

# Cimarron Country Newsletter



***IT'S WINTER***



**CIMARRON COUNTRY PROPERTY  
OWNERS' ASSOCIATION  
ANNUAL MEETING**

**2:00-4:00 PM SUNDAY - FEBRUARY 20, 2011**

**LOCATION: KNIGHTS OF COLUMBUS HALL  
2655 FM 1488**

**(DIRECTIONS: FROM CC'S ENTRANCE, GO EAST ON  
FM1488 FOR 5 MILES; HALL IS JUST PAST FM242,  
ON THE RIGHT, ACROSS FROM EXXON)**

**PURPOSE: ANNUAL MEETING OF THE MEMBERS**

\*Can't make it to the Annual Meeting? Call the Board to sure we receive your proxy. They will be mailed to you in early February.

\*Want to help? Come early to set up chairs and tables. Offer to sign people in and help count ballots. Contact the board to offer to help!

\*Come meet our new Security Liaison, James Summers.

\*Come learn about our emergency preparedness program and county plans for our neighborhood!

ADDRESS:

Cimarron Country POA  
6315-B FM 1488 #200  
Magnolia, Tx. 77354

TELEPHONE:

936-333-6046

CCPOA: [www.cimarroncountrypoa.org](http://www.cimarroncountrypoa.org)

email: [bod@cimarroncountrypoa.org](mailto:bod@cimarroncountrypoa.org)

ALL EMERGENCY AND  
OFFICIAL NUMBERS ARE IN THE  
CIMARRON COUNTRY DIRECTORY.



*From the desk of the President of the Board:*

#### THE BOARD/ THE ANNUAL MEETING:

There are four board positions open for the coming year. Why is this important to you?

Eight years ago, Cimarron Country was moving from an expensive- and some would say inadequate- management company and had serious financial issues. Today, the community has grown and has funds available for community needs even being able to increase our allotment for professional security patrols. All of this has been achieved because property owners like you have devoted their personal time and resources to your community.

#### CANDIDATES AND A QUORUM

The community needs two immediate actions from our property owners. Cimarron Country needs board members. Pat Byers is the only member who will continue on as board member for next year due to the elections two years ago. The By Laws determine that the community needs five members to fulfill the duties of the Board. The community needs a quorum (115 lots) at the meeting or by submission of proxies which will be arriving soon in the mail. ***N.B.- EVEN THOUGH WE HAVE FOUR CANDIDATES, WE STILL NEED THE QUORUM...PLEASE VOTE!***

YOU CAN MAKE A DIFFERENCE IF YOU CHOOSE TO. As a property owner, you need to do some soul searching. It is so easy to sit back and blame government, whether locally or nationally. Why not get involved where the impact will be evident?

Involved means running for the board. What position? No specific position is available per se: when the new board meets, the people decided what they are most suited for. There are no specific "professional credentials" necessary to be a board member. We do attempt to enjoy the experience and bond (and eat)!

Involved means making sure you and your neighbors come to the meeting or submit a proxy. If no volunteers come forward, what are we to do? If we do not get a quorum (115 lots) to either come to the annual meeting or assign a proxy for electing the necessary board members, will we have a board? We certainly need a board to manage the community for us...paying bills and taking care of various items that we take for granted daily in our community. Do you care?

Not everyone is able to serve, but there are surely four that can step up to the plate this time. There are certainly 115 lots which can vote. Our association has worked diligently to reduce, reduce, and reduce some more. We have lowered our cost of outside accounting and decreased the amount of efforts of future board members. We have built up our reserve fund to the "allowable limits" of a non-profit organization. Our water supply is now equipped with a back-up generator, reducing the pain of the next power outage. Community members have helped to clear lots that had trees that posed a threat to safety and were eyesores. We voted to increase funds to security patrols by over 15%, with a reserve to be used for special security needs as deemed necessary by the BOD and the Security Liaison. We now have a notebook computer and software that will allow board members to conduct business more efficiently and record information for the CCPOA. We have phone communication available through the very inexpensive use of Magic Jack technology. When you call and leave a message for the BOD, the recorded message is emailed to all board members. We can save this message in our new software, eliminating any doubts of conveyed messages. Not all board members need to be technically knowledgeable, however.

Every BOD group has contributed to the improved operations of our community. New members bring new ideas and change is not always bad...in fact change is necessary in today's environment.

*Cary Sheffield*

---

Please note in this issue:

ANNUAL MEETING:

BOARD MEMBERS  
QUORUM

EAST 1488 COMMITTEE:

CERT  
PAST PROJECTS

- \*candidates forum
- \*blocking certain problem projects
- \*adding generator for community water per law

FUTURE PROJECTS

- \*open discussion on green belt
- \*open discussion on water park
- \*further training for emergency preparedness

2010 CCPOA Board of Directors

President – Cary Sheffield  
 VP– Phil Carpenter  
 Secretary – Pat Byers  
 Treasurer – Betty Linder  
 Director – Joyce LaPée  
 Security Liaison - James Sumner

Regular Board Meetings are held in January, March, May, July, September, and November. All property owners are more than welcome at any board meeting. Please remember to give adequate notice (5 days, per by-laws) if you intend to come to the meeting.

POA MEMBERSHIP FEES WERE DUE JANUARY 31ST TO AVOID LATE FEES!!!! PLEASE PAY THEM IF YOU HAVEN'T DONE SO YET. ON SEVERAL OCCASIONS PROPERTIES HAVE BEEN PICKED FOR AN HONOR OR AS WINNERS AND YET WE HAVE HAD TO SAY TO THE AWARDING COMMITTEE: "DO YOU HAVE A SECOND CHOICE?"



How Do I?

Report A Crime...Sheriff's Dept. 911 or 936-760-5800

Report A Fire...911

Report Potholes in road...County Commissioner, pct 2..Craig Doyle... 281-259-6492

Report outage of street lights...get pole number and call Centerpoint...800-332-7143

Report water main break...AquaTX... 877-987-2782

\*Please refer to the community directory for all Emergency numbers.

NEW ACC EMAIL ADDRESS

[cimarronacc@att.net](mailto:cimarronacc@att.net)

[http://www.cimarroncountrypoa.org/architectural\\_control/Index.html](http://www.cimarroncountrypoa.org/architectural_control/Index.html)

If you can help your community in any way or if you have some time but don't know how you can help, please contact the Board at [bod@cimarroncountrypoa.org](mailto:bod@cimarroncountrypoa.org)

Concerns: The board again requests that all notifications must come from the person concerned. Only originators should make reports to the sheriff, to animal control or to the board on any concerns our citizens may have. Second hand reports or rumors cannot be factually verified. Remember: all information will be held in confidence.

*Christmas Lighting Winners*



CONGRATULATIONS TO ALL OUR  
WINNERS AND TO ALL HOMEOWNERS  
WHO LIT UP THEIR HOMES FOR THE  
HOLIDAYS.

40111 Colfax  
40114 Roundup  
8710 Linn  
41115 Roundup  
40123 Donna Ana

## East 1488 Community Association

Last year was a busy one for the East 1488 Community Association. Major activities which the organization planned and sponsored include a Candidate Forum, which allowed residents to meet and talk with the candidates for the 2010 fall election; Community Emergency Response Team (CERT) training for Cimarron Country residents and others in the E1488 area; organization of the E1488 CERT; and an Emergency Preparedness Fair. In addition, we continued work on the Lake Creek Greenbelt proposal.

Equally noteworthy is the work the organization does to help maintain the quality of life for area residents. This is accomplished by constantly monitoring activity in the area and maintaining a close, working relationship with local and county law enforcement officials, the Precinct 2 Commissioner and all elected representatives at the local, county and state levels. As a result, and because the Association speaks with the collective voice of thousands of residents (aka "voters") it has been effective in assisting communities with issues that would have been difficult, if not impossible, for individuals or single communities to address alone.

East 1488 Community Association has assisted Cimarron Country with many issues that would have otherwise negatively impacted our neighborhood. They successfully blocked Entergy's plan to route major power transmission lines through Cimarron Country and other area neighborhoods, worked on the city of Conroe annexation issue and the planned Team Extreme baseball complex on Cimarron Way. Other, community-wide issues that have been addressed by the Association include traffic problems, toxic injection wells, drainage issues, nuisance wildlife, and assuring compliance with laws concerning generators on community water wells.

Another important service provided by the E1488ca is the dissemination of helpful and essential information. Recent examples include emergency preparedness information which was distributed at the Emergency Preparedness Fair; information on handling nuisance wildlife, provided at a Public Forum; information provided by the E1488ca board at POA annual meetings; and information given to POA boards to be distributed to residents.

We depend on area residents and POA boards to help us keep abreast of concerns in our community. Please contact us at [CERT@e1488ca.org](mailto:CERT@e1488ca.org) if you know of any issues or activities that need to be addressed. We look forward to hearing from you.

### CERT -COMMUNITY EMERGENCY RESPONSE TEAM: NOW MORE THAN EVER...

As you know, last year we had several Cimarron Country residents complete training and become certified in the Community Emergency Response Team (CERT) program. We also held an organizational meeting to discuss how to proceed with organizing a Cimarron Country CERT. It is a beginning, but we have a long way to go before we can say that we are prepared to handle disasters that might strike our neighborhood. We need to move forward with our plans.

We are working on another CERT class for this year. Please give serious consideration to registering, whether you do it for yourself, your family or your community. The more people we have in our neighborhood who know how to handle emergency situations, the safer everyone will be. If that is not reason enough to register, consider this - when you finish the course, you receive a FREE nifty CERT backpack with essential emergency tools and a hardhat. 🟡 To register, contact Cindy Burks at [CERT@e1488ca.org](mailto:CERT@e1488ca.org).

We will also be holding organizational meetings during the year to lay out and implement the plans for our Cimarron Country Community Emergency Response Team. Please consider joining us either for your own information or to join in our efforts. Watch for announcements from the board. If you want to be certain that you receive notices about our CERT meetings, contact Cindy Burks at [cynthiaburks@peoplepc.com](mailto:cynthiaburks@peoplepc.com) and asked to be put on our community CERT e-mail list.

Further information will be distributed and a brief presentation will be made at the annual meeting on February 20, 2011. Please plan to attend.- Cindy Burks

*CANDIDATES FOR THE BOARD 2011~Please vote*

Sandra Hoppe Watson

Sandra moved with her husband, Paul, to Cimarron Country from Ocean Springs, MS in early 2008. While there, she became a Master Naturalist, was President of a Garden Club and was involved in the National Organization of Garden Clubs. She also studied and became a certified Flower Show judge. Prior to leaving for Mississippi, she was a resident of the Northhampton subdivision where she served not only as a board member but was President of the Homeowners Association for 4 years. With 3 boys growing up, she became very active as a volunteer for the Boy Scouts of America, Sam Houston Area Council, earning many awards in fund raising and service to youth. She was a Realtor and is a published author.

Paul V. Watson M.D.

While in Mississippi, Paul, a pathologist, spent his days as Chief of Diagnostic Medical Services at the Gulf Coast Veterans Health Care Service until his retirement. During his medical career, he managed both private and hospital laboratories in the suburban Houston area and was active in state and national professional organizations. He was also one of the initiators, a founding board member, and one of the original medical liaisons of the Cypress Creek Emergency Medical Services Association.

Bruce Byers

Bruce and his wife Pat moved to Cimarron Country in 2003 from New York. Moving here was a "moving back to Texas" event after spending years in New York, Pennsylvania, and overseas with the oil and gas business. Bruce has worked, visited or lived for extended periods in Singapore, China, Japan, Korea, Australia, Malaysia, India, Thailand, Indonesia, France, the middle east, and Canada. While home, Bruce has been a Superintendent of Sunday Schools, has instructed classes on various aspects of his industry and has coordinated seminars and events for visitors from various nations. Bruce has three daughters and loves being here in our quiet community, enjoying the neighbors, the gardens and the animals.

Joyce LaPée

Joyce is currently serving on the board, having been appointed to take a seat made available when one of the board members resigned. She and her husband, Chuck, moved to Cimarron Country two years ago from The Woodlands. The LaPées have owned Eagle Postal Service on 1488 for eight years after owning a similar store on Sawdust for seven years. During the time she has been at Eagle, Joyce has gotten to know many of our community members. Joyce has been excited about serving as a volunteer saying, "I am so excited about giving back to this community we love."