

Graystone Hills Association  
2030 Graystone Hills Drive  
Conroe, TX 77304

April – June 2025



## Contents

**January 2024 Recap:**

**Budget**

**Current Status:**

**The Board of Directors**

## The Graystone Hills Quarterly



**Eric Comstock, President**

**“Hello to all of our residents”**

*As the President of our Association, it is my pleasure to have the opportunity to introduce the first Graystone Hills Community Association newsletter. The Board of Directors’ goal is to provide helpful and current information about activities and events within our community, as well as useful information to help us all work together to make Graystone Hills the most attractive, friendly and welcoming community in our area. You can expect a variety of subjects to be covered in each newsletter. We also welcome your input on topics to be included in future newsletters.*

\*\*\*\*\*

*We started 2024 almost \$100K in debt which resulted from a combination of unexpectedly high-water usage during the 2023 summer drought, and the ever-increasing prices of water.*

*The 2023 budget included major maintenance and improvements on the pool, however, that did not leave sufficient room in the budget to handle the unexpected expense of the summer drought, forcing the association to take out a loan of almost 100K. This debt was paid off in 2024 and the Association just managed to get to the end of the year without pulling any money out of our very limited reserves.*

*Hurricane Beryl-related damage:*

*In 2024, the association had over \$30K of storm-related damage. Most of this was fallen or damaged trees which blocked roads, trails or presented dangers of falling.*

\*\*\*\*\*

*2025 saw two long time board members resign. We currently only have one Board member who was in office before 2024 and he is expected to move away and will then be replaced.*

*The current Board Members and positions are as follows:*

- *Eric Comstock, President*
- *Marcus Wilson, Vice President*
- *Henry Russell, Treasurer*
- *Tim Allman, Secretary*
- *Franc Lopez, Member at Large*

## Financial Summaries

<https://portal.imcmanagement.net/community/documents>

You will be able to view the following financial documents posted:

- Association Financials
- Bank Statements
- Budgets

\*\*\*\*\*

## Maintenance and Project Updates



*The Board has made the removal of dead and/or dangerous trees a priority for this year. We are in the process of removing those trees throughout the neighborhood. The work along Park and along White Oak between Park and Aaron Pasternack, has been completed. The remainder of the work is being scheduled and should be completed soon, possibly by the time this is published.*

*I would like to take this opportunity to give special thanks to Henry Russell for spearheading the current round of tree removal. Between marking trees to be removed, taking bids and supervising the removal process, Henry has been instrumental in assuring the success of this project.*

*This is only the first step in the renewal of our forested areas.*

\*\*\*\*\*

## Water and Landscaping

*These two topics are very closely linked and we face several challenges. We have aging irrigation systems that do not meet the needs imposed by the ever-increasing cost of water and city-imposed watering restrictions.*

*The flowers placed at the entrances to the neighborhood are a perfect example. In the heat of the summer, we experience our driest season, while at the same time are subject to mandatory watering restrictions. Additionally, our current irrigation systems do not allow for the flower beds to be watered independently of the surrounding areas. That leaves us with the choice of continuing as in the past, with ever increasing costs, and worsening results, or doing something different.*

*To address this situation, we have a two-pronged plan. First, we will plant more drought tolerant flowering perennials in those beds that should be able to survive on twice weekly watering. Second, the money we save by not replacing the flowers four times a year will instead be used to begin the process of upgrading the irrigation systems in those beds. Once the beds are on separate irrigation zones and have drip irrigation, which will use less water and be exempt from most of the watering restrictions, we will have the freedom to support whatever we want to plant there. This is a long-term plan which we believe will improve the appearance of the neighborhood now and going forward.*

\*\*\*\*\*

*Please review the following graph of our water expense over the last few years. While we were significantly over budget the last two years, we have allocated more money for the watering budget for 2025 and are determined not to exceed it.*

**If you see a water leak, please report it to Amanda as soon as possible.**

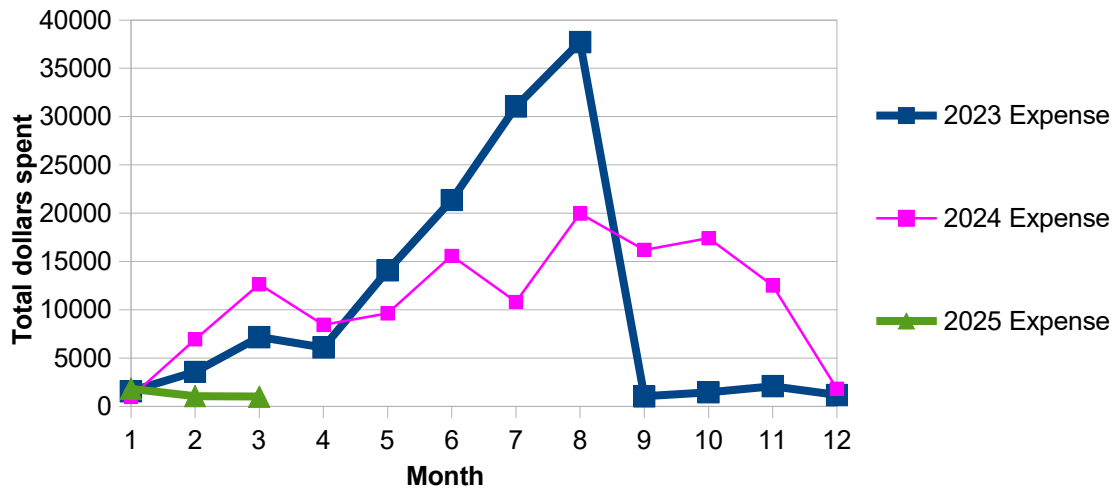
## Water usage graph

Fences

More to come

Spring Garage Sale

Total spent on water by month across zones



The original fences are nearing the end of their usable lifespans and will need to be replaced. This is going to be a major expense not only for the association, but for the residents as well.

We are contacting local fencing installers in an effort to get a volume discount, for both the association and individual residents. Once an installer is selected, that installer will install a fence that will conform with association guidelines. It will be uniform throughout the neighborhood. Residents will have the option of using this installer. Doing so will allow residents to get the lower contracted price as well as automatic ARC approval for replacing existing fences. We will keep you informed as this initiative moves forward.

\*\*\*\*\*

The Board currently has several other initiatives under way. As we move forward, we will have much more to share. Please watch for future editions of this newsletter, as my fellow Board members will be discussing our progress.

\*\*\*\*\*

There will be a survey distributed soon asking for your input to the recently held Graystone Hills Community Spring Garage Sale. Please take a moment to provide your input so that we can make the upcoming Fall Garage Sale even better.

**FAQs**

***How much does it cost for a resident to rent the clubhouse?***

*It's free!*

*A cleaning deposit is required, but it will be returned if the clubhouse is left clean and undamaged. Birthday parties, wedding or baby showers, all are welcome.*

***Is the clubhouse available for my club meeting?***

*Yes, and it is free! Your club meeting is welcome. A resident will have to make the reservation, provide for the cleaning deposit and be responsible for any damages.*

***How do I rent the clubhouse?***

*Contact Amanda (see below) for the details.*

\*\*\*\*\*

**Garden Walk**

***Are you a garden enthusiast that would like to share your experience with other Graystone residents? Some of our residents will be organizing a "garden walk" soon so that they can all learn from each other as to what works in our unique climate. If you are interested in either attending a garden walk or hosting one to show off your garden, please let Amanda know.***

\*\*\*\*\*

**Contact:**

*If you have any questions about our community, would like to contact the Board, or to report items that require maintenance, please contact:*

Amanda Pedini  
Community Association Manager  
3500 West Davis St, Suite 190, Conroe TX 77304  
(281)419-1653  
(936)207-4001  
apedini@imcmanagement.net  
imcmanagement.net/