

**ARBORS AT DOGWOOD CREEK**  
**February 2015**  
**AIA Meeting**

**Date: Feb 11, 2015**

**Location: Frontier Bank of Texas, Hwy 290, Elgin, TX.**

**Time: 7:00 PM**

Attendees: (16)

Karen Willkerson – Board	Dale Pyatt	Carol & Lew Seward
Dan Mowrey– Board	Bill Batty	Terry Walters
Tom Henderson - Board	Randal Wilkerson	Rick & Rhonda Farmer
Kimball Dempsey – Pioneer Mgmt	Sherry & Gary Potter	Earl Laws
A.Henderson - Scribe	Grant Kanies	Matthew DeHoyes
Bill Silva	Conner & Crystal Dumbeck	Paul & Diana Rios

Meeting started at 7:01 PM

Minutes of the last meeting was approved.

1. Financial Report (Jan 2015)
  - A. The Arbors is in good shape financially: currently have \$91,281.03 in checking, the result of dues paid in January. This amount will diminish over the course of the year as expenditures are paid.
  - B. Remaining dues receivables: 26,763.15 (Late fees will accrue Feb 1.)
  - C. Operating expenses were on budget for 2014; \$5000.00 will be transferred to the Road Fund from last year. Current Money Mkt (Road Fund) account: 74,771.46
  - D. The Road Fund Acct info for new residents: This is a fund that was set up by the Board several years ago to accrue monies for such a time as the Arbors private roads will need major repairs or resurfacing. Engineers indicate that will not be necessary for another 10 years, at which time there will be enough in the account to forestall the need for a hefty assessment on property owners.
2. Committee Reports:
  - A. Welcome/Social & Communications Committee (WSC)
    1. Yards of the YTD Month 2014:
      - Aug: 117 Sycamore Trail
      - Sept: 116 Sycamore Trail
      - Oct: 158 Elm Wood Drive
      - Nov: 109 Whispering Oaks
    2. Welcome Bags were delivered to:
      - 340 Arbors Circle – Matt & Renee Dehoyos
      - 165 Pin Oak – Dennis & Kimberly Mattson
      - 174 Maple Leaf – Russell & Dona Joy
      - 128 Elmwood – Jo Lynn & James Cohen
      - 354 Arbors Circle – Dan & Elena Johnson
      - 476 Arbors Circle – Ted & Lisa Parker
      - 113 Pin Oak – Jerry & Priscilla McFarlin
      - 362 Arbors Circle – Gayle & Stephen Junker
      - 164 Arbors Circle – Olivo & Anabel Rios
  - B. Maintenance Committee (MC):
    1. Locks have been replaced at the Park restrooms. Currently still use the old code, but will eventually be programmed to respond to a proximity card only. These cards will be mailed to each property owner (two per household) in the near future.
    2. There are gate remotes available to Arbors property owners at cost (\$15) Please contact Ed Waley at [ecwaley@yahoo.com](mailto:ecwaley@yahoo.com). Ed can also help set the switches on units that seem to be malfunctioning. (battery replacement is the responsibility of the property owner.)
  - C. Architectural Committee (ACC): since the last meeting -
    - 3 new homes have been completed
    - 6 new homes are in progress

2 new homes are approved for future construction  
2 fences approved  
1 new enclosed patio  
1 enclosed existing garage and new outbuilding in progress

D. Community Awareness Committee (CAC): (report by T. Henderson)

- No further information available on the Walmart pad sites.
- Construction continues on the Murphy's Gas Station on the Walmart parking lot.

E. New Business:

Please see attached document for the Presidents message.

F. Community Forum

Sticker burrs at the park:

These are addressed every year, but are very difficult to eradicate. A pre-emergence and herbicide are used on a yearly basis, but only in the front areas of the Park where it can be watered in with the sprinkler system.

4. Appeals: none

5. Adjourn 7:35 pm

"New Business" Attachment:

**Tom Henderson – President, Arbors Improvement Association:**

**"I'd like to take just a few minutes to revisit the reason why many realtors refer to this neighborhood as a Premier Subdivision.** This occurs because not only does this development operate under an official set of rules - but its residents actively support the enforcement of those rules.

These rules establishing certain restrictions governing the use of, and activities on, the land are not made up by the Arbors Board...or even the residents. These rules are known as "Deed Restrictions" and put in place by Sabine (the developer) when they filed documents with Bastrop county.

**So think for a moment about why you bought your lot or house here in the first place.**

You may have liked the curb appeal of the house or the potential of the lot, but you probably also considered the community and how the properties looked next door and down the street.

**You "bought" the community at the same time you bought your property.**

The lifestyle and surroundings were part of the reason you purchased your property, encompassing everything from the subdivision entries and the recreation area to all the other properties in the community. And you likely assumed it would stay that way.

**Unfortunately, many communities don't stay as nice as when they are first developed.**

You have only to look around this county at lesser subdivisions which had restrictions that were not enforced or allowed to lapse. IE, Cedar Hills had deed restrictions that were not enforced for many years. Bastrop Acres also had deed restrictions at one time...

**Rules must obviously balance *restrictions* with *advantages*:**

- If all the homeowners follow the rules, you will never have a nuisance neighbor.
- Your property value, based partly on neighborhood conditions, will be stable, if not improve.
- You will have access to certain amenities, like well maintained common grounds, lighted streets, the park, pavilion, and play grounds.
- You will have a voice and a vote in a defined community.

**The Arbors IA basically focus on two main areas:**

1) Preserving the “look” of the neighborhood. IE:

- Retaining quality and size of construction: house materials, fencing, mailboxes, signs, outbuildings, etc.
- Keeping certain equipment out of view of the street: trailers, motor homes, disabled cars, trash, exposed utilities (IE propane tanks), etc.

2) Preserving the safety & tranquility for the residents. IE:

- No clear burning or household trash burning
- No nuisance conditions for neighbors (IE, exotic pets or farm animals, no dirt tracks)
- No objectionable noise levels

**CC&R Violations:**

Drive-throughs are done on scheduled basis by Pioneer with a Friendly Reminder letter to residents found in violation of the CC&R's. If ignored, fines are issued after the specified warning period.

**Board Policies:**

These differ from the CC&R's only in detail. All policies currently in force have been enacted to:

- Define more clearly the restrictions in the CC&R's
- Address actual violations at one time: IE, dirt tracks, clear-burning, meter placement, large animals, utility tanks, signs, ROW impediment.

When you purchased your property you signed an agreement that you understood the CC&R's and that you would adhere to the rules and restrictions therein.

The CC&R's are enforced to help preserve YOUR property values, and as recorded, cannot be changed until they have been in place for 25 years, and then only by a community- wide vote. (Section 1 plat was filed on 7/1/97; Section 2 on 1/29/99)”