

JANUARY 2012

## MESSAGE FROM THE BOARD

### Glen Laurel Fence Project Update

At the January 9th Board meeting the Board and Fence committee will be selecting the contractor for the W. Airport phase of the fence project. Thanks to all who participated in the survey on the website.

The W. Airport phase of the fence project will be funded by a special assessment. The ballot will go out to the homeowners for a vote around January 15 and the election will take place of February 6. Please note that this portion of the fence replacement will not happen without a special assessment. There simply are no other funds to use at this time. We have about 11,000 linear feet of fence that needs to be replaced around the GL perimeter and the cost can be \$800,000 depending on materials chosen. With no reserves funds available, we are planning to fund these fences thru a combination of the special assessment, contract cost savings, a reasonable increase in the dues and are considering a bank loan for capital improvements for the Burney Road portion. The last 2 funding methods will be put out to a vote before August of 2013.

We made a request for economic development funding to the City of Sugar Land and it was denied. We may try again after the Burney Road construction is complete for the Burney Rd fencing. Please note even if all cedar fencing is used for all perimeter fences the special assessment would still be \$500 per home to cover all the fences.

The Glen Laurel Declaration requires that we have 60% (or 400+ votes) for a quorum in the special assessment election. If the 400+ quorum is not established on the first election, then this will go out for another vote in late February where the amount required for a quorum is lower.

### Lake Update

As mentioned previously, the Burney Rd MUD owns the lakes in Glen Laurel. We have been told that they are looking at possible remedies for addressing the erosion in the lakes. Please note that the Burney Rd MUD Board has several members who are residents in Gannoway Lakes. Glen Laurel does have (1) resident who is a MUD Board member. The next opportunity to get more Glen Laurel representation on the MUD Board will be at the next election in 2014. It would appear that if we want to see any real progress on the Glen Laurel lakes that we need more Glen Laurel residents on that Board of Directors and need to vote the members from Gannoway Lakes off the MUD Board at the next election opportunity.

### GL Park Improvements

Several owners have expressed an interest in upgrading the Glen Laurel Park with more trees, better landscaping and a walking path so that residents have a place to exercise. We will be looking into this more to see if this could be funded in part by donations of time and materials. If you have specific suggestions or would like to be on a park committee please let us know.

Lastly, please find an update on Glen Laurel's finances and additional fence project information inside this edition of the newsletter.

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 5.

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## SCHOOL NEWS

### Kempner High School

Web site:

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

Phone #:281-634-2300

### **Spring Semester**

School resumes after the holiday break on January 8 promptly at 7:30 a.m. Students will report to their fall-semester first period teacher to receive their spring semester schedules.

Save the date - Juniors and Seniors! Prom will be held on May 11, 2013 from 8:00 - midnight at Constellation Field in Sugar Land. This is a formal event in the banquet hall over-looking the lit-up baseball field.

### FAMILY ACCESS INFORMATION

Family Access is now available in additional languages. Users of Family Access can choose between English, Spanish, German, Polish, French, Vietnamese, Russian, Korean, Arabic, Haitian Creole, Chinese, and Japanese languages by using the drop down at the top of the Family Access screen.

Student lunch accounts can now be viewed on Family Access by clicking on the Food Service link. Full-price school lunches are \$2.50 so please help by ensuring your child brings enough lunch money or has pre-paid funds in their account. You can add money to your child's account by sending a check (made payable to Kempner Cafeteria) or cash to the cafeteria manager, Teresa Perez.

*(continued on page 4)*

## GLEN LAUREL FINANCIAL UPDATE

As stated in the previous newsletter, the most pressing issue facing the Board is the financial health of our Home Owners Association. The Association does not have any separate reserve fund accounts at this time, meaning that if the 2013 assessments are not paid in a timely manner, we could potentially run out of operating funds. We can all agree that living from month to month is a very poor way to run a household, company or an association.



The problem will not get any better until we get an increase in the yearly dues. The \$425.00 assessment fee, which has not been raised in ten years, is not enough to pay for the routine maintenance of the sub-division and the required capital improvements. The fees are \$150.00 less on average than the surrounding neighborhoods. Simply stated, the yearly assessment fee must be raised. We don't want to have to decide whether we want to have the grass cut or open the pool therefore we will be presenting an amendment to the bylaws in a few months to get the assessment increased to cover the expenses and build the needed reserves.

To help address some of the financial issues the Board has reviewed several contracts and realized cost savings in some areas. The largest contract for GL landscaping was reviewed first. Last year Glen Laurel paid over \$100,000 for mowing the entire sub-division, which consists of approximately 26 acres. The three ponds and the dry detention area location off of Mason Road make up over half of the area mowed. These 4 areas are owned by the Burney Road Municipal Utility District (MUD). The Glen Laurel bylaws state that the Association is prohibited from using Associations funds to maintain property that does not belong to the Association. If you have ever been to one of the annual homeowner's meeting and heard a resident complain about the lakes, past Boards have stated that the lakes are not owned by the Association and therefore they could not do anything about it.

*So if we don't own the lakes, why are we paying to mow them?*

At the November 15th Glen Laurel Special Board meeting, a resolution was passed authorizing the President of the Glen Laurel HOA to send a letter to the Burney Road MUD informing them that because of financial limitations, the Glen Laurel HOA can no longer afford to mow the lake portions of the sub-division. The Board is in the process of accepting bids from three landscapers for maintaining the landscaping for the non-lake areas which should cut the landscaping cost by \$40,000. The esplanade which runs down the center of West Airport is owned by the City of Sugar Land. The Board has entered into a contract with the City of Sugar Land to be reimbursed \$16,000 for the fiscal year 2013 for mowing and maintaining this area. The Board is also attempting to collect money from the owners of the various pipelines that run through the sub-division for maintaining their property. These savings will help pay for a small portion of the fence replacement projects.

Please be assured that the Board is doing everything possible to save money anywhere they can. This includes holding the Board meetings at the Woodridge club house, saving the HOA \$75.00 per meeting. We purchased Christmas decorations for the entrances for \$1,000 instead of renting for \$3,000. It all adds up, but unfortunately it won't be enough to cover all of the \$800,000 fence replacement.

# SIGN UP FOR EMAIL ALERTS

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.



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

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



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

**281-277-4013**

## SCHOOL NEWS

### Sugar Land Middle School

Web site:

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

Phone #: 281-634-3080

Please see the information below for the Special Education Early Childhood Screenings. The screenings will be held at a central location for the 12-13 school year.

2012-2013 FBISD Special Education Early Childhood Screening Location / Dates

\* You must have an appointment. Please call 281-634-1145.

\* Necesitas una cita. Llamar a 281-634-1152.

Colony Meadows Elementary  
4510 Sweetwater Blvd.  
Sugar Land, 77479

8:30 AM – 1:00 PM

\*By appointment only

January 10, 2013

February 14, 2013

March 21, 2013

April 11, 2013

May 9, 2013

June 13 \*\* Summer Screening Session \*\* June 13

### 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

(continued on page 6)

## GLEN LAUREL BYLAW AND COVENANT REVIEW

We have started to review the Glen Laurel Bylaws and Covenants and there are several areas that need to be addressed to allow the community to move forward with various improvements such as completing the fence projects, funding the reserves for the financial health of the community and to address deficiencies with the governing documents as currently written. If you would like to participate on the bylaw committee, please contact Ry Reid with Sterling Association Services at 832-678-4500, x253. While we recognize individual homeowners rights to not be involved in the governance of the community, the governing documents need to be modified so that we can continue to move the neighborhood forward without voter apathy having an adverse effect on the community.



Some modifications to the Glen Laurel Bylaws and Covenants are necessary to address the financial needs of the community and to allow the Glen Laurel Board to conduct business for capital improvements such as future phases of fence replacements or other amenities such as park improvements, walking trails etc.

At various times in the last five years there has been a decline in active homeowner participation with the voting process which has prevented corrective actions to be taken because the current Declarations and Bylaws documents require a 51% vote for bylaw modifications and a 66% vote for declaration modifications. To put these numbers in perspective, there were about 210 homeowners voting in the last annual election which means that 500+ did not vote. Those 500 that did not vote out of the 717 total homes could prevent the association from moving forward with any improvements to the community if the current voter requirements stay in place.

This high voter requirement puts a burden on the Board and the community to conduct business and prevents the community from adapting to needed changes

There are 4 areas we are considering making changes to:

**1. Cap on Assessments**-The \$425 cap on the annual assessment in the Glen Laurel Declarations & Covenants needs to be eliminated because it is no longer sufficient to meet the financial needs of the community. In the last election homeowners expressed a concern about the proposed language to raise the assessment by 10% each year which some homeowners perceived as creating the ability to increase every year with no upper limit on the maximum fee allowed. To avoid this perception of an unlimited increase and to create a fair but reasonable maximum limit, we are considering the new Glen Laurel annual assessment be set to \$525 with future increases limited to no more than 10% annually and the amount of any future assessment can't exceed the average of the annual assessments for the 3 nearby similar properties (Woodbridge, Sugar Mill, Sugar Lakes). These two measures combined provide an extra assurance that the annual fee won't be raised above a reasonable limit. The increase to \$525 will help to fund the needed reserves for the community and any additional expenses related to the fence projects. This proposed change to the Declaration would require a 66% in favor vote to pass or about 474 in favor.

**2. Ability to Fund Capital Improvements Using Loans**-Currently loans for capital improvements are prohibited in the bylaws unless a (continued on page 5)

# BYLAW AND COVENANT REVIEW (CONTINUED)

51% majority (which is about 366) of homeowners votes in favor. We may need to pursue a loan to fund all or some portions of Burney Road fencing. We are proposing the governing documents be modified to allow the Glen Laurel Directors to take out loans for capital improvements to a maximum of \$250,000 at the Board discretion. The total amount of loans outstanding at any one time can't exceed \$250,000 and the term of the loan can't exceed 10 years unless there is a vote held for such a purpose. Only one loan can be outstanding at one time. If a meeting is called for such a purpose 35% of the homeowners will constitute a quorum voting in person or by proxy. The assent of 51% of the quorum is required to pass. The meeting notices need to comply with Texas Property code to be mailed to all homeowners within 15 days of the meeting date.

**3. Reduction of Quorums needed for Changes to Glen Laurel Bylaws or Covenants-** We are proposing to reduce the number required for quorums for bylaw and covenant amendments to a fair but still reasonable number so that the Glen Laurel association can still conduct business even if large numbers of homeowners choose not to participate in the voting process in the neighborhood. We are considering changes whereby 35% of all homeowners would constitute a quorum, voting in person or by proxy (about 251 homeowners). The assent of 51% of the quorum is required to pass. The meeting must comply with the Texas Property code statutes to provide proper notice to all homeowners within 15 days with the agenda. This change shall apply to any sections of the bylaws or covenants where a previous majority or greater vote existed and does not apply to any sections where the previous burden was less than 35% of the homeowners to constitute a quorum.

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## 2013 BOARD MEETING SCHEDULE

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](http://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

## 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

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[debra@glenlaurel.net](mailto:debra@glenlaurel.net)

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Community Manger  
Ry Reid  
[ry@sterlingasi.com](mailto:ry@sterlingasi.com)

## SCHOOL NEWS

### Vote for 2014-2015 Draft Fort Bend ISD School Calendars

Fort Bend ISD develops its school calendar two years in advance to facilitate planning for the community and staff. The Calendar Committee began working on the calendar options in November for the 2014-2015 school calendar and has reached consensus on four draft calendars for review.

Parents and community members are invited to review the four draft calendars and select their preference for one of the calendars and provide any comments. To access the draft calendars, go to [www.fortbendisd.com](http://www.fortbendisd.com) and look under "Quick Links" and click on "2014-2015 Proposed Calendars."

The following link may also be copied and pasted into browsers to view the draft calendars at:

[www.fortbendisd.com/calendar2015](http://www.fortbendisd.com/calendar2015).

The Texas Legislature has mandated that all school districts start no earlier than the fourth Monday in August – no exceptions, no waivers. Therefore, the first day of school for the 2014-2015 school year will be August 25, 2014.

The calendar preferences will be taken on this webpage until January 10, 2013.

If you have any questions, please contact Fort Bend ISD Community Relations at: 281-634-1100.

## FENCE SURVEY RESULT



The Stonetree precast concrete fence design from ABER Fence was the winner in the recent fence survey. We have many residents that voted for this fence in a 8ft design on the fence survey.

## FENCE MATERIAL Q&A

### What is the StoneTree® Fence Wall made from?

StoneTree® Precast Concrete Fence Wall is manufactured from a high strength concrete mix. Strength of up to 5000 psi forms a powerfully strong, durable, long lasting precast concrete fence wall section. StoneTree® Concrete Fence Wall is also reinforced with either steel rebar or steel fibers in addition to the power of the concrete, developing a final product that is superior in every way to anything similar on the market worldwide.



### Are StoneTree® Fence Walls the same as other types of concrete walls?

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### Can StoneTree® Fence Walls act as a sound wall?

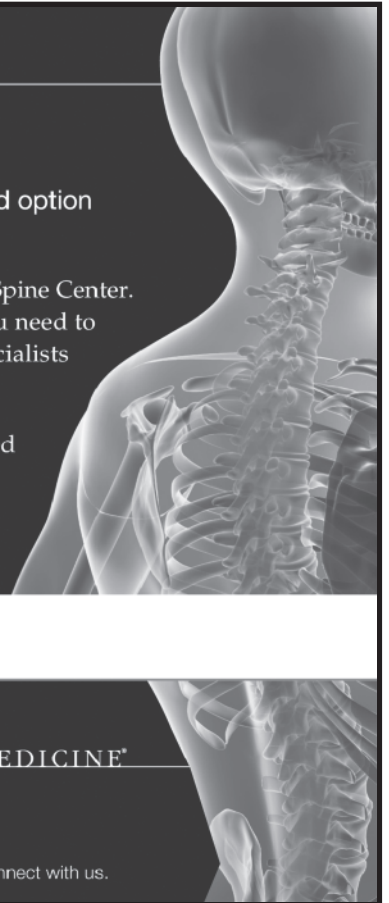
StoneTree® Concrete Fence Walls act as a reflective sound barrier and will block noise the same way as a solid block wall. For Highway Sound Wall projects, our sister company, SoundTec™ manufactures concrete sound wall forms which produce sound walls up to 40' in height with formed texture on both sides of the wall

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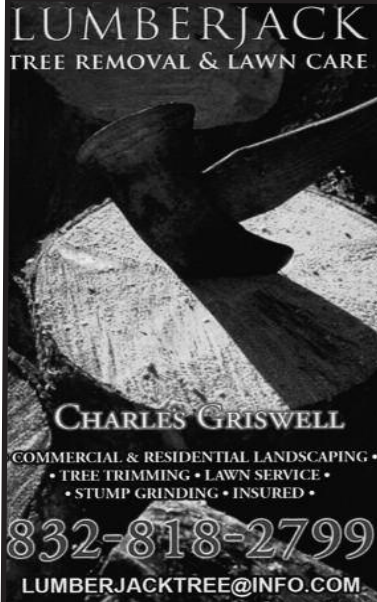


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