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MONTGOMERY TRACE ANNUAL MEETING

TUESDAY, APRIL 27, 2010

7:00 P.M.—KOA CAMPGROUND

The Annual Meeting of the Members of the Montgomery Trace Property Owners' Association will be held on Tuesday, April 27, 2010 at 7:00 P.M at the KOA Campground in Montgomery. The purpose of this meeting is for the election of Directors, reports on the activities of the Board of Directors and association committees, and the transaction of other business that may come before the Board of Directors. A map to the KOA Campground can be found on page 9.

At this year's meeting, Directors will be elected for the odd numbered sections only—Sections 1, 3, 5, 7, and 9 for a term of two years. Property owners living in any of these sections will cast votes for the candidate of their choice within the section they own property. Property owners living in even numbered sections will cast a proxy/ballot for quorum purposes only. A quorum consists of more than fifty percent (50%) of the votes entitled to be cast and may take the form of presence in person, by proxy, or ballot vote.

To encourage the establishment of a quorum in advance of the meeting, every proxy/ballot that is returned will be entered in a drawing for a \$100 cash prize. After a quorum is established the drawing from the proxies/ballots will be held and the winner will be notified the following day, if not present at the meeting.

Section Directors

The candidates for the odd numbered sections are: Section 1-Dana Shockey, Section 3-Joe Collins, Section 5-Mike Duhon, Section 7-Clarice Womack, and Section 9-Larry Mickelson. All candidates are the incumbent and running unopposed. Nominations for other candidates will be accepted from the floor at the meeting. Each candidate submitted a resume of their background and experience. These can be found starting on page 7.

The Annual Meeting is important. Attend and find out what your Board of Directors and the committees of Montgomery Trace have done and what's in store for our subdivision.

By: Elyse Taylor, Newsletter Editor

**WE IN AMERICA DO NOT HAVE A GOVERNMENT BY THE MAJORITY.
WE HAVE A GOVERNMENT BY THE MAJORITY WHO PARTICIPATE.**

THOMAS JEFFERSON

TOP STORIES



ACC issues guidelines for new residences. Page 3.



Fishcreek Thoroughfare gets new entrance signs. Page 4.



Director resumes for Sections 1, 3, 5, 7, and 9 begin on page 7.

TREASURER'S REPORT

February 2010 Month-End Summary

Income	YTD Actual	2010 Budget
2010 Assessments	\$185,037	\$218,100
Other / Prev. Yr. Assessments	(\$4,674)	\$30,400
Total Income	\$180,363	\$248,500
Expense		
Repairs and Maintenance	\$3,318	\$76,750
Insurance	\$0	\$11,500
Management Costs	\$8,356	\$64,300
Utilities	\$1,217	\$13,090
Legal Fees	\$3,470	\$18,000
Community Communication	\$209	\$16,010
Other Expenses (Security)	\$8,006	\$46,850
Reserve Funds	\$0	\$2,000
Total Expenses - Budget	\$24,576	\$248,500
Project / Reserve Expenses	\$7,890	
Project / Reserve Balance	\$1,891,531	

1. 2010 Assessment Fee Collections

We have collected 79.3% of the total 2010 assessments invoiced. Outstanding assessment balance due for all years is \$86.2K with accumulated finance, legal and lien charges of \$26.1K. The Association Board and the Management Company are taking appropriate action as outlined in our Covenants to collect all delinquent balances.

2. Financial Status:

Cash on hand		\$2,118.6K
Less: Construction Deposits	\$20.7K	
Permanent Reserve Fund	\$345.6K	
Lake Remediation Fund	\$0	
Amenity Settlement Fund	\$1,545.9K	
Available Balance:		\$206.4K

Budget spent is at 09.9% with \$223.9K remaining.

By: Larry Mickelson

ROAD WORK IN MONTGOMERY TRACE

Bond money of approximately \$689,000 which was dedicated to bringing the roads in Sections 5 through Sections 10 up to county standards has been in the hands of Montgomery County since May, 2004. County Commissioner Craig Doyal and his office have agreed the time has come for this money to be spent and have started the necessary repairs on the roadways. At this time, they have started repairs on Rolling Oak Drive from Fishcreek Thoroughfare to where it meets up with Ridge Lake Shores. The Association was promised that all of the roads in Sections 5 through Section 10 will be brought up to county standards. Hopefully by the time our next newsletter comes out, all of this work will have been completed. Keep in mind that the roads in sections 1 through 4 have always been under the county's jurisdiction.

By: Joel Friedel



THE ACC CORNER

ACC Meets 1st Thursday of each month at 7:00 PM –
 To contact an ACC member or for meeting location, forms, or procedures contact
 Chaparral Management Company - (281) 537-0957 ext. 29 or go to
www.montgomerytracepoa.com

CHANGES FOR NEW CONSTRUCTION APPROVAL

In an effort to ensure that new construction projects in Montgomery Trace maintain architectural uniformity and architectural aesthetics for our subdivision, the Montgomery Trace Property Owner's Association has adopted ACC recommended Guidelines for New Residences, Garages & Carports as of March 18, 2010. This document summarizes most of the requirements for new residential construction and they will become a part of the review and approval process by the Architectural Control Committee (ACC).

When there is a need for construction of new homes, garages and carports, the 'Guidelines and Minimum Requirements' will be used for guidance to gain approval from ACC. The first step is to read the Covenants for your section along with the Guidelines for New Residence, Garages & Carports and determine how they apply to your new construction. The second step in the process is to complete the 'Request for ACC Approval' document and prepare copies of all required documents as attachments. It is most important to ensure all information submitted to ACC is complete and accurate in accordance with the guidelines.

As a resident of Montgomery Trace and a board member of ACC, I especially appreciate the efforts and hard work by the ACC to maintain architectural quality of our properties and preserve our property values.

By: Chris Keen

ACC LIAISON ASSIGNMENTS

The following ACC liaisons are in effect until further notice. Check the website for contact information.

Bob Mueller	Sections 1 & 2
Steve Slater	Sections 3 & 5
Tom Kornett	Sections 4 & 10
Chris Keen	Sections 8 & 9
Elyse Taylor	Sections 6 & 7

VOLUNTEERS NEEDED

Hello, neighbors! As a current member of the Board of Directors and Chair of the Welcome Committee, I am writing this article in an effort to get more people to volunteer where we live, raise our children and retire—Montgomery Trace. Currently there are several committees which have been formed and are active-- Architectural Control, Lakes Management, Reserves, Signs and Welcome. Many of these committees could use help and more committees could be formed to accomplish the many tasks of our community but we need help.

Most all of us have a particular interest, special talent or just the time to contribute in some way by participating in a committee. What interests you? Where do you think you could make a contribution?

I have volunteered for years in Montgomery Trace and have always enjoyed meeting my neighbors and people from other sections of our subdivision. Please join a committee that interests you. Contact a committee chairperson for details. The experience will be rewarding.

Hope to see you all at the Annual Meeting.

Clarice Womack

FISHCREEK THOROUGHFARE MONUMENTS

After numerous trips up and down Fishcreek Thoroughfare, four locations have been agreed upon by the county where we can install the signs which will set Montgomery Trace apart from Sendera Ranch and Woodforest. This project will be completed in four phases. The first phase is the placement of the signs that Sigtex will provide. The second phase consists of adding rock work around the base and sides of the signs which will be done by Brian Gardens. After the first two phases are completed, bids will go out for the electrical and landscaping to complete the project.



Board member Joe Collins shows off the new signs installed under phase 1 of the project.

The signs will be almost identical to the three (3) entrance signs that now exist on Honea Egypt Road. Various configurations were considered with the end result being that we should maintain the same motif already established.

Work is already in progress, three signs are in place and the rock work scheduled. Once completed, there will be no question as to where Montgomery Trace starts and ends.

By Joel Friedel

SPRING AND WILDFLOWERS

Spring is one of my favorite times of year, and I know I am not alone. I start thinking about what I am planting and where I am planting. I always drive my husband crazy, because I like to create new planting areas and sometimes take on more than I can handle.



In addition to the beauty in my yard, I like to get out and see the natural beauty of Texas wildflowers. When you start seeing those beautiful flowers emerging from the winter sleep, you know the earth is alive again. The weather is perfect at around 75 degrees with a slight cool breeze coupled with a sighting of mass growth wildflowers, it brings absolute joy to my heart.

I grew up in and around San Antonio and lived in the Hill Country for a few years. These areas are the Mecca for beautiful wildflowers and wildflower trails. When my daughter was young, we lived south of San Antonio and there was a 10 acre field near our house that was solid bluebonnets. It literally looked like you were stepping onto water. When there was a breeze, the bluebonnets would sway and it looked like moving water. Add a splash of Indian Paintbrushes for a color pallet that artists love to recreate.

This is my first spring in the Houston area, so I am looking forward to checking out the local flavor of wildflowers. I did some research and will be looking for Salt Marshmallow, Sea Oxeye, Sea lavender, Salt Marsh Morning Glory, Beach morning Glory, Goat-Foot Morning Glory and beach Evening Primrose. I will still take a trip to the Hill Country and drive the trails around Fredericksburg.

For those of you that have never been to the Hill Country or just go once in awhile, make Fredericksburg your destination and you will find field after field of wildflowers from April to early June. I like the drive from North Houston to Fredericksburg taking Hwy 290 to Hwy 71 to Austin and then pick-up 290 again. There is nice scenery and during the Spring you can see wildflowers at multiple locations. Hwy 290

from Johnson City to Fredericksburg offers wine vineyards and the Wildflower Center nursery. This is a great place to get wildflowers to plant in the fall for your area of Texas. Plus they have cool plants and acres of wildflowers growing and producing seeds.

A good book to have for identifying wildflowers on your trip is Wildflowers of Texas by Geyata Ajilvsgi. The great thing about this book is the wildflowers are separated by their bloom color which makes it so easy to find what you are looking for. Start planning your trip today. Dust off your sandals and hat to get ready for an adventure into the world of Texas wildflower color.

Happy Wildflower Hunting.

By Chris and Leslie Keen

A SIGN OF THE TIMES



Clarice Womack displays the new park signs.

As Montgomery Trace grew so did its need for signage to be placed in and around our parks and lakes. Over the years, various rules were added as new signs were created. The board elected to have all of these signs replaced with one that reads the same, be it in one of our parks or around our lakes. Thanks to the good work of Joe Collins and Clarice Womack the new signs are now in place and look good. Job well done

By: Joel Friedel.

BLUE LAKE SEDIMENT POND DREDGED

The sediment pond north of Blue Lake Drive, constructed last summer by Cut 'N Shoot of Conroe, has been so effective in preventing sand and sediment from flowing into Blue Lake that it had to be dredged this month. In fact, early this month Cut 'N Shoot was called to remove and haul off several large truckloads of sand and sediment that had settled in the sediment pond due to the abnormally heavy rains we experienced last fall, winter and this spring. The pond had filled up to the extent that it was over 75% full.



Before starting their dredging, Cut 'N Shoot placed sediment blocking fabric along the top of the pond's dam to prevent clouding Blue Lake with the sediment they stirred up while dredging. They accomplished the job in just a few days at a very reasonable price. Since the construction of the sediment pond last summer, Blue Lake has slowly become clearer. Residents of Montgomery Trace can look forward to this continuing as time goes by as the now-emptied sediment pond removes and stores sand and silt until it fills up again.

By: John Thees, Lakes Management Committee

GARDENING IN APRIL-MAY

LAWN TIPS

As with any living organism, lawns require proper food and water. In addition, lawns also require mowing on a regular schedule. Pest and insect control may be required from time to time.

Proper mowing is an important part of a healthy turf. During the growing season, St. Augustine turf should be cut weekly in order to remain attractive and healthy. No more than 1/3 of the leaf should be removed, with the grass being left at a height of no less than 3 inches. The clippings can be mulched and returned to the turf to decompose and become food for the lawn.

Proper watering is not always easy. Some areas of the landscape may have too much run-off, while other areas are low and tend to hold water. Furthermore, some areas may be shady while others are in sun. These variations in conditions create a need to customize the watering schedule.

We recommend watering to the extent that the ground remains soft and moist (not soaked) to a depth of approximately 6-8 inches. This can generally be achieved by deep-watering a couple times per week. **OVER-WATERING WILL CAUSE FUNGAL PROBLEMS** such as Brown Patch.

A convenient, “high-tech” method of checking the depth of moisture is to stab the ground with a screw-driver. If the ground is impenetrable beyond 1 or 2 inches, give it more water.

NOTE: Plants and flowers will probably require a different watering schedule from your turf.

A good fertilization, weed-control, and insect/disease program can help to make your lawn the nicest on your block.

IN YOUR GARDEN: **AZALEAS:** This is the last month to prune or cut back azaleas. Feed with a good quality azalea food. Check soil acidity. Watch for azalea petal blight, lace wings, etc.

ROSES: Keep well mulched and watered. Apply fungicide weekly for Black Spot. Water first, then apply a handful of 12-24-12 (1-2-1-ratio) fertilizer around each established bush every 3 – 4 weeks. Check for aphids.

PRUNING: Most spring flowering shrubs may be safely pruned after blooming.

MULCH: Mulch all beds (2 – 3 inches) to retain moisture in the ground, protect the roots of shrubs and plants from the intense summer heat, and to help control weeds.

By: Walt Crowder, Lawn Ranger Company, Inc



Montgomery Trace resident Leslie Keen at The Woodlands Earth Day Festival representing the U.S. Green Building Council whose vision is to enhance a quality of life for all through a cleaner and healthier Gulf Coast environment. Their activity at Earth Day was having children paint rain barrels for rain harvesting.

SECTION DIRECTOR RESUMES

Section 1—Dana Shockey

As a current Board of Directors Representative for **Section 1** I would like to continue my service to the community and ask for your vote for another term of two (2) years.

My husband Jeff and I along with our three (3) children have lived in Montgomery Trace for ten (10) years. Along with being a wife and mother I work fulltime as an Area Manager for Valero energy Corporation, just recently graduating from College with a degree in Business Management and Administration. Does it sound like I am busy in my day to day life, yes I am, however I want to be involved in the coming by investing my time to make Montgomery Trace the best it can be.

In this past term the communication commitment made in 2008 I have tried to follow and will continue to listen to my neighbors and Section 1 owners so that ideals are presented and goals accomplished.

Section 3—Joe Donald Collins

I have been an active resident within Montgomery Trace since 2000. I have also been an active member of the Montgomery Trace Property Owners Association (POA) Board of Directors for the past eight (8) years.

I am a retired educator and former athletic coach. Currently, I reside in Section 3 with my wife of 51 years, Joan. Joan and I have three (3) adult children and five (5) grandchildren all living within the Houston/Montgomery County areas.

As a member of the Board of Directors I have primarily served on the Landscape/Beautification committee. I have been responsible for facilitating the mowing of all common area such as parks, trails and reserves. I have developed a strong working relationship with the various County Officials which helped in the development of parks and improvements such as the baseball field in Section 2 which serves the community not just Montgomery Trace POA children.

I pride myself in personally knowing the majority of the Section 3 homeowners and coordinating the communication between these owners and the Board of Directors to accomplish common goals for the benefit of the community.

Section 5—Michael Duhon

By way of introduction I am Mike Duhon. I am currently serving on the Board of Directors as the representative for Section 5 and served on the Board of Directors previously during the appointed term of 2000.

My wife and I have lived in Section 5 of Montgomery Trace since February 1999. I retired from Hewlett Packard (formerly Compaq Computer Corp.) as a Program Manager after 18 years with the company.

Like most owners in the community my wife and I have invested our lives in our home and desire to see our community thrive in the coming years and our investments protected.

Please cast your vote for me so that I may continue to serve as your Montgomery Trace Property Owners Section 5 Board of Directors Representative.

Section 7—Clarice Womack

I have been serving on the Board of Directors for the past term and would like to continue my service to the community for an additional term of two (2) years. Though it has been a challenge, I feel I still have more to contribute to our community.

I have owned land in Montgomery Trace for over ten (10) years and lived here for over nine (9) years. I care about what goes on in Montgomery Trace, because my family and I live here. My husband and I share the running of our family business which allows me to dedicate time during the day to help with issues in Montgomery Trace.

I know, in time, we can make Montgomery Trace an even better place to live. I am currently an active member of the Reserve Committee and the Welcome Committee Chairperson. Please vote for me to serve as your Board of Directors Representative for **Section 7**.

Section 9—Larry Mickelson

Larry and his wife Kathleen have lived in Section 9 of Montgomery Trace for the past seven years. They have two sons and six grandchildren, all of whom reside in the Houston area.

Larry graduated from Sam Houston State University with a Bachelor of Business Administration (Accounting) degree in 1964. After graduation, Larry went to work for Texaco Inc. and as he advanced with the company he served in various managerial positions in the comptroller's department in Houston. He also served as manager of Texaco's Exploration and Producing accounting office in Denver for five years. He retired from Texaco in March, 2002 after 38 years with the company. During his career with Texaco, he gained considerable experience in the preparation, monitoring and analysis of financial statements and budgets.

Larry took a leave of absence from Texaco in 1966 in order to fulfill his military obligation. He served three years on active duty with the U.S. Army, serving in Vietnam for one year and as company commander of an advanced medical training company at Ft. Sam Houston in San Antonio for fifteen months. He spent another ten years in the U.S. Army Reserves attaining the rank of Major.

Larry was active in community sports during much of his son's earlier years. He spent nine years coaching in youth baseball and football leagues and served as Treasurer of the football league for one year.

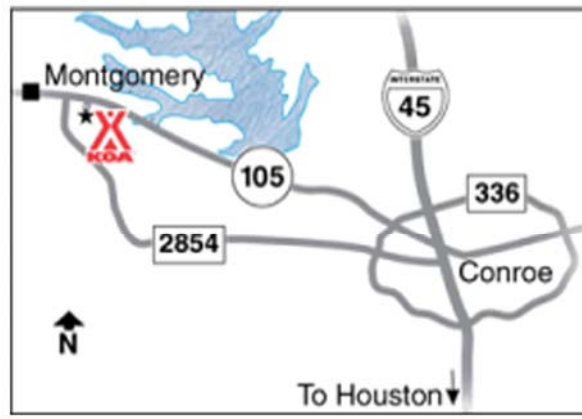
Larry has also served as Treasurer of the Montgomery Trace Property Owners' Association for the past two years. He wishes to continue on the MTPOA Board of Directors in order to continue the work that began two years ago in making Montgomery Trace a preferred location for families to build their homes and enjoy their surroundings. It would also afford the opportunity to continue to pursue and help establish policies and procedures that would keep assessment fees low and equitable, protect property values, and provide improvements that will maximize the potential of Montgomery Trace.

MONTGOMERY TRACE ANNUAL MEETING

KOA CAMPGROUND Montgomery Room

19785 Highway 105 West, Montgomery Texas

The KOA Campground is near the intersection of FM 2854 and HWY 105



Montgomery Room, Upstairs





Trace News

April, 2010

The Newsletter of Montgomery Trace Subdivision

Board of Directors

Jack Popham, President	Section 4
David Bond, Vice Pres.	Section 6
Dana Shockey, Secretary	Section 1
Larry Mickelson, Treasurer	Section 9

Members:

Joe Collins	Section 3
Mike Duhon	Section 5
Clarice Womack	Section 7
Bruno Brunasso	Section 8
Joel Friedel	Section 10
Robert Mueller	Section 2

Montgomery Trace committees. For information on how to contact chairpersons and/or section representatives, go to: www.montgomerytracepoa.com.

Architectural Control Committee

Elyse Taylor, Chair
Robert Mueller
Steve Slater
Tom Kornett
Chris Keen

Welcome Committee

Clarice Womack, Chair
Dana Shockey
James Sollock
Valerie Slater
John Patterson

Lakes Mgmt. Committee

Clint Stanley, Chair
Michael Nickerson
John Thees
Tom Lunsford
Rigo Herrera
Todd McQuown
Ann McAlpin
Govert Franken
Terry Leyenberger
Dan Walker

Reserves Committee

Glenn Buckley, Chair
Larry Semmler, Secretary
Clarice Womack
Dana Shockey
Ken Beckman
Mike Duhon

**Montgomery Trace Property Owners' Association
c/o Chaparral Management Company, Inc.**

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Newsletter Editor—Elyse Taylor Please send 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.

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