



We're on the Web: www.montgomerytracepoa.com

DIRECTORY INFORMATION DUE NOW!

A few weeks ago, the Board of Directors sent to each property owner a form for updating personal information for the Montgomery Trace Property Owners' Directory. Due to the lack of response by many property owners:

The deadline for management company receipt of corrected/revised property owner information for the new Montgomery Trace directory **or** for property owners to request that their information **not** be included in the directory has been extended to **October 8, 2010**.

Property owner information will be included in the directory unless property owners indicate on the form that you do not want it included. You must submit this form to Chaparral Management Company in time to meet the October 8, 2010 deadline.

You may complete and submit the information on-line on the POA website - www.montgomerytracepoa.com. You will find the form on the Home page in the drop-down box at the top titled "MT News & Notices".

Also, a copy of the form is included on the back page of this newsletter. In the event you cannot go on-line you may fill out the form manually and mail it to Chaparral Management Company, Inc., PO Box 618007, Houston, TX 77268-1007.

Again, please note - **all responses for the directory must be received by Chaparral Management by October 8, 2010.**

We expect the printing/distribution cost of the directory to be covered by advertisement sales. Jack Popham is heading that campaign. If you are interested in purchasing an ad for the directory, please contact him at 936-756-1531.

By Elyse Taylor

LAKES MANAGEMENT COMMITTEE REPORT



The Lakes Management Committee in January of 2008 contracted with Lochow Ranch Pond and Lake Management Company for the construction of carp fish barriers on the dams of Pebble Lake and Fish Creek 1 Lake and the introduction of grass eating carp into those lakes to control the pond weed and hydrilla growth problem.

We are proud to report the carp fish have controlled the hydrilla and pond weed problems in these lakes which has resulted in a marked improvement in the visual appearance and water quality of these lakes.

To the left is a photo of Pebble Lake. The water level is approximately two feet low due to low rainfall and the water is still beautiful, no evidence of pond weed or hydrilla over-growth in the water.

By Clint Stanley

TREASURER'S REPORT

August 2010 Month-End Summary

Income	YTD Actual	2010 Budget
2010 Assessments	\$235,953	\$218,100
Other / Prev. Yr. Assessments	\$7,210	\$30,400
Total Income	\$243,163	\$248,500
Expense		
Repairs and Maintenance	\$38,927	\$76,750
Insurance	\$10,654	\$11,500
Management Costs	\$30,433	\$64,300
Utilities	\$5,387	\$13,090
Legal Fees	\$11,559	\$18,000
Community Communication	\$21,302	\$16,010
Other Expenses (Security)	\$41,460	\$46,850
Reserve Funds	\$0	\$2,000
Total Expenses - Budget	\$159,722	\$248,500
Project / Reserve Expenses	\$9,770	
Project / Reserve Balance	\$1,885,672	

1. 2010 Assessment Fee Collections

We have collected 97.4% of the total 2010 and prior assessments invoiced. Outstanding assessment balance due for all years is \$34.3K with accumulated finance, legal and lien charges of \$26.8K. 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		\$2,051.0K
Less: Construction Deposits	\$22.7K	
Permanent Reserve Fund	\$345.6K	
Lake Remediation Fund	\$0	
Amenity Settlement Fund	\$1,540.1K	
Available Balance:		\$142.6K

Budget spent is at 64.3% with a \$88.8K remaining balance

By Larry Mickelson

FACEBOOK REMINDER

If you have a FaceBook account, please search Montgomery Trace Neighbors and give us your neighborhood news, vacation or wildlife photos, honor roll kids, college kid news, recipes, fall gardening tips, neighborhood gatherings and more ! Are there Halloween happenings on your street? Would love to hear from you. Let's stay in touch.

Charlotte Nicks



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

OWNER CHANGES TO PROJECTS REQUIRES APPROVAL

If you have recently received approval for any type of project by the Montgomery Trace ACC and subsequently make a change to anything that relates to this project, this change requires ACC approval.

For example, sometimes property owners are not able to obtain the type of brick or stone originally specified for their residence plans and need to make a change. Another example is that someone decides to relocate an approved outbuilding or the residence in order to preserve trees. All of these and more require approval by the ACC.

As soon as you realize that a change is necessary, submit the changes along with two copies of the Request for Approval form to Chaparral so the ACC can review it at the upcoming meeting. If you have any questions about this or other matters, please contact your ACC liaison.

For a complete listing of ACC liaisons, visit the Montgomery Trace website and choose ACC Committees from the sidebar.

ACC UPDATES POSTED ON MT WEBSITE

The Architectural Control Committee is regularly reviewing ACC guidelines, processes and procedures so that property owners are provided the best information available for their use in submitting projects and documents for ACC reviews.

Whenever there is a change in one of our guidelines or procedures, these are posted on the Montgomery Trace website at www.montgomerytracepoa.com under ACC Committees and available for downloading and printing. Alternatively, a copy of any changes or notices is also provided to the architectural control liaison with Chaparral Management company who will happily provide a hard copy for you.

Before submitting a project for review, please check the website for updated information. Print, re-read and comply all applicable guidelines. You may also contact your ACC liaison if you have any questions.

BOARD OF DIRECTORS MINUTES ON-LINE

The minutes from the monthly Montgomery Trace Board of Directors meetings are available for viewing on-line.

Go to: www.montgomerytracepoa.com and select Governance/Meeting Information from the sidebar. There is a drop down list of the minutes of recent board meeting for your review. Below this is a place for property owner comments and concerns.

KEEP INFORMED & PARTICIPATE! IT'S YOUR COMMUNITY!

COUNTY AT WORK IN MONTGOMERY TRACE.



County work crew on Stone Oak Dr.

By the time you read this, the county will be well on its way to completing the road work they started in February. All of the major roads in Sections Five through Ten will have been resurfaced with the exception of Leah Drive which will not be done (previously reported) until the fly over at FM 2854 has been completed and the heavy traffic rerouted onto the entire section of Fish Creek Thoroughfare. The county will do the cul-de-sacs on an as needed basis. If you feel your road is in need of attention, please let me know and that information will be passed on to Charlie Riley at the country for consideration.

Submitted by Joel G. Friedel

WHAT DO WE DO WITH THOSE PALMS?

(The following is a summary of an article by Grant Stephenson, Horticultural Consultants discussing the care and protection of palms in the Montgomery/Houston area).

Last years freeze damaged many plants in the Montgomery/Houston area and palms suffered as well. What happens when palms freeze? Water from the rain associated with the cold fronts causes ice to form in the plant cells thus causing rupture or burst meaning desiccation or death to that cell. As a result some or all of the fronds and leaves of plants die and turn brown.

One way to lessen the destruction of freeze damage to palms is to apply a copper based fungicide to them 48 to 72 hours in advance of a freeze. This fungicide will help displace the amount of water in the cell structure giving the cell a little more burst capacity when ice forms. In addition to the fungicide, a liquid potassium fertilizer should also be applied 48 to 72 hours in advance of the freeze. Potassium helps to thicken or strengthen the cell walls in plants, giving them more burst strength when ice forms. Finally you want to use a good anti-desiccant, preferably one that is latex based. This helps the plants from absorbing too much rain water that has a tendency to come in just before our cold fronts. The less water your plants absorb the better off they will be.

Once palms have frozen, you should reapply the copper based fungicides to prevent the decaying, rotting foliage from entering into the plant's system through its crown. Keep in mind that this tissue in the crown or meristem has no chlorophyll in it because it has not had any exposure to the sun so a fungicide that is used for a disease such as damping off would be adequate.

Before cutting off the brown foliage, it is best for the palm if you wait long enough to see if any new growth is pushing up and after all threats of freeze is over. It is very important that you leave at least a third of the old growth to protect the new growth as it starts to emerge. The reason is that this new growth is very tender and the wind could damage it if it was exposed. By leaving one-third of the old growth, it deflects the wind long enough to enable the new fronds to grow to full length and harden off.

Please note that it is extremely important that you clean and sterilize your pruning equipment while manicuring your palms. You don't want to transfer bacteria or disease from trimming rotting foliage into viable healthy tissue. It is now time to fertilize with a fertilizer that is blended specifically for palms such as a 3-1-3 ratio with trace elements higher in sulfur, manganese and magnesium. A reputable garden professional can help you with any of these matters.

*Original Article
Submitted by Leslie Keen*

FALL CRAFT & MUSIC FESTIVALS



Deck the Halls Christmas Market
FIRST BAPTIST CHURCH
600 N. Main, Conroe, TX

October 14, 2010

10 am to 3 pm

Admission: \$6.00
Box lunch included

**Original art, handmade crafts,
 Jewelry, collectibles & more.**

Vendor space & event info.
936-788-3113



Second annual **NIGHT IN THE FOREST** fundraiser
 benefitting **Friends of Texas Wildlife**
 is scheduled for **October 23rd**.

Because of it's success last year, we have made it even bigger and better. We have expanded the popular hayrides to include daytime rides in addition to our nighttime rides. There will be games, food, vendors, face painters, a moonwalk, raffles and a pumpkin patch.

The event is scheduled from 1pm to 9pm. The pumpkin patch will be open beginning October 16th and will be open daily through October 24th.

FALL CRAFT & MUSIC FESTIVALS***LONESTAR MONTGOMERY COLLEGE MUSIC EVENTS CALANDAR – FALL 2010***

All events are held in the Mainstage Theater (Building D) and begin at 7:30 PM

October 21 - Fall Choirs Concert – **“Night Music”** – Free and open to the public.

October 26 – Instrumental Pops Concert – **“Music From The Movies”** - Admission charge – supports Music Department student scholarships. Open to the public.

December 2 – Holiday Choirs / String Ensemble Concert – **“Gloria!” Music For The Holidays** - Admission Charge – all proceeds donated to a local charity. Open to the public.

December 7 – Jazz Concert - **“Rock Meets Funk”** – Free and open to the public.

December 9 – Symphonic Band Concert – **“The Wind Band Legacy”** – Free and open to the public.

FIRST BAPTIST CHURCH OF CONROE CHRISTMAS SHOW – December 2 & 3

First Baptist Church of Conroe, located at the north end of Main Street in Conroe, performs its annual Christmas show on December 3 and 4.

The show, entitled **“Glory In The Highest”** will feature the First Baptist choir and orchestra. Performances will be at 8 PM on Friday, December 3 and 2 PM on Saturday, December 4.

Tickets are complementary, but must be obtained from the church in advance for admission to the performances. Call the church music office at 936-756-6601 in early to mid-November to order tickets.



Trace News

October, 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.**

**P.O. Box 618007
Houston, TX 77268-1007**

**6630 Cypresswood Dr., Suite 100
Spring, TX 77379**

**Telephone: 281-537-0957
Toll Free: 1-866-537-0957
Fax: 281-537-0312**

cmc@chaparralmanagement.com

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.

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.



Directory Committee

Elyse Taylor
Charlotte Nicks
Jack Popham

Montgomery Trace Property Owners Association
2010-2012 Directory Committee

*This is Your Opportunity to
Get Listed or Not in the 2010-2012
Montgomery Trace Directory.
Either way, It's Easy!*

If you wish to be listed, submit your current information by October 1, 2010 by either:

- 1.) Completing the form on the 'Newsletter' page of our website: <http://www.montgomerytracepoa.com> or
- 2.) Completing the form below and mailing it to Chaparral Management Company.

YES! Please include my listing below in the 2010-2012 MT POA Directory.

(Please Print)

*Last Name: _____
 *First Name(s): _____
 *Home Phone: _____

Montgomery Trace Address:

*Street: _____
 *City: _____
 *State: _____
 *Zip: _____
 *Section: _____

Mailing Address (if different)

*Street: _____
 *City: _____
 *State: _____
 *Zip: _____

* Required

MAIL TO:

Chaparral Management Company, Inc.
 PO Box 681007, Houston, TX 77268-1007
 281-537-0957 (phone) 281-537-0312 (fax)

Additional Information (if you wish):

Email Address: _____
 Cell Phone #: _____

(Please Print)

If you do not wish to be listed:

- 1.) You MUST sign and return the statement below to Chaparral by October 1, 2010. If we do not receive your written request for exclusion, we assume you wish your information published.

NO! Do not include my listing below in the 2010-2012 MT POA Directory.

Signature: _____
 Printed Name: _____
 Address: _____ Phone: _____

If you do NOTHING the information contained in the Association records WILL be printed.