

**HELPFUL COMMUNITY INFORMATION**

**In case of emergency – Dial 911**

Association Management, Inc....713-932-1122  
 Bentwater Access Control.....713-597-4190  
 Bentwater Marina...936-597-6153  
 Bentwater POA.....936-597-5532  
 Bentwater Sales ....936-597-5700  
 Bentwater Yacht & Country Club.....936-597-6219  
 Center Point Energy .....800-752-8036  
 Conroe Courier.....936-756-6671  
 Conroe Regional Medical Center.....936-539-1111  
 Entergy.....800-368-3749  
 Houston Chronicle..936-756-2355  
 Memorial Hermann The Woodlands.....281-364-2300  
 Montgomery ISD....936-582-1333  
 Montgomery County Animal Control.....936-538-8299  
 Montgomery County Civil Defense.....936-760-6964  
 Montgomery County Commissioner.....936-856-4851  
 Montgomery County Constable Pct.1.....936-539-7821  
 Montgomery County Courthouse.....936-756-0571  
 Montgomery County Elections Central....936-539-7843  
 Montgomery County Library.....936-539-7824  
 Montgomery County Poison Control.....936-539-7044  
 Montgomery County Sheriff's Dept. ....936-760-5800  
 Montgomery County Tax Assessor/Collector.....936-539-7897  
 Montgomery County

San Jacinto River Authority.....936-588-1111  
 St. Lukes Woodlands...Open soon  
 Streamgate Cable.....936-597-6767  
 Texas Department of Public Safety.....936-539-3754  
 TXU.....936-441-0611  
 U. S. Post Office.....936-597-4222  
 Waste Management.... 800-452-5982

**ADVISORY Board**

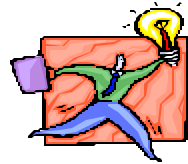
Provides input to the Trustees with respect to the operating plans and budget and various policies, rules and regulations of the Association and to serve as contact point for the property owners.

**Mimi Bastian** – Community Relations

Chair -Resident

**Tom Clough** –

Resident



**Scott Clements** –

Non-resident

**ADVISORY Board is elected by Bentwater Property Owners for 2-year staggered**

**Bob Darwin** –

Non-resident

**Jimmy Hill** –

Access Control Chair – Non-resident

**John Joseph** – Deed Restriction Enforcement Chair – Resident

**Ted Lutzenburg** – Non-resident

**BENTWATER POA MEMBERSHIPS**

Community Association Institute  
 Montgomery County Communities Association  
 Greater Conroe/Lake Conroe Area

**Park in the Meadows**

*Now Available!*

**Recreation Equipment**



No Rental Fee  
 Replacement charge only

*Croquet – Basketball-Volleyball-Horseshoes-Tetherball*

Call the POA office at 936-597-5532 to reserve the park for family reunions,

**HOLIDAY IN THE PARK**

**FIRST FRIDAY NIGHT IN DECEMBER**

**Park in the Meadows 6:00 pm**

Official Recognition of Holiday Season

Tree Lighting Ceremony



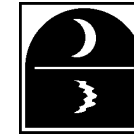
Arrival of Santa Claus



**BENTWATER**  
 Property Owners Association, Inc.  
 170 Hillsborough Drive West  
 Montgomery, TX 77356  
 936-597-5532 800-599-2134  
 Fax: 936-597-6221  
 Email: bentwater@amitx.com  
*Everything you want in a community*  
 www.bentwaterpoa.com

**An Informational Publication**

**WELCOME!**



**BENTWATER**

*The only official agency serving Bentwater Property Owners on subdivision issues*



**Subdivision Facts & Figures**

- \* 1,488 acres
- \* 39 miles of paved concrete road
- \* 7.18-acre *Park in the Meadows* with a 3-acre scenic lake
- \* 3 Petite Parks
- \* Bentwater POA is the parent association with five sub-associations.
- \* Over 1,000 homes and growing!



**PURPOSE OF THE POA**

To promote and enhance the desirability and attractiveness of the lots, common area, the subdivision and other tracts subject to recorded restrictions.

## FREQUENTLY ASKED QUESTIONS

**Many questions can be answered by accessing our intranet web site at [www.bentwaterpoa.com](http://www.bentwaterpoa.com)**

**How do I apply for architectural approval to build or remodel my house?** An information packet is available from the POA office.

**Where do I go for utility information?**

Electricity Supplier –

*Entergy – 800-368-3749*

Water Supplier –

*MUD 18 – 936-760-1882*

Natural Gas Supplier –

*Center Point Entergy– 800-752-8036*

TV and Internet Cable Supplier –

*Streamgate Cable – 936-597-6767*

**Where do I get my driver's license changed?** At the Texas Department of Public Safety Office located at First Street and Hillbig in Conroe. 936-839-3754.

**Can I register to vote near here?**

Contact the Montgomery County Elections Central Office at 936-539-7843.

**What are the names of the local newspapers?** Conroe Courier, Hous-

ton Chronicle, Montgomery County News

**How do I get a key to my mailbox?**

Please accept our friendly reminder to ensure your house number is prominently displayed

Call the Montgomery Post Office, 936-597-4222.

**Who do I call to report problems?**

Common area and other POA issues can be reported at the POA office by calling 936-597-5532. Parking decals and visitor information is available from the POA Access Control Department at 936-597-4190. Trash and other utility concerns should be reported to the respective providers. See *Helpful Community Information*.

**Where do I find the deed restrictions?**

A copy of the deed restrictions for a specific section (they vary from section to section) is usually provided to the new property owner at closing. Additional copies are available at the POA office for a fee of \$20.

**When are my assessments due and for what period?**

Annual assessments are due July 1st of each year for the calendar year beginning the previous

**Is there a notary in the area?** A notary is available in the POA office from 8 to 5 Monday thru Friday. Fee – \$13 per document. Please

**Where can I get a map of the subdivision?** Complimentary written street directions are available at front gate from the Access Control Department. Subdivision maps are available from the POA office for a fee of \$2

**How do I get a decal for my new car?**

Appear in person with your vehicle and a membership card or Vehicle Decal Form (available from the POA) at the exit side of the front gate. The friendly Access

## Community Awareness Day



**2003 Event Details & Date**

**To be announced soon!**

Each year, Bentwater POA hosts a major event designed to increase community awareness of federal, state and local services and facilities. Targeted groups are invited to communicate relevant, useful information on an informal basis to our property owners. There is FREE FOOD and DRINK, lots of exhibits, games and fun. You



Watch for the date of the 2003 Community Awareness Day to be announced soon!

## Architectural Review

### Fee Schedule

The Architectural Control Committee (ACC), an independent entity appointed by the Declarant, is comprised of licensed architects, engineers and other professionals and reviews all plans. The POA acts as administrator for the ACC.

House Plans	\$350
Variance	\$250
Consent to Encroach	\$250
Dredging Permit	\$350
Room Additions	\$125
Bulkheads & Boat Docks	\$100
Decks & Patios	\$100
Swimming Pools	\$100
Spas & Hot Tubs	\$100
Landscaping & Fences	\$100
Drainage Systems	\$100
Retaining Walls	\$100

Sun Rooms, Shade Arbors,

Screened Enclosures \$100

### POA Administration Fee Schedule

New Sale	\$150
Re-sale	\$150

## **CITY OFFICES**

Chamber of Commerce  
936-756-6644

Montgomery City Hall  
936-597-6434

## **LICENSE & REGISTRATION**

DRIVERS LICENSE:  
Texas Department of Public Safety  
936-539-3754

VEHICLE REGISTRATION:  
Montgomery County Tax Department  
936-539-7896

VOTER REGISTRATION:  
Montgomery County  
936-539-7897

## **POST OFFICE**

Montgomery County Post Office  
936-597-4222

## **SCHOOLS**

Montgomery I.S.D.  
936-582-1333

Montgomery College  
936-273-2900

## **UTILITIES**

ELECTRIC:  
Entergy  
Toll Free 1-800-840-4478

TELEPHONE:  
T X U  
936-539-7296

WATER & SANITARY SEWER:  
Hays Utility Service  
936-588-1166

## **UTILITIES (CONT.)**

CABLE:  
Streamgate Cable

936-597-6767

**GARBAGE:**

Waste Management

Toll Free 1-800-452-5982

Local 936-760-1337

**EMERGENCY CALLS ONLY**

Fire-Sheriff-Ambulance-Doctor-Poison Control

911

**PUBLIC SAFETY**

Montgomery County Sheriff

936-760-5800

Montgomery County Animal Control

936-538-8299

Montgomery County Constable Pct. #1

936-539-7821

Montgomery County Tax Assessor Collector

936-539-7897

Montgomery County Fire Station #55

Non Emergency 936-597-5544

Montgomery County Poison Control

936-539-7044

San Jacinto River Authority

936-588-1111

**CIVIL DEFENSE**

Montgomery County Civil Defense

936-760-6964

**HEALTH & MEDICAL**

Conroe Regional Medical Center Hospital

936-539-1111

Memorial Hospital-The Woodlands

281-364-2300

## **BENTWATER SERVICE NUMBERS**

AMI	713-932-1122
Access Control	936-597-4190
Country Club	936-597-6219
Golf Shop	936-597-6224
Marina	936-597-6153
Tennis Center	936-597-6225
Property Owners Assoc.	936-597-5532
	1-800-599-2134
Resale Office	936-449-5545
Information Center	936-597-5700
Construction Office	936-597-6999

## **CHURCH**

Church On The North Shore	936-449-6400
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