

## PRESIDENT'S MESSAGE

Dear Residents,

I hope this letter finds you and your families in good health and looking forward to the cooler weather. As the year draws to a close, I would like to take a moment to reflect on the past year and provide updates for the upcoming year.

We have seen a growth in our community with a number of new home packages being sent out. We are delighted to welcome each and every one of our new residents to the Glen Laurel HOA community. I would like to thank the ACC (Architectural Control Committee) for all their efforts and commitment to maintain the standards and aesthetics of our neighborhood. The Carmichael Management Group (the developer of the new subdivision next to The Reserves) finally finished the sewer work-tie end at the entrance of The Reserves which resulted in a substantial amount of HOA property damage. We faced quite a struggle to compel them to cover the costs for all the damages that occurred at the entrance of The Reserves and for the most part, we succeeded. The Board managed to secure a new pool company, Aquatic Advisors, but as I mentioned last year, it did come with a price increase for lifeguards management. Management of the pool however, was much better overall. Several residents requested if we could extend the pool hours to just weekends through September, so we gave it a try. Regrettably, due to low attendance, we will not be able to continue the extended hours next pool season. It simply is not cost-effective for the community.

The Glen Laurel HOA continues to encourage everyone to undertake home improvements to improve your home's value. However, we kindly request that you follow the protocol of submitting an ACC application to Sterling prior to starting your projects. Failing to obtain prior approval may result in your project being denied, the City of Sugarland getting involved or in some cases, you may be asked to remove your build. Your cooperation in following these procedures is greatly appreciated.

Many of you have likely noticed the new construction taking place next to the pool building. The Burney Road MUD is in the process of building a new meeting location that will allow MUD meetings and future HOA meetings. This building is being financed by the MUD but placed on property owned by the HOA.

Continued on next page...

### 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

## BE UP TO DATE WITH GLEN LAUREL HOA

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. Signing up for email notifications will also allow you to access the Resident Only section of the website.



Construction is ahead of schedule but will likely be completed by December 2023. We anticipate our HOA meetings for 2024 will be held in the new building. The HOA plans to enter into a lease agreement of its land to the MUD and upon expiration of the lease will have the right of first refusal to purchase the building before the MUD dissolves. The building will be available for rent for private parties or events at a fee to HOA residents. We are all excited to have this new amenity for our HOA very soon.

With the inflation situation in America now, many of you are also seeing increases in food costs and transportation costs among other things. It's the same for the HOA as many upgrades and/or repairs to our community are just more expensive these days. With all that said, this Board continues to be very cautious with our spending and we have continued to build back our reserves. One large expense the Board plans to pursue in early 2024 is the completion of concrete fences on our exterior walls in Glen Laurel. This means that the current wood fencing on Mason and Florence, will be replaced with matching Aber Fence concrete fencing. This is a large cost but Aber has agreed to build at prices quoted to the HOA in 2022. The Board will accomplish this by a planned \$75,000 grant from the City of Sugar Land and a 10 year loan for the remainder of the costs.

In light of the planned improvements and in keeping with inflationary cost increases, the Board has voted to increase the annual assessment by \$25 to help with this effort. This increases the annual assessment to \$600.00. While the assessment fee will be going up, this amount continues to be well below the surrounding neighborhoods and will continue the path of building our reserves and keeping the beauty and integrity of the Glen Laurel community. We want to ensure Glen Laurel and The Reserves of Glen Laurel residents that your Board of Directors continues to be fiscally responsible and cautious where needed to help maintain a low-cost annual fee but continue to have a beautifully well-kept neighborhood that we can all be proud to live in.

The Board appreciates the opportunity to serve the residents of Glen Laurel and The Reserves of Glen Laurel and as always encourage everyone to attend our monthly meetings. Your input is greatly valued. Let's continue to keep our community looking beautiful.



## PERIMETER FENCE PROJECT IN PROGRESS

The Board has approved to complete the concrete fence project that was started in 2013. Recently, we have noticed the deterioration of the wooden fences along Florence Road and Mason Road. Instead of replacing the fences with wooden pickets again, the Board decided to replace these final sections with the 6ft Stonetree fence system from ABER fence. The total fence project will be approximate \$600,000.00. The fence is being funded by a portion of the HOA reserve funds, a bank loan and we are in the process of applying for a capital improvement grant from the City of Sugar Land. There will be a small increase in the assessments to help cover the expense of the new concrete fence, but there will be no special assessment assessed to the homeowners this time around. The project is currently in the early stages of getting all the paperwork together, completing surveys of both fences, etc. We will keep our residents posted with updates as this project moves forward.



# 2024 ANNUAL ASSESSMENTS INCREASE

In reviewing our 2024 budget with the increases in our contract services and upkeep of our neighborhood, the Glen Laurel Board of Directors has approved an assessment increase of \$25.00 effective January 1, 2024. The new annual assessment amount will be \$600.00. Please know our subdivision is financially sound and we have a strong reserve account. We do have several enhancement projects that we would like to complete this year such as replacing the wooden perimeter fence along Florence Rd and Mason Rd with the same concrete walls we had installed on West Airport Rd. and Burney Rd. Please review the summary budget (below) and if you have any concerns or questions, remember that we hold monthly meetings the third Tuesday of the month (except December and July) and homeowners are invited to attend.

REMINDER: The 2024 annual assessment invoice has been mailed out and is due on January 1, 2024. They are considered late after January 31, 2024 with all past due accounts assessed a \$25.00 late fee and may include additional penalties and possible legal fee reimbursement if received after January 31, 2024. Remember, your HOA assessments are what allow your Board of Directors to maintain your community.

If owners are experiencing financial hardships, a request can be submitted to the Board for review. Please contact Sterling Management via phone at (832) 678-4500 or via email at [sugarland@sterlingasi.com](mailto:sugarland@sterlingasi.com) to make the necessary payment arrangements if you have a past due balance.

## Glen Laurel HOA 2024 Budget Summary

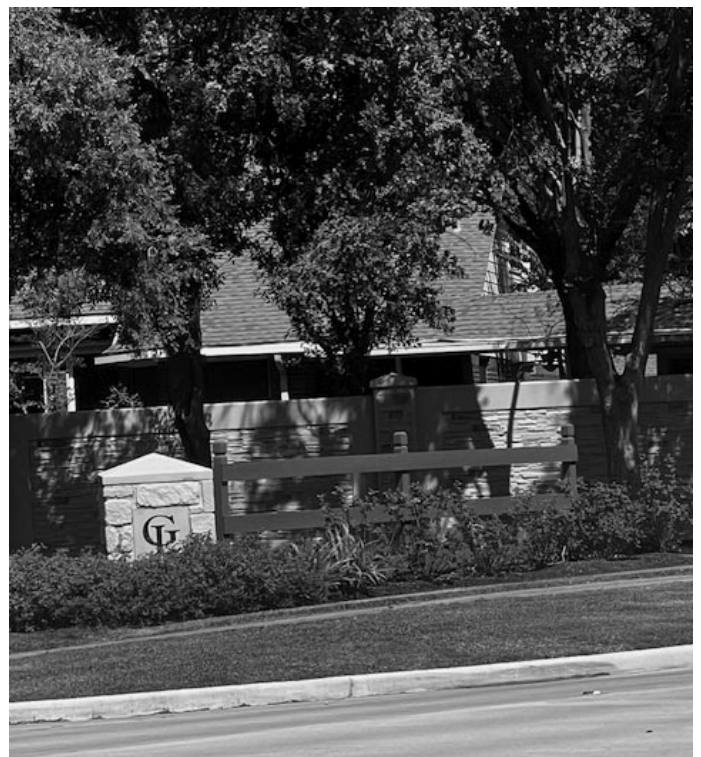
<b>Administrative Expenses</b>	<b>\$ 107,469.40</b>
<i>Expenses include HOA management, copy printing, postage, audit, common area insurance, newsletters, deed restriction letters, collection letters, legal expenses, etc.</i>	
<b>Contract Services</b>	<b>\$242,915.71</b>
<i>Expenses include landscape contract to maintain entrances, lake maintenance, common area and park, community events, insurance, etc.</i>	
<i>Expenses include repairs to park area, entrance signs, irrigation repairs, tree trimming, clubhouse maintenance, playground maintenance, perimeter fence repairs, pool maintenance, trash pickup at pool, etc.</i>	
<b>Utilities</b>	<b>\$92,500.00</b>
<i>Expenses included streetlight electrical bills, irrigation, sewer, water usage</i>	
<b>Reserves</b>	
Transferred from operating account	\$92,450.00
<b>Total Expenses</b>	<b>\$442,885.11</b>
<b>Budgeted Income</b>	<b>\$443,680.91</b>

## DEED RESTRICTION SPOTLIGHT - FENCE MAINTENANCE AND REPAIR

If you are making any type of improvement to the exterior of your home, you must submit an Architectural Improvement request form to Sterling Management before starting the work. (This includes painting the exterior, room addition, and replacement of the roof, driveway and fence replacement, tree removal.) You can find the required form on our website at [www.glenlaurel.net](http://www.glenlaurel.net) under the DOCUMENTS tab- ACC Application. Please make sure to submit the form with the necessary information and samples for a quicker response.

**We have noticed several fences being replaced and stained in the neighborhood. The following stain has been approved for fences for Glen Laurel: BEHR Wood Stain Redwood Natural Tone SC-122. The HOA rail fences along West Airport (entrances) are stained the approved color.**

**You can review the Architectural Standards and Approved Materials List on the Glen Laurel HOA website.**



## TIME TO TRIM YOUR TREES & OVERGROWN BUSHES

There are still a number of homes along Burney, West Airport, Mason and Florence have overgrown branches and trees that are butting up against the exterior fences and walls of the community. The HOA has incurred financial cost due to damage to the walls because of overgrown branches and trees butting up against the walls. We are asking all homeowners that have branches and trees that push up against the exterior walls along West Airport and Burney to trim or cut them back to avoid damaged to the community fences. Violation notices will be sent to the owners of these homes in violation. To avoid receiving one of these letters, trim back your overgrown trees and bushes.

### *Who is responsible for the maintenance of the trees in front and back of the homes?*

The owner of the tree is responsible for the maintenance of the tree. Now is the time to take advantage of trimming the overgrown trees before the spring bloom. All trees and limbs growing in or near a right of way must be trimmed to the regulated height of 12 feet above streets and 8 feet above sidewalks. Many of the trees are so overgrown that they have covered the streetlights and are causing visibility issues.

**We appreciate your effort once again in taking pride in the upkeep of your home and our community.**

More information regarding tree trimming from the City of Sugar Land website:

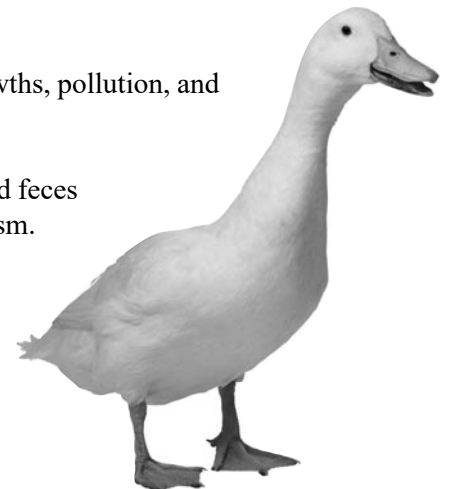
<https://www.sugarlandtx.gov/1079/Trees-and-Tree-Trimming>

## WHY YOU SHOULD NOT FEED DUCKS

### **The Problems With Feeding Ducks In The Community Lakes**

If you care about ducks in our lakes, do not feed them. They can live longer, healthier lives by relying on natural food sources such as aquatic plants, seeds, grasses, and insects rather than taking handouts from well-meaning humans. Now that you know, you can help by not feeding the ducks and geese and by educating other duck lovers. Per the City of Sugar Land website <https://www.sugarlandtx.gov/447/Why-You-Should-Not-Feed-Ducks>; feeding ducks can lead to the following problems as well:

- Duckling malnutrition — in areas where ducks are regularly fed bread the ducklings will not receive adequate nutrition for proper growth and development.
- Overcrowding — Where food is easy to come by, ducks and other waterfowl will lay more eggs and the pond or lake will become overcrowded. This makes it more difficult for the birds to seek out healthier food sources and increases territorial aggression, especially during mating season. It will also cause ducks to cross busy streets in search of food.
- Pollution — What happens to all that bread that is not eaten? It causes algae growths, pollution, and can eventually eradicate fish and other life in the vicinity.
- Diseases — A diet rich in carbohydrates leads to greater fecal production and bird feces easily harbors bacteria responsible for numerous diseases including avian botulism.
- Attraction of pests — Rotting leftover food attracts other unwelcome pests such as rats, mice, and insects. These pests can also harbor additional diseases that can be dangerous to humans.



## CHRISTMAS DECORATING CONTEST



Our annual Christmas Decorating Contest launches in December. Residents are encouraged to show their festive spirit by dusting off those holiday decorations and untangling those holiday lights. The holidays are made for celebrating!

**Judging will commence on the weekend of December 16th. You will need to make sure your lights are on so that you can be considered to win the contest.**

With so much great participation in this contest every year, we can't just select one winner. We make sure to award four (4) winners with GIFT CARDS as prizes along with a Christmas Decorating Winner sign that will be placed on the lawn for the entire holiday season.

December can't come soon enough. We cant wait to see all the Christmas cheer!

## ANNUAL HOA MEETING

The Glen Laurel HOA Annual Meeting will be held

**Tuesday, November 28, 2023 at 7:00 p.m.**

and will take place at the

**Sterling Office/Woodbridge Clubhouse**

**11201 Lake Woodbridge Drive,  
Sugar Land, TX 77498.**



Your attendance and participation as we discuss plans that impact our neighborhood is welcome. The notice and proxy will be include with you 2024 annual billing invoice.

# CHANGES TO BULK WASTE COLLECTION

In January 2023, bulk waste service changed to an on-call, concierge service in an effort to meet the diverse needs of the community. However, after months with an on-call bulk waste schedule and mutual feedback received from City staff, Republic Services, and the community, the City will be moving bulk waste collection back to the once-a-month Monday schedule effective November 1, 2023. **Glen Laurel HOA's bulk waste collection day is the first Monday of every month.**

## Guidelines

- Set bulky items out by 7 a.m. on collection day but no earlier than 6 p.m. the evening before.
- Residents may place up to five cubic yards of bulky waste out for collection on their bulky waste service day.
- Bulky items should be set out at the curb at least four feet from other objects.
- Do not place items in garbage carts for bulky waste collection. Items should be placed directly at the curb.

For more information, please visit the City of Sugar Land website at <https://sugar-scoop.com/2023/10/05/your-bulk-waste-service-is-returning-to-once-a-month-pickup-next-month-heres-why/>.

## **DEED RESTRICTION REMINDER:**

**We would like to remind our homeowners who keep their trash cans in public view after trash day that they are in violation of our community's deed restrictions. Trash cans should be removed from the street and stored behind your fence or in your garage by 8:00am the day after trash pickup. Store your trash cans out of public view and help save our community time and expense.**



## STREET AND SIDEWALK MAINTENANCE

Several sidewalks are in need of repairs throughout Glen Laurel. Sidewalk repairs are handled by the city's sidewalk rehabilitation program at no additional cost to residents. Through an annual sidewalk condition assessment, coupled with resident requests, sidewalks are identified and prioritized for repair or replacement based on the program's evaluation criteria.

You can report a sidewalk repair by calling the City of Sugar Land at 281-275-2450 or send a email with a picture of the sidewalk repair to [311@sugarlandtx.gov](mailto:311@sugarlandtx.gov).

### How do I check on a sidewalk repair request?

Please call 281-275-2450 to check on the status of your repair. The city has an ongoing repair program based on an established priority system. Through citizens' requests and annual inspections, sidewalk failures are identified and prioritized for repair or replacement. Small repairs are scheduled and repaired by city staff.



**A QUICK REMINDER:** If you see any issues at the neighborhood park that need to be addressed such as trash can needed to be emptied, removal of wasps nests, dog station bag refill or damages to the playground unit, please contact Sterling Management.

# PRIMARY CARE

Personalized to You

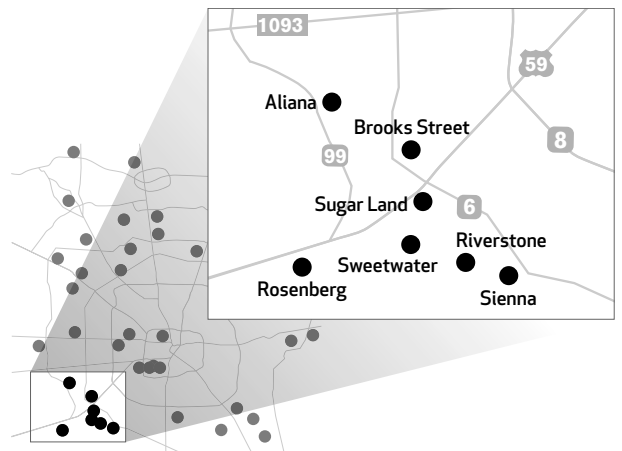


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## PREPARING YOUR HOME FOR WINTER

Although it may be hard to believe, Winter will be here before you know it! As many of us unfortunately experienced during Winter Storm Uri, 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.

