

Graystone Hills Association
2030 Graystone Hills Drive
Conroe, TX 77304

January – March 2026



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*Messages from the Board
HOA Community Meeting*

The Graystone Hills Quarterly



Messages from the Board

A word from our President:

I am pleased to announce that we finished 2025 “in the black.” This was the first year in several that we did not have to borrow from the next years advance payments to meet our end of year expenses. We even managed to put a little back into our reserves.

This leaves us in a, MUCH better financial position as we start 2026. Going forward we intend to continue to build back our reserves to a safe level, catch up on work that was previously postponed and avoid any increases in the annual dues.

As we start a new year in Graystone Hills it is my honor to introduce our Board members.

Our Treasurer, Henry Russell is returning for the second year of his term and his second year as our Treasurer. Thanks to his efforts last year we successfully eliminated most of the dead and dangerous trees and balanced our budget. Good job Henry!

We have three new members this year:

Janice Elliott will be serving the first year of her term. Sara Neil will be serving the first year of her term as our Vice President and Michael Gabrielse will be finishing out the last year of a previous board members term as our Secretary.

I will be serving the final year or my term and my second year as President.

Eric Comstock

Meet your new 2026 HOA Board members:



Janice Elliott

I am a 10-year resident of Graystone Hills and recently elected to the HOA Board of Directors. I am retired from a 35-year career as a licensed U.S. Customs and Border Protection Broker in International Freight Forwarding and Logistics. With the management experience of my profession, I feel I can bring to our community a new vision for the betterment of our subdivision. Over the years I have seen a lot of changes in the community and many things that need to be addressed. Home ownership is probably the largest investment one can make and I want to see that that investment is protected and maintains its value as high as I possibly can by working closely with the community, our management company and the board.



Michael Gabrielse

My family has lived in GSH since 2021. We particularly enjoy the trails and wooded preserves, often with our Poodle and/or strolling with our baby girl. I'm a consulting arborist and forester working in development, for forest landowners, for municipalities, and in legal matters. A primary reason for volunteering on this board is to provide my specific expertise; my hope is to be effective and efficient in the matters I can provide excellence, hence only seeking the one-year term. My anticipated focus includes review of contracts and proposals related to vegetation management, initializing a reforestation pilot program, encouraging adherence to the HOA submittal and approval process, addressing overstocking of residential lot live oaks and difficulty with grass, identifying some standard variances to some of our intense CCRs, and continuing to seek resolution with our MUD 107 on existing amenities. Our neighborhood is "coming of age" and we have problems now that may not have much precedence- adherence to process and prioritization of action are critical to keeping this neighborhood the gem most of us believe it is..



Sara Neal

Hello fellow Graystone Hills residents,

I am so excited to serve on the 2026 HOA board of directors. I have been a Graystone hills resident for 4.5 years now and love this community. I'm passionate about building a connected, welcoming community where neighbors feel informed, involved, and proud of where they live. As a mother with two young children, I want to create an "Events Committee" that will plan exciting activities for our community year round. I'm committed to listening to homeowners, supporting responsible decision-making, and helping Graystone Hills continue to thrive as a place we all love to call home.

I am looking forward to a wonderful 2026!

Welcome Neighbors!

Hotlink: ([Vantaca Home](#))

Hotlink: ([Graystone Hills – Association Website](#))

On behalf of your community, we are excited to bring you a new look and enhanced site for your Owners' Association. Our hope is that this community website serves as an effective information resource for your community and as a useful tool for tracking your communications with us.

Login FAQs

If This Website Is Not Recognizing Your Password: Please click the "I forgot My Login/Password" link above the Email field (on the right) to generate a new password. Please allow up to 15 minutes for the email with the new password to reach your inbox. If the new password you receive does not work, it is almost always due to a typo in which similar looking characters are mistaken for each other (e.g. lowercase l and capital I, or letter O and number 0).

If You Do Not Have a Login: Please click the "Sign Up" link on the right. That will take you to the Registration page. Then, fill out the fields that include Email, Name, Phone, Account, Password, Confirm Password, and Registration Key.

How to access your Association webpages:

If you do not have a Registration Key: Click the "I Do Not Have a Valid Key" hyperlink to be taken to the Sign Up page. There you will fill out the fields, submit your Sign Up request, and a member of our team will review your request and reply back within 2 business days.

Significant documents that govern our community:

Hotlink: [Vantaca Home](#)

Follow the process – how to get approval for exterior changes, additions, or improvements:

UPCOMING EVENTS:

Easter Festival –



March 21st 10am
graystone hills clubhouse

- egg hunt
- food trucks
- crafts
- Easter bunny

Neighborhood Garage Sale –



PRESERVE SAFETY CLEARING UPDATE (H.Russell):

We began clearing a path approximately 3 to 4 feet wide from the fence line. This effort is intended to allow access for necessary fence repairs and to prevent overhanging brushes from encroaching onto your property.

The clearing work started at Ridgeview Forest and continued down, successfully completing the section along Park Blvd. However, due to safety concerns, we had to temporarily skip The Retreat. Instead, we resumed work at Eagle Point and cleared all the way down to the school at Montgomery Park.

We are currently in the process of obtaining a bid to complete the clearing at The Retreat. Our commitment is to finish clearing the entire neighborhood within this year.

Safety first:

ARCHITECTURAL (ARC) REVIEW PROCEDURES:

Plans and specifications for Improvements are to be approved in advance. No special consideration will be given in those instances when post-construction approval is requested.

1. General: An item can come before the ARC as follows: a. A Property owner (or his/her representative) shall submit any Application for Improvement to the Management Company. b. An unapproved Improvement may come to the attention of the Board, ARC or the Management Company. The Management Company will send a letter to the Owner requesting an Application be submitted. If no Application is received within 30 days, the Management Company will report this to the Board, which will take appropriate action. c. If the unapproved Improvement appears to be a violation of the Declaration, the initial notification/ request to the Owner will be a registered letter.

2. Applications for Approval: All Applications to make any Homeowner Improvements must be submitted to the Management Company in writing by completing the Application form(s) currently in use by the ARC, copies of which are attached herewith as Exhibits "A" and "B". The Management Company shall coordinate Application processing on behalf of the ARC. Plans and specifications for any Improvement should be attached to the Application. For room additions, sunrooms, patio enclosures and patio covers, Applications must be accompanied by a detailed scaled drawing or plans showing the three-dimensional relationship of the Improvement to the existing structure. Applications must also include a plot plan showing the location of the improvement in relation to all lot boundary lines, the residence, the easements, and the building setback lines. Applications must also include a detailed material list and include the name, address, and business phone number of the contractor or installer, if applicable. Applications may be rejected for failure to provide any of these required items. The ARC reserves the right to require certified architectural and/or engineering drawings. All Applications, additional information, or requests for appeal shall be mailed or delivered to the office of the Management Company, not to members of the Board or ARC. The ARC reserves the right to request any additional information it deems necessary to properly evaluate any Application. In the event that the ARC requests additional information, the Application shall be considered incomplete until such information is submitted to the ARC and the sixty (60) day requirement for approval of the Application, as described in the Declaration, shall not begin until such information is received. In the event that the ARC requests additional information and the information is not received within forty-five (45) days from the date of the request, the Application shall be denied. However, the applicant may thereafter submit a new Application with the requested information to the ARC for its review.

Graystone Hills Community Association, Inc. Residential Improvement Guidelines for Homeowners Page 4, January 2012

Power outages:

IMC POC:

3. ARC Decisions: ARC committee members shall consider each Application for compliance with the Declaration and these Guidelines. The decision of a majority of members to approve or disapprove an Application shall be considered the decision of the ARC. ARC decisions shall be conveyed in writing by the Management Company to the applicant and shall include a statement of the conditions under which the Application is approved, if any, or the primary reason(s) for disapproving the Application. In accordance with the Declaration, any Application that is not approved or disapproved within sixty (60) days of the date of its receipt shall be deemed to have been automatically approved provided, however, that (i) any such approval shall extend only to these Guidelines and not to any of the Use Restrictions set forth in the Declaration; and (ii) in no event shall non-action be deemed to constitute approval of an Application for any change, addition, improvement, or any other item that would violate the Declaration. Unless otherwise stated in the ARC's written response, all approved exterior changes, additions or improvements shall be completed within forty-five (45) days of the date construction, installation, or erection is commenced.

4. Board Appeals: In the event the ARC disapproves an Application, the applicant may submit a written appeal to the Management Company for review by the Board. The Board shall review the appeal at its next meeting following the date upon which the request for appeal is received, and notify the applicant of the Board's decision. All decisions of the Board shall be final.

5. Status of Applications During Appeal: During the appeal period, the decision of the ARC on the original Application shall remain in effect. Further, an appeal of a decision of the ARC shall not be considered a new Application resulting in approval of the original Application if a response to request for reconsideration is not submitted by the ARC or the Board within forty-five (45) days of the date of its receipt.

6. Permits: a. After ARC approval and before construction, Applicant must obtain the appropriate building permit for the Improvement on a Lot. ARC does not monitor the permit process nor does it guarantee that the permitting agencies will grant a permit for an Improvement that is approved by the ARC. Accordingly, all ARC approvals are contingent on permitting approval. b. Applicant is advised to obtain ARC approval before submitting for permit. The permitting agencies are separate from the ARC, and their approval does not equate to ARC approval.

To report a light out, visit www.myentergy.com/s/reportoutage

1. Click on report a lighting issue, select street light and then continue
2. An address box comes up
3. fill out with address closest to non-working light
4. a map will come up showing little blue circles where there are light poles, click the one that is out
5. Fill out information and then click submit report.

Want to keep updated to power outages in the community, use these links:

[Conroe severe weather info](#)
[Entergy | View Conroe Outages](#)

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 (Photo and write up needed)

Community Association Manager

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