therapy, and the most advanced imaging and surgical technologies in the world are available on-site.



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

**Methodist** Methodist  
Sugar Land Hospital  
Spine Center

16655 Southwest Freeway • Sugar Land, Texas 77479  
281-313-BACK (2225) • MethodistSugarLand.com

LEADING MEDICINE™



Connect with us.

# IF NOT NOW, THEN WHEN?

Now is the time to get that loving feeling!  
Buying or selling, nobody does it like Texas Direct Auto.  
Fast. Easy. Fun. We Pay More. We Pay Today.  
*Yes! It's True. Sell Us Your Car!*



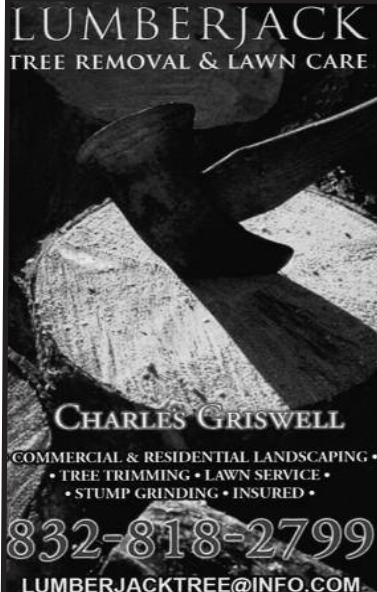
TEXASDIRECTAUTO.COM



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

Find more information online at: [www.glenlaurel.net](http://www.glenlaurel.net)

**LUMBERJACK**  
TREE REMOVAL & LAWN CARE



**CHARLES GRISWELL**  
COMMERCIAL & RESIDENTIAL LANDSCAPING •  
• TREE TRIMMING • LAWN SERVICE •  
• STUMP GRINDING • INSURED •

**832-818-2799**  
[LUMBERJACKTREE@INFO.COM](mailto:LUMBERJACKTREE@INFO.COM)

**Sugar Land Middle School Needs Volunteers**

The Sugar Land Middle School desperately needs volunteers for PTA for next 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.

**Professional Quality Service You Can Count On To Get You Moving!**

- Over 15 years experience in Buying and Selling real estate
- Full time agent with professional quality service you can count on
- ABR-Accredited Buyer Representative
- MCNE-Master Certified Negotiation Expert
- CHMS-Certified Home Marketing Specialist
- SFR-Short Sales and Foreclosure Resource Certification

*To sell your home fast and at top price, call Anna now!*



**Anna Ye**   
**713-818-0891**  
RE/MAX Heritage  
4675 Sweetwater Blvd.  
Sugar Land, TX 77479  
Email: [properties@annaye.com](mailto:properties@annaye.com)  
Website: [www.annaye.com](http://www.annaye.com)

**Guitar or Piano**



Private Lessons  
20 years experience



My home or yours  
**Ron Corb 281-513-3980**

**All About**  
**Termite & Pest Control**

Residential & Commercial  
Insured & Bonded

Inez Cantu  
State Certified

Phone 281-202-7320  
Fax 832-595-1826

[www.all-aboutpestcontrol@yahoo.com](http://www.all-aboutpestcontrol@yahoo.com)