

THE PARK POST

DECEMBER

GRAND
CENTRAL
PARK

2023



THE OFFICIAL RESIDENT PUBLICATION

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HOLIDAYS



TOY
DRIVE



CHRISTMAS
CANDYLAND



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ROLL BINGO



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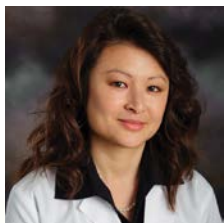
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THE PARK POST

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From your LIFESTYLE DIRECTOR

Hello, Grand Central Park residents!

I am so excited to “Wrap” up (see what I did there) the year with such an amazing community! We are going to finish 2023 strong with some Holiday Cheer and Magical Memories.

To kick off December, we have the Annual Toy Drive. I look forward to partnering with the Conroe Police Department and putting some smiles on some well-deserved faces!

Next, we will be satisfying everyone’s sweet tooth with our Family Christmas Candyland Holiday Party!

Following up with some sweet and sassy adult fun at Candyland Happy Hour!

Bringing in the Rock & Roll with some B.I.N.G.O.!

Completing this magical month, we will be sending Letters to The North Pole leaving us with cheer and heartfelt wishes!

Lastly, I am looking for our dedicated group of GCP Elves to bring their magic assistance and help me craft responses to our Santa letters that will warm hearts and create cherished memories.

I couldn’t think of a better way to end 2023!

Come on out and get to know your Grand Central Park team and learn more about your new neighborhood and all of the wonders it brings!

Everyone have a very Merry Christmas, Happiest of Holidays and the Newest of New Year’s! Cheers!



KRISTIN FOWLER



We want to feature you!



Own a small business or have a story to share?

Please email lifestyle@gcprai.com so we can feature you in the next magazine.

Your HOA INFO

GCPRAI Community Management

Randi Cahill
Community Manager, CCMC
CCMC@gcprai.com
936-282-5133

After-Hours CCMC Emergency

1-800-274-3165

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Helpful NUMBERS

Townhome Associations LEAD Management

Shalisa Abonyi
sabonyi@lead-inc.com
281-857-6027

The Lake House

936-282-5133

Conroe Police Department Non-emergency Number

936-522-3200

Conroe Animal Control

936-522-3200

Call Before You Dig

811

Consolidated Communications

1-866-989-2255

Suddenlink

1-877-694-9474

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Entergy Texas 1-800-368-3749

Gas Service

Si-Energy 281-778-6250

Trash, Water and Sewer Service City of Conroe

936-522-3170

Conroe Post Office

936-441-6055

From your COMMUNITY MANAGER

As we enter the holiday season, we wanted to take a moment to extend our warmest wishes to you and your loved ones. We hope this time of year brings you joy, laughter, and cherished moments with family and friends.



RANDI CAHILL

Keeping in mind the busy times that the holidays bring, we also wanted to remind you of an important matter related to your assessment statements. The timely payment of assessments is crucial for the smooth operation and maintenance of our community. Please be on the lookout for your assessment statements, which should be arriving in your mailboxes any day now.

As a friendly reminder, assessments for the upcoming year are due on January 1. If you have not received your assessment statement by December 31, we encourage you to contact our customer service team at 1-833-301-4538 for assistance. You are also welcome to contact our office to request a copy of your statement by emailing ccmc@gcprai.com or stopping by The Lake House. Please be aware that assessments are considered delinquent if not paid by January 31.

Once again, we wish you a joyful and peaceful holiday season. We are grateful for your support and cooperation, and we look forward to a wonderful year ahead for our community.

Randi Cahill, MBA, CMCA, AMS

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TAXES and HOA

2023 TAX RATE

MMD Tax	\$0.8800
Montgomery County Tax	\$0.3742
Hospital District Tax	\$0.0502
Conroe ISD Tax	\$1.1146
CCD Tax	\$0.1078
City of Conroe	\$0.4272
Total Tax Rate	\$2.954

2023 ANNUAL ASSESSMENTS

Annual Dues \$1,180.00

Townhome Association Dues:

Grand Creeks Townhomes\$250 monthly*

*Monthly fees are in addition to the HOA Annual Dues

New? Here are a few things you can do to get connected!

DOWNLOAD THE GCP APP

Download the Grand Central Park mobile app to access community information, RSVP for events, and obtain resident resources and HOA info.



OBTAIN AMENITY ACCESS

Scan the QR code to complete the waiver and amenity access request form. Each household can request up to four (4) amenity credentials, choosing between a key fob (\$10 fee) or Brivo mobile app pass.



LOGIN TO THE HOA PORTAL

This HOA portal provides residents access to park rules, governing documents, ARC guidelines and more.

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DECEMBER

RESIDENT EVENT CALENDAR



SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY



Lifestyle DIRECTOR KRISTIN FOWLER



SCAN TO GET EVENT EMAILS

3	4	5	6	7	1 Toy Drive	2 Christmas Candyland & Candyland Happy Hour
8 Rock & Roll BINGO!	9 Letters to the North Pole!	YOGA	LOW IMPACT			
10 Toy Drive Ends	11	12	13	14	15	16
		YOGA	LOW IMPACT			
17	18	19	20	21	22	23
		YOGA	LOW IMPACT			
24 <i>Christmas Eve</i> THE LAKE HOUSE CLOSED	25 <i>Christmas Day</i> THE LAKE HOUSE CLOSED	26	27	28	29	30
31		YOGA	LOW IMPACT			

UPCOMING EVENTS

TOY DRIVE

SHARE THE JOY
GIVE A TOY

DECEMBER 1ST-10TH

Donate a new and unwrapped toy for children in need during the holidays. The Conroe Police Department will distribute the donated toys to a local non-profit organization working with children.

CHRISTMAS CANDYLAND

SATURDAY, DECEMBER 2 | 3-5 P.M.

Step into a sugary wonderland! Join us for Christmas Candyland event with a special visit from Santa Claus. Fun for the whole family.

CANDYLAND

Happy Hour

Holiday Cocktails • Lite Bites
Gift Wrapping Contest
Ugly Sweaters

SATURDAY, DECEMBER 2 | 7-9 P.M.

Step into a sugary wonderland! Join us for Christmas Candyland Happy Hour.

I LOVE ROCK AND ROLL



FRIDAY, DECEMBER 8 | 7-9 P.M.

Get ready to roll and rock at our thrilling Rock and Roll Bingo night! Join us for an electrifying evening of music, fun, and prizes. Don't miss out!

Register FOR EVENTS ON THE GCP MOBILE APP

Download the Grand Central Park mobile app on Apple or Android devices to connect with neighbors, register for community events, help a neighbor in need, report a lost and found dog, get HOA information and more!



Community HIGHLIGHTS

Hyatt Regency Conroe is excited to be a part of the Grand Central Park Community!

- 
Free Internet Access
- 
Pet Friendly
- 
On-Site Restaurant
- 
Fitness Center

With 250 guest rooms and 30,000 square feet of meeting and event space, GCP residents can enjoy the convenience of a full-service hotel and convention center in their own backyard.

The exciting bar, Avenue A, hosts a great happy hour from 4-7 p.m. Monday – Friday with specials on food and drinks.

Conroux is also open to all GCP residents for breakfast, lunch and dinner.

Follow Hyatt on social media to learn more about events that are in the works for Christmas Day and New Year’s Eve!



@HyattRegencyConroe

Resident SPOTLIGHTS



AARON AND VICTORIA JOHNSON


Aaron and Victoria Johnson have lived in Grand Central Park since November of 2017. As longtime residents, they have enjoyed the constant addition of amenities and awesome neighbors.

Aaron has been in the restaurant business since he was a teenager and was a Vice President for one of the fastest growing restaurant concepts of the past few years. Aaron has had a longtime dream of owning his own restaurant and he and Victoria decided it was time to become owners and came across Chick 'N Max, a newer concept restaurant based in Wichita, Kansas. They said they chose this concept since it is a truly unique chicken sandwich and a premium product at a reasonable price.

The restaurant offers 11 sandwiches to go along with tenders and almond wood smoked chicken. Aaron’s favorite is the Nashville hot and their best-selling sandwich is their chicken and waffles to the max.

Chick 'N Max has a lot of sides to choose from and the favorites tend to be the white cheddar macaroni and cheese and the deviled egg potato salad. Lastly, they make most of the sauces in-house, and strongly recommend both the buttermilk garlic sauce and the sriracha hot honey.

The restaurant also offers catering, and yes, they can cater to Grand Central Park! Make sure you try them out! They are located 15 minutes from GCP just north on I-45.



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Kimberli Zeno MSN, FNP-BC, PMHNP-BC
 ANCC Board Certified Family Nurse Practitioner and Psychiatric Mental-Health Nurse Practitioner as well as an International Certified Health and Wellness Coach, with 25 years of clinical experience.

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Visit GCPLakeHouse.com for details and pricing.



SCAN FOR INFO

the LAKE HOUSE

LOBBY

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FITNESS CENTER

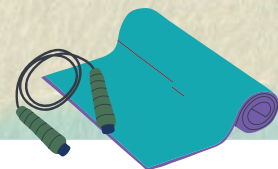
Monday – Sunday 4 a.m. – 11 p.m.

FITNESS PROGRAM

Purchase class passes at The Lake House for weekly fitness classes, such as yoga and low impact, held by your Lifestyle Director. Visit your GCP mobile app for the fitness class schedule.

YOGA CLASSES LOW IMPACT

Tuesdays 6 p.m. – 7 p.m. Wednesdays 7:30 a.m. – 8:15 a.m.



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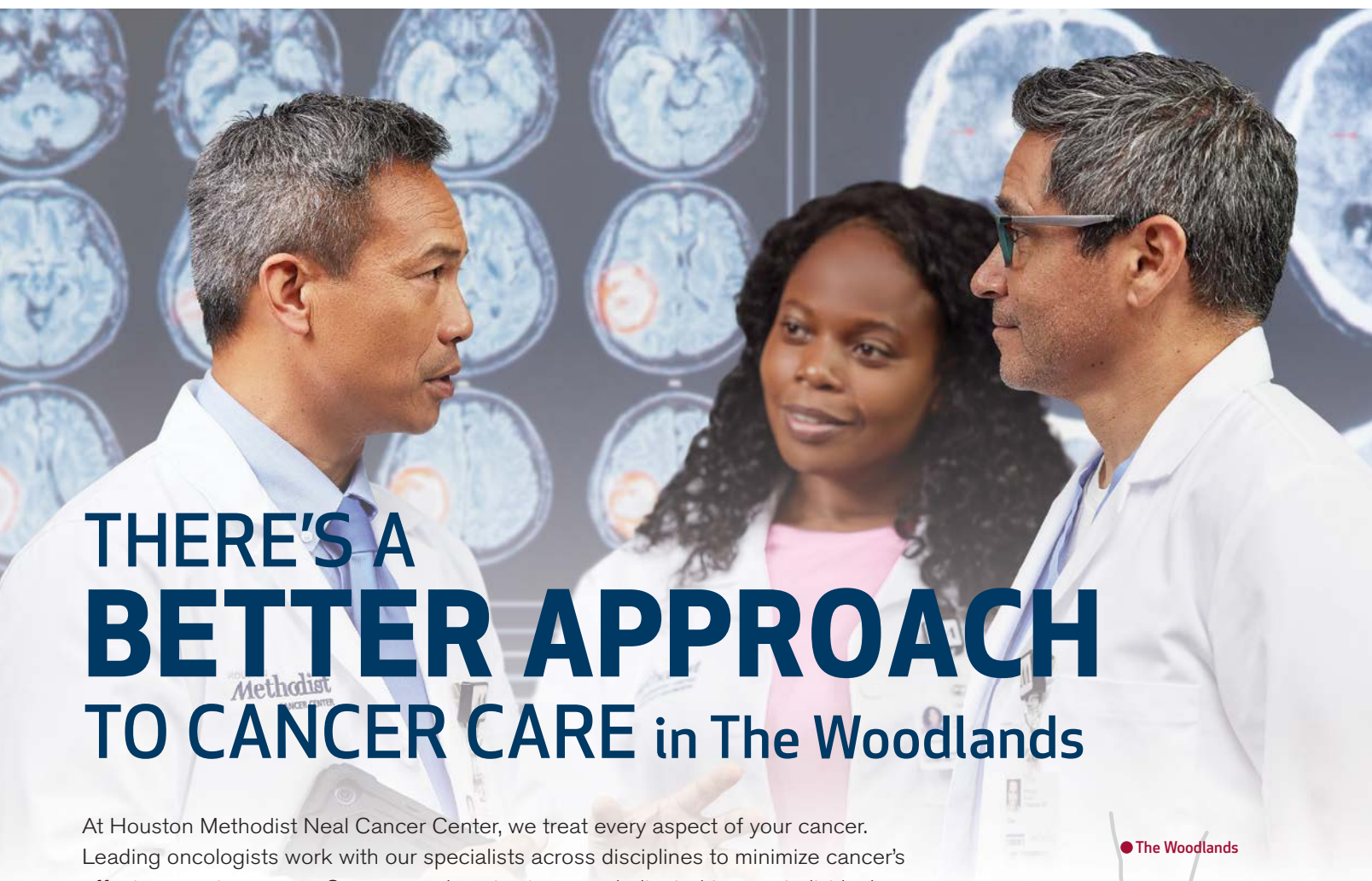
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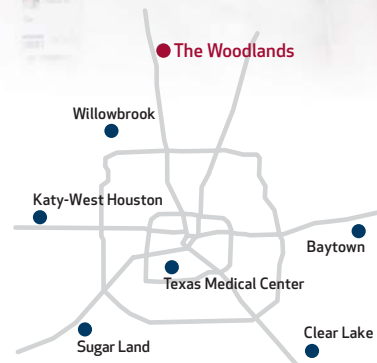
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