

JUNE 2012

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Next Board Meeting

Thursday, June 14,
2012 @ 7 PM.
First United Methodist
Church (431 Eldridge
Road) room 609.

MESSAGE FROM THE BOARD

At the monthly Board of Directors meeting conducted on May 10, 2012, it was much to the Board's surprise and delight that almost 20 residents showed up and attended the meeting!! Concerns raised include the continued erosion of the lakes, the need to increase annual assessments, and the condition of the perimeter fences surrounding Glen Laurel.

Lake Erosion Update

To follow up on our lake update in the April 2012 newsletter, we remain at a standstill. However, two of our residents have stepped up to take the lead in addressing the lake erosion and have expressed interest in running for the Burney Road MUD Board of Directors. We will continue to provide updates as things change.

Annual Assessments

We feel the pain of how just about everything is costing us a bit more nowadays. But how much more? Although there are scientific research and statistics that tell how much, we take a trip to a well-frequented place that is near and dear to us to get an idea...the gas pump.

According to the Independent Statistics & Analysis report released by the US Energy Information Administration, the cost for a gallon of regular unleaded gasoline was \$2.682 in the Gulf Coast Region in 2007¹. For the 52-week period ending May 14, 2012, the cost for the same gallon of fuel has increased to \$3.438. This represents a 28.2% increase over the five-year period, or 5.1% annually.



Since 2007, annual assessments for Glen Laurel have been flat at \$425 per household. Unfortunately, the cost to maintain the neighborhood has not mirrored the growth trend of our annual dues. Say that we employ the same growth rate to our annual dues just to "keep up with energy prices", our annual assessment should be more like \$545 per household for 2012. In this issue of the newsletter, we've included an article, "Where Does Your Money Go", to show what our assessment dues pay for and how far it is taking us...or not. The financial road for Glen Laurel is to be steered with caution. With assessments remaining flat over the past five years and expenses continuing to rise, there is an impending need for an annual assessment increase to sustain the community's maintenance and operation. We will be discussing options to increase the annual assessment at the June monthly meeting and invite your participation and input.

Fence Maintenance

Some residents have claimed that home prices in Glen Laurel have declined as much as 16% since 2006 due to the dilapidated condition of the fences. Although the validity of the statistic is yet to be supported, it is without a doubt that the perimeter fences are an absolute disgrace

(continued on page 2)



SCHOOL NEWS

Kempner High School

Web site:

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

Phone #: 281-634-2300

June and July activities:

June 7 - Volleyball Fish Camp

July 23 - Volleyball Open Gym

July 24 - Volleyball Open Gym

July 25 - Volleyball Open Gym

July 26 - Volleyball Open Gym

Sugar Land Middle School

Web site:

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

Phone #: 281-634-3080

Titan Tutorials:

Monday/Wednesday

8:15 – 8:45 AM

Every day in Advisory

8:50 – 9:20 AM

Sugar Mill Elementary

Web site:

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

Phone #: 281-634-4440

Barrington Place Elementary

Web site:

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

Phone #: 281-634-4040

New student registration for Barrington Place Elementary will be conducted from June 4th-15th and August 6th-22nd from 8:00-4:00, Monday-Thursday. There will be no student registration during the month of July. Along with the registration forms, the documents needed are: birth certificate, social security card, current

(continued on page 4)

MESSAGE FROM THE BOARD (CONTINUED)

to the community and adversely affecting the overall appeal. The Board has requested a number of times for homeowners with fences along the perimeter of W. Airport Boulevard, Burney Road, Florence Street, and Mason Road to repair and replace the fences. The vast majority of the perimeter fences are original from construction of the neighborhood. The average life expectancy of these fences is 5 to 8 years. Based on its current condition, it is time to **replace**. While the economic downturn in the recent past and the horrendous summer heat of last year did not make it easy to complete the task, the time is long overdue.



As stated in Declaration of Covenants, Conditions, and Restrictions, **it is the duty, responsibility and obligation of each Owner at his own cost and expense** to care for, maintain and repair the exterior of the dwelling unit of each Lot ... including driveways, sidewalks and **fences**². We urge our residents, once again, please get your fences fixed!!! All fence repair and/or replacements must adhere to the guidelines stipulated for each Section in the Declaration. A resident's failure to cure all maintenance violations could result in the Association taking action on behalf of the Owner and at the Owner's expense. Each homeowner should have a copy of the Declaration in their title policy; however, if needed, copies of the Declaration of Covenants, Conditions, and Restrictions and By-Laws can be found on the community website at <http://www.glenlaurel.net>. Please make sure you review and are aware of all deed restrictions and homeowner obligations. Your neighbors have voiced their frustration with the fences and, with the Board, are determined to get the fence issue addressed. Needless to say, the level of enforcement of deed restrictions will be increased.

The effort and involvement demonstrated at last month's meeting is encouraging and we hope that more residents will join us at the next monthly Board of Directors meeting, which will be held on Thursday, June 14, 2012 at 7:00PM in Room 609 at the Sugar Land First United Methodist Church located at 431 Eldridge Road, Sugar Land, Texas. Mr. Roy Hailey from Butler|Hailey will be in attendance to answer questions and assist us in building a stronger community. If you have any questions or concerns, please contact Terri Salter with MASC Austin Properties at tsalter@mascapi.com.

Sources:

¹ <http://www.eia.gov/petroleum/gasdiesel>

² Declaration of Covenants, Conditions, and Restrictions, Article II, Section 11 & 12

TRASH REMINDER

Reminder! The new poly carts delivered by the City of Sugar Land must be stored behind the fence or in the garage so that they are not visible to the public.



FINANCIAL INFORMATION

As of 04/30/12 97.17% collected with \$284,717.14 total assets.

TOP 4 DEED RESTRICTIONS:

1. Lawn Maintenance
2. Mildew
3. Trash Receptacles
5. Fences

CRIME PREVENTION-THINK LIKE A BURGLAR

The garage door is open...I bet the door to their home is open as well...The garage doors are only open when someone is home.



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

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Sugar Land, TX 77478



Damon Meeks
Attorney,
Mediator,
Arbitrator

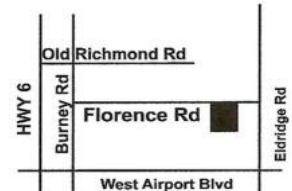
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- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

281-277-4013

SCHOOL NEWS

immunization record, current deed or lease (or mortgage statement or tax assessment bill), current gas, water or electric bill, and parent photo ID.

Parents, please be aware that the district will begin their summer work schedule from June 4th-August 3rd. The summer work schedule is as follows:

Monday- Thursday 7:30-5:30.
The district is closed on Fridays.

Fort Bend ISD Skyward Family Access

This innovative tool is designed to provide parents/legal guardians access to "real time" information about their student's education. For more information on accessing your child's gradebook, attendance, and more, go to <http://www.fortbendisd.com/departments/technology/family-access> and follow the instructions for registration.

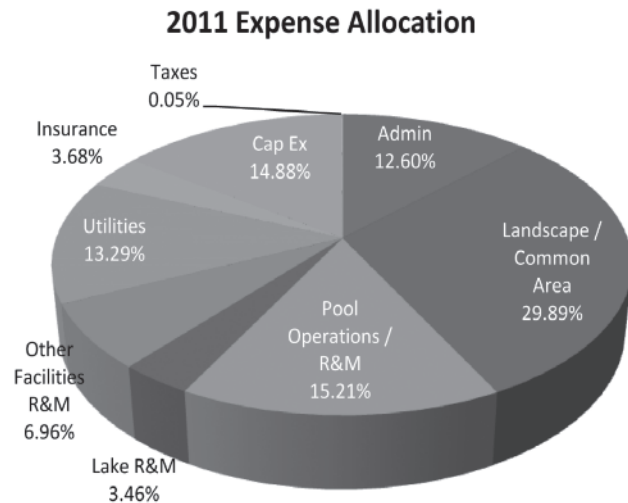
FBISD 2012 Summer Drama Camp

If you are a student who wants to experience a unique opportunity to study modern and classical theatre, then plan to attend Fort Bend ISD's annual middle school Drama Camp. No experience is necessary, only a desire to have fun, meet new friends, work as a team, and improve overall acting and presentation skills. The camp will be offered July 9-19, from 7:30 am to 12:00 pm, Monday through Thursday at Sartartia Middle School (8125 Homeward Way, Sugar Land, 77479). Current FBISD theatre directors will work closely with beginning, intermediate, and advanced

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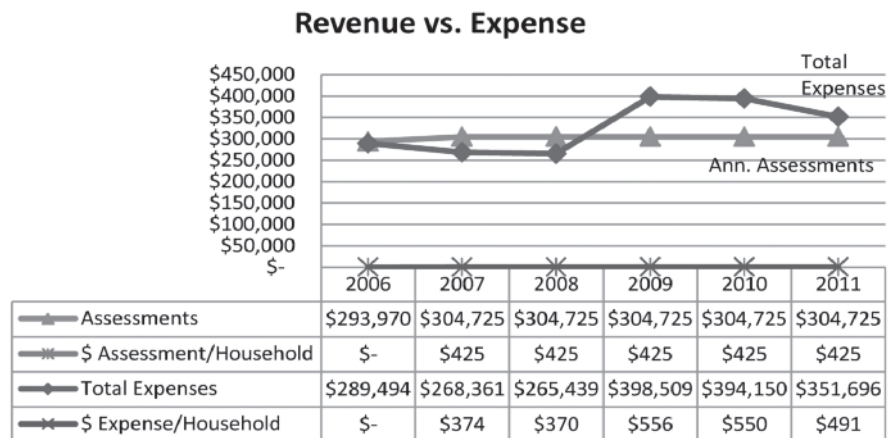
WHERE DOES YOUR MONEY GO?

We've all heard the whispers, mumbles, and grumbles, "Where does our money go?" Below is the allocation of the 2011 expenses and what our 2011 annual assessments partially funded.



*Based on 2011 unaudited financials

We say "*partially*" because our 2011 annual assessments did not cover all expenses. For the Year ending December 31, 2011, Glen Laurel operated at a deficit of approximately \$41,000. And that is with no payroll expense as all positions on the Board of Directors and committees are voluntary. As previously stated in the Board Update, our annual assessment dues have not increased since 2007 and it, therefore, no longer meets the rising cost of operating and maintaining the community. Glen Laurel's income and expense trend since 2006 is depicted below:



*Based on 2011 unaudited financials. 2006 number of household not available as the subdivision was still under development.

For 2012, total expenses to operate and maintain the community have been budgeted at \$298,800. With 717 households, the potential gross income stream is \$304,725. Fantastic! We have \$5,925 to "spare". However, this assumes that every resident is a "good neighbor" and pays their share of annual dues.

(continued on page 5)

WHERE DOES YOUR MONEY GO (CONTINUED)

Factoring in an average 2% collection loss, our revenue decreases to \$298,633, leaving us with \$167 to address unexpected issues such as emergency repairs (pool pump failure, plumbing/irrigation leakage or break, etc). Resident requests are also considered, some of which have included the installation of security cameras, replacement and maintenance of privately-owned fences, and the repair and bulkhead of the community lakes. Issue? We think so too. Perhaps the million-dollar question is "Where will we get the money?"

YARD OF THE MONTH WINNERS!

Please join us in congratulating our May 2012 Yard of the Month Winners!



Section I
14218 Deep Cove



Section II
2222 Vineyard Ct



Section III
14011 Imperial Canyon



Section IV
14214 Hidden Meadow



Section V
2422 Ashley Ridge Ln



Section VI
2314 Cool Springs



Section VII
14018 Coral Bean



Section VIII
14031 Cobalt Glen



The Reserve
13715 Hudson Ct

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

MASC Austin Properties Inc.
13726 Florence Road
Sugar Land, TX 77498
713-776-1771
713-776-1777 (fax)

GL Homeowners Association
Board of Directors

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Cindy Perez
cindy@glenlaurel.net

Vice-President
Carter Boone
carter@glenlaurel.net

Secretary/Treasurer
Linda Le
Linda@glenlaurel.net

Property Manger
Terri Salter
tsalter@mascapi.com

SCHOOL NEWS

students on speech and theatre skills. Students who attend the camp will participate in improvisation, script analysis, blocking and stage movements, voice production and flexibility, back stage elements and stage combat. The students will also perform an end-of-camp production for their parents, friends, and community members on Thursday, July 19, 2012 at 5:00 pm. Enrollment is open to all students who have completed grades 5, 6, 7 or 8. Camp fees are \$85 for FBISD students and \$100 for out-of-district students. Registration forms are available online at: <http://www.fortbendis.com/departments/academics/fine-arts/>. Registration will be taken by mail only. If you have questions regarding the camp, please contact the Fort Bend ISD Fine Arts Department at 281-634-1124.

FBISD Offers Summer Band and Orchestra Camps to Middle School Students

Middle school students who have a love of music are invited to attend Fort Bend ISD's 2012 Band and Orchestra Camps. The camps will operate July 9-19, from 7:30 am to 12:00 pm, Monday through Thursday at Sartartia Middle School (8125 Homeward Way, Sugar Land, 77479). Enrollment is open to students who have completed grades 6, 7, or 8 or who have completed at least one year of musical training on their instrument. Camp fees are \$85 for FBISD students and \$100 for out-of-district students. Forms are available online at <http://www.fortbendis.com/departments/academics/fine-arts/>.

GETTING ORGANIZED ABOUT PERSONAL FINANCES

By Vijay Kane

It is time to review and perform a financial checkup. If you owed a significant amount in taxes, adjust the withholding on the W-4 Form with the employer. If self-employed, are you claiming all the eligible deductions on Schedule C: advertising, office expenses, mileage, travel, meals & entertainment, licensing fees, business use of home, etc.? Tax preparers are extremely busy during tax season. They may not have the time or the incentive to probe deep into your business operation to identify all business expenses and deductions. Log your business expenses weekly and business miles daily. Be organized. Pay estimated tax quarterly. It is always better to get a refund from IRS.

Check the last three years of tax returns. You may find errors and business expenses that you could have claimed. File form 1040X to amend the returns. If you do not have proper receipts, do not claim a deduction. If you get audited, you may have to pay back taxes with a lot of interest. Keep the business records FOREVER!

Too many people are missing out on IRA, SEP IRA & ROTH IRA contributions. Remember to PAY YOURSELF FIRST. Make contributions monthly by automatic bank draft. Contributing \$5,000 to an IRA before the tax deadline is more difficult than saving \$416 per month during the year.

People have lost faith in the stock market due to the wild fluctuations of the last 10 to 15 years. They are investing in bank CDs (Certificate of Deposit) and Money Market Accounts. Since interest rates are so low, the inflation adjusted value of CD accounts is actually lower than the initial invested amount. So, CDs are now jokingly called: Certificates of Depreciation. The safe money alternatives to CDs are Fixed and Indexed Annuities. They offer much higher interest rates with upfront bonuses and also guaranteed lifetime income.



Spend some quality time thinking and planning your financial future. Discuss family finances with your spouse monthly. Keep financial paperwork well-organized. Both spouses need to have a clear understanding of financial goals, savings, insurance policies, 401K, IRA and other investment paperwork. Make sure that the beneficiary designation on IRA, 401K and bank accounts is current.

For any questions or clarification you can call VIJAY KANE, M.S., FINANCIAL ADVISOR AND EDUCATOR at (281) 240-2666, 10 A.M. to 9 P.M. any day.



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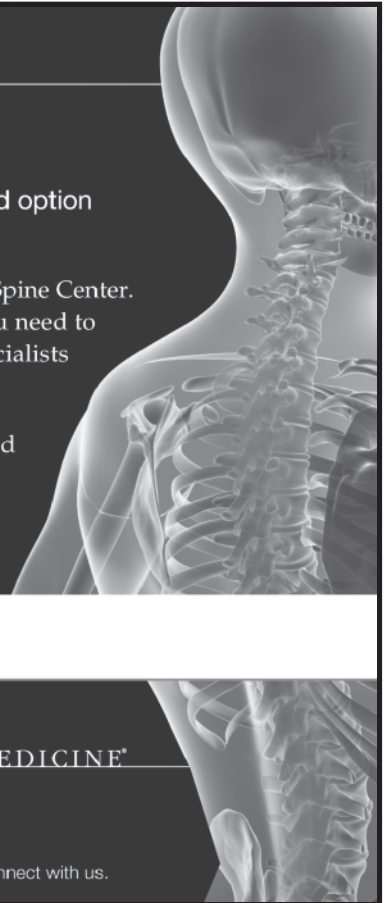
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