



Special Interest Articles:

- Get ready for trick-or-treating with our safety tips!
- Helpful home maintenance tips and going green!
- Letter from Board Member Sheryl Ogg

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Mark Your Calendar



North Country Estates Homeowners' Association
2nd Annual Membership Meeting

Tuesday, October 21, 2008 – 6:00 pm

3208 Stampede Dr.

B.Y.O.C. – Bring Your Own Chair



It's time to meet and conduct business that affects you and your family. It's also a great time to meet your neighbors – some of them very new to our neighborhood! It all starts with a "Meet and Greet" time where you can sample some munchies and dessert while getting acquainted.

Annual Meeting packets were recently mailed to all North Country Estates property owners. Please review the information and if you can not attend the meeting on Oct. 21, return the *completed* ballot and/or proxy to make your vote count. If you have not received a packet, please call Sheryl Ogg @ 778-5780. Hope to see you there!!

2008 Election Information

As residents of Precinct 5A, our voting site is the Zion Church of Kurten located at 977 N. FM 2038 in Kurten.

Be sure to bring your voter certificate with you (it should have been mailed to you) when you go to vote. If you are a registered voter and you have lost or misplaced your voter certificate, you may vote without your certificate by providing some form of identification and signing an affidavit at the polls.

If you would like more information or have any questions, visit www.brazosvotes.org.



Important Dates:

6 October 2008

Last day to register to vote.

28 October 2008

Last day to submit an application for absentee voting (ballot by mail).

20-31 October 2008

Early Voting

4 November 2008

Election Day

NCEHOA Board of Directors



Lyndon Almand, President	778-0476
Open Position, V.P.	
Brit Lively, Secretary	254-433-1445
Sheryl Ogg, Treasurer	778-5780
Joe McVey, Member-at-Large	777-7354

Want to communicate with your Board of Directors or Committee Chairpersons?

There are two options available:

Email: nceboard@yahoo.com

Mail: NCE HOA

P.O. Box 6896

Bryan, TX 77805

Kurten Fire Department Services NCE

As you know, it is the Kurten VFD that services our subdivision. You may not know that you can become a supporting member of the department. Annual dues is only \$5, and any one over 18 years of age may join and support a very good cause that is in the best interest of all of us here in North Country Estates. With a paid membership you can vote in the organization's matters. You can complete the following form and either submit it at a monthly meeting, or mail to: District Two VFD, P.O. Box 32, Kurten, TX 77862

Name: _____ Phone: _____

Address: _____

____ I would like to make a donation of \$ _____. Please make checks payable to District Two VFD. **We appreciate your donation!** A receipt will be mailed to you.

____ I would like to pay my annual dues. I am paying for _____ memberships at \$5 each for a total of \$ _____. I understand that I can vote only if I am a paid member.

Please print names and email addresses for individuals for which membership is being paid.

Name: _____ Email: _____

Name: _____ Email: _____

Name: _____ Email: _____

Name: _____ Email: _____

Name: _____ Email: _____



The Commissioners meet the second Monday of each month at the Kurten Fire Station at 7:00 pm. The meeting is open to all residents.

NCE Garage Sale

North Country Estates held its first neighborhood garage sale August 23rd, 2008. We had about ten participants and had a super turnout. There were cars everywhere in our neighborhood! Brenda Garcia, who works at The Eagle, was gracious enough to put the ad in the newspaper with no charge, and Judy Spencer posted it on Fleajockey.com. It was also announced on KBTX and word spread quickly. Everyone who participated did quite well. Maybe we can make this a yearly event. Thanks to all who participated!

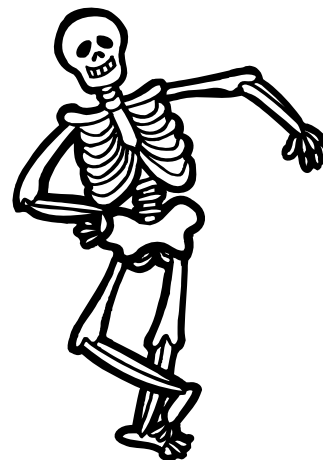


The neighborhood garage sale was a huge success!

Tips for Trick-or-Treating

For Kids:

1. Carry a bright flashlight with fresh batteries to illuminate sidewalks, steps and paths.
2. Walk on the left side of the road.
3. Obey ALL traffic signals and signs.
4. Don't cut across yards and stay out of back yards.
5. Review the "stop, drop and roll" procedure.
6. Avoid candy that has loose wrappings, is unwrapped, has puncture holes, or is homemade.
7. Be polite and say thanks!



For Homeowners:

1. Make sure your yard is clear of such things as ladders, hoses and low flower pots.
2. Be sure the path and stairs to your front door are well illuminated.
3. Make sure paper decorations or costumes won't be blown into a flaming candle.
4. Try healthy food alternatives for visiting trick-or-treaters. Include packages of peanut butter crackers, single-serve boxes of cereal, packaged fruit rolls, or single-serve packages of popcorn!

Do you have something to say?

The deadline for announcements and articles in the December edition of NCE News is:

Friday, November 21

You can email the information to nceboard@yahoo.com.
Please note: All material will be reviewed prior to release in the newsletter.

Fall Home Maintenance Checklist



Mechanical Systems and Attic Area:

- ☐ Clean and test smoke alarms and carbon monoxide detectors.
- ☐ Change or clean air conditioner/furnace filter.
- ☐ Check and operate heating system. Have a professional maintain the system if necessary.

Exterior of Your Home:

- ☐ Adjust sprinkler system for winter watering schedule.
- ☐ Clean gutters and confirm that downspouts and splashblocks drain away from the house.
- ☐ Check exterior caulking and paint. Touch up as needed.
- ☐ Wash and clean windows and window screens.

Interior of Your Home:

- ☐ Follow all instructions for safe operation of any fireplace.
- ☐ Open and close windows regularly to help lubricate the tracks.
- ☐ Inspect for shrinkage damage such as minor drywall cracks and separations of wood trim. Repair as needed.

8 Ways to Save Water Without Spending a Dime

1. Turn the water off while brushing your teeth.
2. Fill a milk jug with stones and place it in your toilet tank to displace water.
3. Dig up an egg timer from your kitchen and use it to cut showers down to 5 minutes.
4. Turn off the water while shaving.
5. Fix toilet and faucet leaks immediately.
6. Don't use your toilet as a trash can.
7. Collect "warm-up" water to irrigate your lawn and flowerbeds.
8. Conserve energy. The National Renewable Energy Laboratory estimates that .47 gallons of water are lost for every kilowatt-hour of power generated by coal power plants.



Kudos for Kids

Have a super-star kid?

We want to know!

Take a moment to share your child's achievements with your neighbors! Examples could include first communion, a role in the school play, recitals, academic achievements, and birthdays, just to name a few! Email your child's name and what they did to nceboard@yahoo.com to have them included in our newsletter!

Holiday Decorating Contest

Do you love looking at the decorations of the seasons? We are looking to find volunteers to judge a holiday decorating contest for the subdivision. Please email your name and phone number to nceboard@yahoo.com.

Special Interest Groups

Do you love to read? Do you love a great glass of wine? How about a fun night of board games? If you have an interest in getting to know your neighbors through a special interest group (book club, wine tasting club, game night, etc.), please let us know! Email your name, interest and phone number to nceboard@yahoo.com.

Babysitters Needed

We would like to start a list of babysitters/mom's helpers in our neighborhood. If you or your child is interested, please email us at nceboard@yahoo.com.

Please put 'Babysitter' as the email subject. Include your name, your child(ren)'s name (babysitter or child) and phone number.



Real Estate Activity in NCE

SOLD May thru Sept 2008

3514 Blazing Tr	\$191,000	May
3399 Wickson Cove	\$213,500	June
4847 Blazing Tr	\$259,900	July

(Due to privacy issues only the original asking price and month of sale is disclosed)



Remember to have the HOA approve any new builds you plan to add to your property (ie. sheds and outdoor garages and fences).

CURRENTLY FOR SALE

4812 N. Country Dr	\$279,900	NC
4478 FM 974	\$299,900	
4520 FM 974	\$265,000	
4801 Blazing Tr	\$326,775	NC
3317 Stampede	\$372,500	NC
3209 Stampede	\$369,000	
3397 Vaquero	\$269,900	



Carcasses have been dumped into the creek on Wilcox Lane in the past few months. The second and third were noticed this weekend. If you have any information about past instances or see anyone dumping anything from the bridge, please report them to the Sheriff's department. This is a very unsanitary situation. We do not want that kind of environment in our area.

(NC = New Construction)

Obtained from BCS Multilist Service and does not include activity outside the Realtor Community

Information courtesy of NCE Resident/Realtor
Ken Smith
Century 21 Beal
(979) 204-4955 - Cell
www.kensmithrealestate.net

A Letter from the Board

Time really does fly! I can't believe this first Board of Directors has been serving our community for almost a year now. We've watched our neighborhood grow from the original 114 members to the current population of 137 voting property owners. It was slow-going at first (after all, we are novices at this), but we have made some real progress this year:

- Signs created and donated by John Cogar (former Board Secretary) placed at each entrance to North Country Estates.
- E-mail and Post Office Box addresses procured for direct communication to your Board of Directors
- Website established for the communication of North Country Estates information, news and events
- Deed Compliance Committee Processes and Procedures created and implemented
- Hospitality/Welcoming Committee established to greet our new neighbors
- Newsletter Committee established to help keep us informed of happenings and items of interest to our community

We've also seen members of our community *voluntarily* take action for the betterment of North Country Estates. Hats off to **Jimmie Beeler** and **Lyndon Almand** for seeing to the watering of our signature crape myrtle trees during the hot summer months! And to **Janet McVey** for organizing our 1st Annual Neighborhood Garage Sale (see article in this newsletter). Also to **Gary Ogg** for negotiating a service contract with American Septic providing reduced rates for North Country Estates HOA members in good standing. (This means your dues are paid.) *All American Septic* owner Jordan Bucknum reports he is now approved to service ALL brands of aerobic septic systems.

As we look to next year, we hope YOU will get involved and be a part of continuing to improve our wonderful community!

See you at the Annual Membership Meeting,

Sheryl Ogg

North Country Estates Homeowners Association

PHONE:
979.778.5780

E-MAIL:
nceboard@yahoo.com

Please keep us updated
with your current email
address and phone
number!

We're on the Web!
See us at:
www.northcountryhoa.org

Helpful Contact Numbers

Brazos County Sheriff: Emergencies: 911
24 hour non-Emergency: 361-3888

Kurten Volunteer Fire Dept.: 589-3263

St Joseph's Regional Health Center: 776-3777 / 2801 Franciscan Dr.

College Station Medical Center: 764-5100 / 1604 Rock Prairie Rd.

Brazos County Voter Registration: 361-4470

Bryan Texas Utilities: 821-5700

Wickson Creek Utilities/Water: 589-3030

Bryan ISD General Information: 209-1000

Verizon Telephone Service: 800-483-1000; www.verizon.com

Wickson Wireless: 979-775-2125

Texas "Do Not Call" List: 1-866-896-6225; www.texasnocall.com

National "Do Not Call" Registry: 1-888-382-1222; www.donotcall.gov



Calling All Experts

There is interest in developing a volunteer based "Yellow Pages" of experts within our community – a list of people that are willing to give free advice on a variety of subjects.

If you have experience and want to share it, we want to know! It could be anything from landscaping to machine work to quilting. When we use the word "experience", we mean those people with which we have had good results that produce an end product that makes us happy. Please send your information to nceboard@yahoo.com.

Phase Captains	Phase	Captain	Phone/email
	1	Beau Thurman	778-5704 aggiecow@hotmail.com
	2	Paula Phillips	778-0185 Paula.C.Phillips@wellsfargo.com
	3	Bruno Shimek	778-0682 christines@suddenlinkmail.net
	4	Marty Engel	778-5468 martye@tconline.net
	5A	Gary Ogg	778-5780 Gr8salin@yahoo.com
	5B	TBD	
	6	Bill Adkison	778-2052 bill@alatex.us
	7	Paul Pope	778-2959 poppe@txcyber.com
	8	Curtis Todd	778-1363 T2cndtodd@aol.com
	9	Joe McVey	210-363-6749 joemcvey@tconline.net
	10	Lyndon Almand	778-0476 lynalmand@yahoo.net
	11	Amy Price	778-2092 Amyprice4jc@gmail.com
	12	TBD	
	13	TBD	



**Daylight Savings ends
November 2**

Remember to turn your
clocks back one hour at
2:00am.

**Veteran's Day is
November 11**

Thanks to those who
have served and are
currently serving our
country.

