

Gannoway Lake Estates

Home Owners Association

Balancing Protection of both Property Values and Quality of Life

Issue 1

July 2005

Home Owners Association Turned Over to Homeowners

Your Home Owners Association (HOA) held its annual meeting earlier this year in April. At that time, the developer of Gannoway Lake Estates turned over control of the HOA to the homeowners. A three-member board of directors was elected by those attending the annual meeting to operate the association on behalf of all homeowners.

Those elected were:

Steve Porter, President
Eilene Murphree, Vice-President
Tim Cerny, Secretary-Treasurer

The developer had previously retained the services of VanMor Properties, Inc. to manage the day to day business of the HOA. They continue to provide management services, working closely with your Board of Directors. The Board is currently meeting quarterly, with the next meeting in September. Minutes of Board meetings are available for review at the VanMor offices; please make an appointment to ensure they will have them ready for you.

The Board would like to involve more homeowners in the business of the HOA, and to that end, we are looking to create several committees, e.g. Architectural Review Committee (ARC), Newsletter Committee, Welcome Committee, etc. If you would be interested in serving on one of these committees, please let us know by sending your name, address, phone number, and area of interest to Gannoway Lake Estates HOA c/o VanMor Properties, 1505 Hwy 6 South, Suite 110, Houston, TX 77077.

For more information about your HOA, please refer to the Declarations of Covenants, Conditions, and Restrictions you were given at closing. If you need a copy, please contact VanMor at (281) 493-0668.

Fort Bend ISD Classes Starts on Wed., August 17

For Important Back to School Information - enrollment and immunization, bus schedules, school supply lists, calendars, dress code and other important planning tools go to www.fortbendisd.com

To register Students in Gannoway Lake Estates go to:

Sugar Mill Elementary - (281) 634-4440
Sugar Land Middle School - (281) 634-3080
Kempner High School - (281) 634-2300

Important Dates

August 2

National Night Out - 7 - 10 pm
Come out and meet your neighbors and help in the fight against crime.

August 13

Child ID - 11 am to 1 pm
First Colony Mall

August 14

Child ID - Chick Fil A - Back to School Safety Night - 6 - 8 pm

August 25

District One Town Hall Meeting
6:30 - 8:30 pm at Sugar Land Community Center,
226 Matlodge Way

September 8

36th Citizen's Police Academy
Class begins

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Dennis Parmer

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Summer Lawn Care

After establishment, the success of our lawn grass depends largely on our active management. Mowing, fertilization and supplemental watering are all required to maintain a dense, green, and weed-free yard. When rainfall is not adequate, supplemental watering is required to maintain a satisfactory lawn. It is better to water for longer at a time and less frequently than to water a little, but more frequently. This way the grass is encouraged to develop deep root systems that will help during drought periods.

Is your grass turning brown this summer? Typically it is caused by either not getting enough water and/or you have chinch bugs in your yard. If watering does not seem to be solving the problem, it's probably chinch bugs.

For more information on preventing and treating chinch bugs, visit the Texas Agricultural Extension Service of Texas A&M. They have information that can help, e.g.

<http://insects.tamu.edu/extension/bulletins/L-1766.html> or
<http://theurbanrancher.tamu.edu/bugs/11766.pdf>



Neighborhood Watch Program

The Neighborhood Watch program is a program whereby your neighbors watch your house when you are gone and you watch your neighbor's house when they are gone. It is a neighbor-helping-neighbor program. This program is designed to bring neighbors together to help deter crime in their neighborhood. If you would like to serve on the Organizational Committee to start this program in Gannoway Lake Estates, contact VanMor Properties and leave your contact information.

Reminder on Exterior Home Improvements

All improvement, additions, and / or modifications to the exterior of any lot require prior approval of the Architectural Review Committee (ARC).

This committee is charged with 1) preserving a harmonious and aesthetically pleasing appearance for the entire sub-division, and 2) protecting and promoting the value of all homeowners property.

An application noting the improvement and a lot survey must be submitted to the ARC for review and approval. Please be advised that the committee has 30 days to respond. An application is enclosed in this newsletter, or you can call VanMor Properties and request a copy.

Ask the Board

Question: What are the plans for the vacant lot in the Northeast corner of Section 2 (intersection of Thunder Lake Lane and Grace Meadow Lane)?

Answer: It's official name is Restricted Reserve "B", and is owned by your association. It will become a landscaped green space as soon as the homes are completed on either side of it.

Question: I thought our subdivision was inside the city limits of Sugar Land, so do we have to pay M.U.D. taxes each year?

Answer: The Burney Road Municipal Utility District is what's call an "in-city MUD". The MUD funds water, drainage, and sewer improvements by selling tax-exempt bonds. They funded those improvements for Gannoway Lake Estates, as well as for other neighborhoods within the district, e.g. Glen Laurel, Ashford Lakes, etc. When the improvements are completed, the City of Sugar Land takes over operation and maintenance. However, the indebtedness used to fund the improvements must still be paid off, so the MUD levies taxes against property owners within the district. When all the debt is retired, the MUD will be dissolved. The City of Sugar Land also has the right to take over the MUD, but will likely wait until all or at least most of the dept is retired. Look for more about the MUD in future newsletters.

Local News

If you are new to the Sugar Land area, you may have noticed we don't get a lot of coverage by the Houston Chronicle beyond the This Week section published once a week. However, there are several local newspapers and magazines that do provide local coverage, some free, and some you have to subscribe to:

The Herald-Coaster - (281) 232-3737; www.herald-coaster.com/

The Fort Bend Southwest Star - (281) 499-5600;
www.fortbendstar.com/

The Fort Bend Southwest Sun - (281) 242-1812
www.fortbendsouthwestsun.com

Fort Bend Lifestyles - (281) 240-2445;
www.houstonlifestyles.com/fbinfo.html

Local Highway Construction Updates

City of Sugar Land website:
http://www.ci.sugar-land.tx.us/content/US_Highway_Update.htm

National Night Out, Aug. 2

On Tuesday, August 2, 2005, neighborhoods through Sugar Land will once again join thousands of communities across the nation for the 21st Annual National Night Out crime and drug prevention event.

From 7 p.m. until 10 p.m. on August 2, Sugar Land residents are asked to turn on their outside lights and spend the evening with their neighbors and public safety officials. Many residents and neighbors will be hosting a variety of special events such as block parties and cookouts.

If you are interested in hosting a party for your neighborhood, block or street, please call Officer Todd Zettlemoyer, Crime Prevention Unit, at **(281) 275-2578** to register your party. You can also register online at: www.sugarlandtx.gov/content/National_Night_Out.htm

The Mayor, City Manager, Police Chief, and Fire Chief will be visiting registered parties throughout the City. City Council members will be visiting registered parties in their respective council districts.

Helpful Community Links

City of Sugar Land - www.sugarlandtx.gov
(City Council Meeting Dates and Agendas)

Fort Bend ISD - www.fortbendisd.com

Fort Bend County - www.co.fort-bend.tx.us

Fort Bend Chamber of Commerce - www.fortbendchamber.com

FortBendCalendar.com - www.fortbendcalendar.com

American Red Cross Information on Hurricane preparedness -
http://www.redcross.org/services/disaster/0,1082,0_587_,00.html

Important Phone Numbers

Fire:

Emergency - 911

To learn more about smoke detectors and life-safety education call the Public Education Specialist at (281) 275-2859

Police:

Emergency - 911

Non-emergency: (281) 275-2500

ALLTEL: Residential Service -
(800) 501-1754

CenterPoint Energy

To report a power outage, call
(713) 207-2222

If you smell natural gas, call
(713) 659-2111

City of Sugar Land

(281) 275-2700

VanMor Properties:

(281) 493-0668

Elected Officials Representing You!

National

Senator Kay Bailey Hutchison
(713) 653-3456

Senator John Cornyn
(713) 572-3337

Congressman Tom DeLay
(281) 240-3700

State

State Senator Kyle Janek
(800) 445-2635

State Representative Charlie Howard
(281) 565-9500

Local - Precinct Three

**County Commissioner Precinct Three-
Andy Meyers** (281) 494-9076

**Justice of the Peace-
Fay Dettling** (281) 494-7169

**Constable-
Rob Cook** (281) 491-7226

Sugar Land

Mayor David Wallace
(281) 275-2714

**District One Councilman-
Dennis Parmer** 281.634.7825

Dear Neighbors,

I hope you are enjoying your summer. I am pleased to announce that the City will be expanding the “No Thru Trucks” policy to include the following areas: Jess Pirtle Boulevard (between Eldridge Road and Main Street Burney Road); Lakeview Drive, Seventh Street, and Burney Road (from Seventh Street to Voss Road). The inclusions of these areas are in response to a recent study by the engineering department, citizens’ concern for noise and safety.

The study concluded that: There are school zones located on each of the referenced streets. Truck traffic poses a safety hazard to our school children and other pedestrians in the area. Prior to the extension of West Airport Boulevard to S.H. 6, trucks only had the option of U.S. 90A and the other east/west residential collector streets (that are a part of this “No Thru Trucks” route expansion) in order to reach S.H. 6. West Airport extension is now opened and West Airport is classified as an arterial on the City’s Thoroughfare Plan. West Airport offers a second east/west alternative to U.S. 90A for trucks traveling to and from the Sugar Land Business Park.

Public Works Traffic Operations will be installing the new signs. The Police Department is being informed of the new traffic control. If all goes as planned and weather permits, the new signs will be installed in the next ten to fifteen business days.

Please be sure to put August 25th on your calendar. The annual District 1 Town Hall meeting will be held at the Sugar Land Community Center from 6:30 - 8:30 PM. Please bring your favorite dessert that evening.

I look forward to seeing you on August 25th. Please contact me at dparmer@sugarlandtx.gov or 281.634.7825 if I can be of assistance or answer any questions.

Best regards,

Dennis Parmer

Dist. 1 City Council Member

Gannoway Lake Estates
Home Owners Association

VANMOR PROPERTIES, INC.

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Houston, TX 77077