

October, 2008

Trace News

Montgomery Trace Newsletter

We're On-Line!!
www.montgomerytracepoa.com

MTPOA Board of Directors

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To contact board members, go to:
www.montgomerytracepoa.com

MTPOA Board Meetings:

Every 3rd Thursday at 7:00pm
Honea Baptist Church
16430 FM 2854
Montgomery, TX 77316

Chaparral Management Company, Inc.

PO Box 618007
Houston, TX 77268-1007

6630 Cypresswood Drive #100
Spring, TX 77379

Telephone: 281-537-0957
Toll Free: 1-866-537-0957
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cmc@chaparralmanagement.com

SPECIAL EDITION

HURRICANE IKE RECOVERY

The Montgomery Trace Property Owners Association and Chaparral Management Company, Inc. would like to offer our thoughts and prayers for the loss and damages to the properties and our condolences for the loved ones lost or injured from the recent catastrophic events from Hurricane Ike. Our community of property owners, the residents of Montgomery County, along with other towns in Texas affected by the storm, have all experienced a memorable and heart wrenching event, but all of us "will" recover as good neighbors and stewards, to help one another, one day at a time.

The Association would like to inform you of the following guidelines to help assist with a speedy recovery of repairs. THESE EMERGENCY PROCEDURES WILL BE IN PLACE FOR 60-DAYS FROM 09/19/2008:

- A. **Please notify your insurance agent** and work with your claims adjuster.
 - a. **Have a list of the items ready for your adjuster and provide photos.**
 - b. **Be present during the adjuster's inspection.**

- B. **Trash/Debris removal** – Debris Hotline-1-877-237-7782 Montgomery County will pick up all trash debris providing you do the following;
 - a. **Place debris on the public right of way.**
 - b. **Divide debris into the following categories.**
 - 1. **Green debris** – tree limbs, branches and logs.
 - 2. **Construction & demolition debris** – carpet, padding, insulation, furniture, wood fencing, sheetrock, flooring, etc. (these items will be picked up separately)
 - 3. **Household hazardous wastes** – paints, chemical cleaners, TV sets, gas, fuel, etc.(these items will be picked up separately)
 - 4. **White goods** – refrigerators, stoves, large appliances, etc. (these items will be picked up separately)
 - 5. website www.mctxoem.org

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(Cont'd From Page 1—Hurricane Ike Recovery)

- C. **Protect yourself against injury** and be safe during your work and renovation. Have a plan and be prepared with necessary items;
- a. Beware of snakes, rats and mosquitoes, sharp objects, glass or nails. Have a first aid kit available for your “immediate” response in case of injury.
 - b. Wear protective clothing; boots or enclosed shoes, facemasks and heavy gloves.
 - C. Have ice and liquids available at all times to prevent dehydration.

REPAIR AND RE-CONSTRUCTION PROCEDURES

The Architectural Control process will be suspended for certain items **IF** there is not change in color, material or location of the improvement:

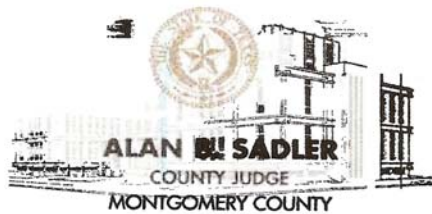
1. Repair and/or Replacement of roof, porches, deck, patio covers, windows, exterior walls will not require approval.
2. Any change to the original house plans or footprint of the structure will require approval.
3. NO encroachment of building setbacks will be allowed; no exceptions.
4. Complete replacement of deck, to include new piling replacement and replacement of portions of the home if different from original design will require approval.

Approval will be required for changes:

1. Roof Color and Materials;
2. Fence height, materials, location;
3. Storage Sheds-Relocation, new construction and/or materials;
4. Play Structures-Relocation, New Construction;
5. Other improvements approved by ACC – please contact ACC liaison (pool houses, outdoor kitchens, etc.)

***Please see pages 3 and 4 for a Press Release from
County Judge Alan B. Sadler regarding
debris management.***

Montgomery Trace Board News



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Conroe (936) 539-7812
Houston (281) 353-9791
Fax (936) 760-6919

September 17, 2008

**1200 Hrs.
PRESS RELEASE
For Immediate Release**

Debris Management

MONTGOMERY COUNTY, TX - Montgomery County is beginning its recovery program in the wake of Hurricane Ike. This program will cover all unincorporated areas in the County, through an inter-local agreement with the following cities: Cut and Shoot, Magnolia, Montgomery, Panorama Village, Roman Forest, Oak Ridge North, Shenandoah and Patton Village. Authorizations from the following cities are pending: Splendora, Stagecoach, Willis, Woodbranch and Woodloch.

The City of Conroe will be initiating its own program.

Montgomery County residents are asked to place any storm-generated debris on the public right-of-way.

The public right-of-way is the area of residential property that extends from the street to the sidewalk, ditch, utility pole or easement.

Only debris placed on the public right-of-way will be eligible for collection until further notice. This must be located on either the front slope of the ditch or at the curb.

- Do not let the debris block drainage in culverts or curb drains, this could cause (additional) street flooding.

Vegetation debris such as woody burnable debris such as limbs and shrubbery should be placed on the curb. There is no need for bundling or strapping. Fencing can also be picked up, but placed in a separate stack.

Bagged debris should not be placed on the public right-of-way; only loose debris will be collected.

- Household garbage should be kept separate from the debris and will be picked up by the normal service provider.

Do not place debris near any water meter vault, fire hydrant or any other above-ground utility.

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(Cont'd From Page 3—Judge Sadler Press Release)

These items will be picked up separately:

- Construction and demolition debris
- Hazardous household products and tires
- Household whitegoods (appliances that are properly prepared for pickup)

Debris removal may begin as early as the following dates. Incorporated area will be included in the Precincts.

- Precinct 1: Monday, September 22, 2008
- Precinct 2: Friday, September 19, 2008
- Precinct 3: Friday, September 19, 2008
- Precinct 4: Friday, September 19, 2008

If all debris is not picked up during the initial pass, please continue to place remaining debris to the right-of-way for collection on subsequent passes. It will take approximately three weeks for the contractor to make the first pass and there will be total of three passes of debris collection.

Beginning Wednesday, **September 17, 2008**, for all debris related questions please call the Debris Management hotline at **877.237.7782** for further instructions. Please check the county website www.mctxoem.org for additional information and updates on the debris removal process.

To discuss debris removal with your Precinct's County Commissioner you may call:

- Precinct #1 Commissioner Meador (936) 539-7815
- Precinct #2 Commissioner Doyle (936) 539-7816
- Precinct #3 Commissioner Chance (936) 539-7817
- Precinct #4 Commissioner Rinehart (936) 521-8919



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Montgomery Trace Property Owners' Association
6630 Cypresswood Dr., Suite 100
Spring, TX 77379

MTPOA Communications

If you have a question regarding the Montgomery Trace Property Owners Association please contact our management company, Chaparral Management. There are 3 convenient ways:

- ◆ **Telephone:** 281-537-0957 ◆ **Toll Free:** 1-866-537-0957
- ◆ **Web Contact:** MontgomeryTracePOA.com (click Governance -> Management Co.)
- ◆ **Email:** cmc@chaparralmanagement.com

Disclaimer

Articles in the newsletter have been edited to fit available space but not for content. Accuracy of the content is the responsibility of the authors and has not been verified by the newsletter editorial volunteers.



Know Someone Who Doesn't Have a Computer?

If you or someone you know needs a special printing of an edition, please contact Chaparral Management, your Section Representative or a Member of the Newsletter Committee.

Our goal is an On-Line Newsletter updated quarterly.

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Assistants

Charlotte Nicks, Barbara Edwards

Please send us your articles, updates, event news and photos. You can call or e-mail a committee member or visit the Montgomery Trace website at

www.montgomerytracepoa.com

and submit your information directly to the editor on the 'Newsletter' page.