

# Cimarron Country Newsletter

January 2009  
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## **Letter from the President**

By Gene Linder



Thanks for an enjoyable term as the President of your POA. I will not be running again. I've had the opportunity to meet many of you, the residents of Cimarron Country, and have learned to appreciate all that it takes to keep a community running smoothly.

The goal of this board was to unite Cimarron Country through open, positive communication and I believe that we have done this with the help from all of you.

What are some of the accomplishments of this board? A new bylaws for Cimarron Country was passed - a huge accomplishment. Extra law enforcement patrol has been expanded, a proactive crime deterrent step needed because of the tremendous growth of the FM1488 area. An active volunteer group, united into one instead of several groups, is growing. The entrance sign now has a reader sign which allows

constant communication with all of CC's residents. The area around the sign was also re-landscaped with a sprinkler system and landscaping lights installed. The web site for CC was updated and expanded. The newsletter is more frequent. There is an e-mail address and a phone number for CC residents to communicate to the POA Board. Streets have been patched and "No Outlet" signs have been posted. To avoid the necessity of hiring an outside management firm, a software program designed for community associations was purchased and installed. This ensures continuity and accuracy of data for future boards. Accounting and collections now are done by professional companies not related to CC.

Yes - there have been many positive changes, but the best is the overall feeling in Cimarron Country. We are, once again, a united community, supportive and tolerant of each other. This could not have been accomplished without all of you - I thank you.

Disclaimer - Articles in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of the Cimarron Country Property Owners' Association, the Board of Directors or the Cimarron Country Newsletter Editor. The CC Board of Directors and the Editor assume no responsibility.

## New CC Directory Information Updates Needed

Volunteers are finalizing the information going into the new neighborhood directory.

If you have not been contacted, please notify the BOD because something is incorrect in the information we have in our files.

Call 936-333-6046 and leave a message or e-mail [directory@swbell.net](mailto:directory@swbell.net). If you have been contacted by mail or by e-mail, please respond with any changes ASAP.

## 2009 CCPOA Annual Meeting of the Members

The Annual Meeting of the Members of the Cimarron Country POA is scheduled for Saturday, February 21st at 2:00pm at the Knights of Columbus Hall on FM 1488 (on the right just past FM242).

Your attendance at this meeting (in person or by proxy) is very important. In order to conduct business and to have a valid election, we must have a quorum of lots represented. 30% is a quorum. Cimarron Country has 382 lots and so 30% is

about 115 lots (not people). In order for your vote to be valid, you may not have an outstanding balance with Cimarron Country.

The official notice of the meeting will be mailed on February 1, 2009 along with a list of known BOD candidates, a proxy and a tentative agenda. If you submit your proxy in advance of the meeting, but later decide to attend the meeting, your proxy will be returned to you at the meeting and you may vote in person.

You will be eligible to win door prizes if you are present in person OR by proxy.

Planning a Change or a Construction Project?  
Any type of change on your property - a new fence, a shed, an addition to your house, etc. - MUST have prior approval by the Architectural Control Committee of Cimarron Country.  
Go to the Cimarron Country web site for guidelines and the application form.  
[www.cimarroncountrypoa.org](http://www.cimarroncountrypoa.org)

## \$\$\$\$\$\$\$\$\$ BIG Door Prizes

At the end of the February 21st Annual Meeting, there will be a drawing for HUGE door prizes!

In this time of economic crunches for all of us, the Board decided it would be nice to GIVE BACK to you directly, the residents of CC.

This year, the door prizes will be -- 1 - \$1000 cash prize, 2 - \$500 cash prizes, 2 - \$100 Wal-Mart gift cards, and 3 - \$100 Home Depot gift cards -- AND YOU MAY WIN EITHER IN PERSON OR BY PROXY!

Yes - you read that correctly! If you can't be at the meeting personally, as long as you have turned in your proxy, you will be eligible to win one of these prizes if you have no outstanding balance due to Cimarron Country). One ticket per owner/not per lot.



**2008 POA Board of Directors**  
President - Gene Linder  
VP - Sheryle DiLetto  
Secretary - Pat Byers  
Treasurer - Betty Linder  
Director - Phil Carpenter

Regular Board Meetings are held in January, March, May, July, September, and November.

If you have any questions, comments, or concerns about Cimarron Country, E-MAIL the POA at: [bod@cimarroncountrypoa.org](mailto:bod@cimarroncountrypoa.org)

OR CALL: 936-333-6046  
OR  
WRITE TO:  
Cimarron Country POA  
6315-B FM 1488 #200  
Magnolia, TX. 77354

## **Candidates for POA Board of Directors**

REMEMBER: In order to be able to even have an election, there must be a quorum of members represented in person or by proxy, at the annual meeting. IT IS VITAL THAT YOU EITHER ATTEND OR SEND YOUR PROXY.

This year, ALL five positions on the Cimarron Country Board of Directors are open. The candidates are listed in alphabetical order:

### **Pat Byers**

My husband, Bruce, and I have lived in Cimarron Country since October 2003. We are the parents of three grown daughters.

I've lived and taught in Texas, Ohio, Pennsylvania, New York and Singapore and either taught and/or was the director in private schools in each of those locations, from preschool through high school. I also taught parenting classes, both for preschoolers' parents and also for recovering drug addicted women hoping to reclaim their families.

I've worked both with inner-city teens who were high-risk students and their families. For a while, I was in accounting in retail sales and in the securities area in the banking industry.

I originally volunteered and then was appointed to be on the CC Board because I feel it is not enough to simply enjoy our

lives but that we have a duty to take responsibility for the quality of our lifestyle, each in our own way.

In November 2006, there was a vacated position on the Board of Directors. I wanted to give back to CC and so I stepped up and am now an appointed Director.

I want to make sure that there is a continued balance of the Board. I will stay equally fair to all and serve in a positive manner.

### **Sheryle DiLetto**

My husband, George, and I have lived in Cimarron Country since 1994. Having moved from Colorado, we were drawn to the "country" setting of Cimarron Country. Nowadays, our resident family includes our four-legged children, dogs named Beau and Misty, and a rather psychotic cat who runs the house with an "iron claw".

George owns his own business, and I am in the foreign banking industry, working for the only Saudi Arabian bank in the Western Hemisphere.

One of my most enjoyable "duties" as a member of the Board has been to be part of the evolution of the community's use of our web site, and the opportunities for information and dialogue the site provides our community. Not being much of a "computer guru" myself, we have been able to make

this a "family affair" and have tapped the knowledge of our son Paul, who, as a software engineer and true "guru", has answered his mother's countless technical questions and assisted our community by expanding the functions of our Property Owner's List, and our daughter, Carissa, who acts as the community's webmaster.

### **Betty Linder**

I, and my husband of 40 years, Gene, have lived in Cimarron Country for five years. I have been a teacher for over 35 years, first as a high school teacher and now as the owner of a preschool near Steubner-Airline / FM1960W.

I started as a volunteer for CC and became more interested in community affairs. I am the volunteer CC newsletter editor and the current appointed treasurer of the CCPOA, filling a vacated position.

I would like to continue my duties in this position because it is a job of a thousand details and I've almost learned 900 of them!

### **Butch Pink**

I am a new resident of Cimarron Country having moved here last April with my family. I have been told that I am a great listener, organizer and coordinator; some say an efficient leader. My past involvement with great people and organizations drives me to stay involved and to help my

community where possible.

I am employed by General Electric as their Information Management Operations Leader. During the last 9 years, I have been fortunate to continually find new and challenging roles within GE that have taken us from Austin, TX to Nashville, TN to Pensacola, FL to The Outer Banks, NC and finally back to TX; rest assured our moving days are finally over! (We got back to Texas as soon as we could!) I will be able to bring a "fresh eye" and lots of management and group experience to the CC Board.

### Cary Sheffield

My wife, Liz, and I have been married 36 years. I manage an industrial supply store located in the Woodlands area and have served in leadership positions for non-profit groups. I understand the need for common goals and the importance of attaining them.

I began building my house in Cimarron Country in 2002. I had never lived in a community with a property owners association, so I was somewhat apprehensive because of the horror stories I'd heard. However, I found all of the volunteers to be very friendly, helpful, and quite professional. I am still impressed by the actions of those who are volunteering their time and effort to keep our neighborhood at the standards we all expect. Now it's time to give back and to be a contributor.

My goal is to be a voice on the board for Cimarron Country property owners. My vision is to enhance the standards set forth by the previous boards. I like the caring attitude of all my neighbors and respect their desire for privacy. If elected, I will utilize the RUF-it philosophy.

Recognize there is a problem..? Is it real? Understand the problem...thoroughly gather facts in an unbiased and rational manner. Fix the problem... based on logic and existing parameters, not emotions.

***Yard of the Month***

September - Hurricane Ike  
October - The Deans  
40710 Roundup  
November - The Rinkers  
40319 Donna Ana  
December (No yard of month-  
Christmas Light Contest)

### ***Trash Along Cimmaron Way***

Cimarron Country takes pride in the appearance of our community but a problem is newly developing.

Have you noticed the large amount of trash and litter that is starting to accumulate along the sides of Cimarron Way as you drive in to/out of CC?



Why now? Who knows, but the problem is that Cimarron Country does not "officially" start until about where our lighted sign is. The person who mows the county easement area for us between Deer Lodge and Sendera Drive picks up the trash in that area, BUT the areas from there to FM1488 are part of Sendera Farms, a small group of homes which has no association or formal organization.

Think about volunteering your time for a few hours (and get a little exercise) by walking the median and picking up trash.

### ***Be a CC Volunteer!***

Want to give back to your community and make new friends in the process? Join the CC Volunteer group. There are no regular meetings and members are just called as they are needed. It's fun!

Call either Helga Hellriegel - 281-259-8846 hellriegel@sbcglobal.net or Sandra McFadden 281-356-8783.

The Annual Property Owners' Meeting will meet on: Saturday, February 21st at 2:00-4:00pm at the Knights of Columbus Hall 2655 FM1488 (5 miles from Cimarron Country's Entrance).

Just past FM242 on the right across the street from an Exxon station.

•••••  
 • Mike Heimer, Montgomery  
 • County Extension Agent, will  
 • speak at the Annual Meeting  
 • on nuisance wildlife and  
 • problem resolutions  
 •••••

**New Emergency  
 Center Open**

Did you know that St. Luke's has a community emergency center? It is located at 10710 Kuykendahl in the The Woodlands - just south of the Woodlands Parkway, on Kuykendahl, east of the HEB parking lot. Input from CC residents says that the service is excellent and there is little or no waiting. You must have insurance to be seen.

**Maintenance Fee  
 Payments Postmarked  
 After January 31st  
 Will Accrue A Late  
 Payment Penalty**

**New Wildlife Control  
 Company**

The POA received an advertisement from a new company - A All Animal Control Nuisance Wildlife Professionals - 281-292-8866 that specializes in the "humane and quick resolution of wildlife problems" - hogs, raccoons, bats, squirrels, snakes, possums and more.

Though not our normal policy nor will this be a precedent, in that some residents

are having significant problems, we are printing this



information for you. Be aware that we know nothing about this company except that it exists. The Board, the POA and the volunteer editor are not responsible for this company's quality of service or customer satisfaction and assume no responsibility or liability of any type.

**East 1488  
 Community  
 Association**

By Cindy Burks

In the last several months, the following topics have been discussed:

**AREA WILDLIFE:**

At an open public meeting to address area residents' concerns about nuisance wildlife, Mike Heimer, Montgomery County Extension Agent, talked about the snakes, raccoons, beaver, armadillo, feral hogs, and deer in our area, the problems they create and the ways residents can address these issues.

**INJECTION WELL  
 RESOLUTION:**

The Association adopted a resolution requesting that the Texas Commission on Environmental Quality (TCEQ) not award permits to TexCom Gulf Disposal (TGD) to develop and operate a commercial waste management facility near the intersection of Creighton Road and FM 3083.

In November, the commission instructed TGD to conduct additional testing and to provide the results in six months.

TGD had filed a proposal to operate a storage facility and injection wells which would inject into an underground reservoir up to 500,000 gallons of waste per day, many which may be toxic and/or hazardous. The Gulf Coast Aquifer system, which supplies groundwater for Montgomery County, The Woodlands and the surrounding area, is located directly above the reservoir proposed for permanent storage of these materials.

The Association's resolution cited the significant potential for pollution of the ground water resources of the County and a continuous hazard to the traveling public associated with significant heavy truck traffic required to transport the materials on local roads.

Residents should contact their local representatives to learn more about this issue.

**COURT DECISION ON HOA  
 RESTRICTIONS:**

The Association recently discussed the possibility that there is a need to work with the courts to protect neighborhoods from those who violate deed restrictions.

If YOU have a concern or if something has happened and you need law enforcement assistance, call the MONTGOMERY COUNTY SHERIFF - 936-760-5800

\*The person who saw or who has the concern must call - "second hand" calls are not valid

# Christmas Lighting Contest Winners

By Pat Byers

Cimarron Country really glowed this holiday season with all the varied decorations and lights. Each winner received a beautiful Christmas ornament for their tree presented to them by members of the CC Volunteer Committee. The winners are:

Religious  
Tom & Bernadette  
Ingleburger  
40219 Freemont

Green Christmas  
Tom & Charlene Dean  
40710 Roundup

Most Creative  
David Hasha Family  
8710 Linn

Children's Choice & Judges' Special Award  
John & Janet Simpson  
40318 Colfax

Best Lighting  
Ron & Pam Liska  
40011 Colfax

Most Elegant  
Glenn & Sharon Kemp  
9003 Deer Lodge

Clockwise, from top left: Religious, Green, Creative, Children's Choice/Judges' Special Award, Best Lighting, & Most Elegant.

