

**ARBORS AT DOGWOOD CREEK**  
**May 2012**  
**AIA Meeting**

**Date: May 9, 2012**

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

**Time: 7:00 PM**

Attendees: (11)

Karen Willkerson – Board	A.Henderson - Scribe	Sherry & Gary Potter
Dan Mowrey– Absent	Bill Silva	Dale Pyatt
Tom Henderson - Board	Randal Wilkerson	Carol & Lewis Seward
Paul Meisler – Pioneer Mgmt	Jim & Barbara Jochetz	Linda & Larry Martin

Meeting started at 7:03 PM

Minutes of the last meeting was approved.

- Welcome to all new residents in the Arbors.
- Welcome to a Board member. Tim Herbst, Board Member elected in Aug 2011, has sold his property and will be moving from the Arbors.  
In accordance with the Arbors By-Laws, the current Board has filled the vacancy on the Board by appointing a new member to serve out that term. The new Board member is Karen Wilkerson, who brings her community experience and knowledge to the position as a current member of the Arbors ACC, a past member of the Board, and a consistent attendee of the Arbors Board & General Meetings.

**1. Financial Report (Apr 30, 2012) submitted by Pioneer Property Mgt.**

- A. Checking Wells Fargo: \$4623.50; Checking Assoc Capital Bank: \$56,022.26
- B. Dues receivable: \$6249.35; outstanding fines: \$13,745.05
- C. Money Market Road Reserve Fund stands at \$69,291.34. This is the fund that will be used when major repairs are required on the Arbors roads.
- D. Legal Fees: \$242.00; These fees are collectable after dues and fines are paid.
- E. Dues receivable: \$4300 has been collected in advance dues for 2013; 13 owners are past due for 2012; 3 owners are past due for 2011 & 2012.
- F. Budget is on track for the year.

**3. Committee Reports:**

**A. Welcome/Social & Communications Committee (WSC) (report by T. Henderson)**

1. Spring Garage Sale: 18 household took part in this annual event and it was reported a huge success for those who participated.
2. Yards of the Month:  
April: 109 Whispering Oaks  
May: 584 Arbors Circle
3. Welcome Bags (report by Linda Martin) were delivered to the Paula & Carroll Shores, Steven & Ashley Hesch, Kevin & Ida Jeffers, and Lewis & Carol Seward.

**B. Maintenance Committee (MC): (report by T. Henderson)**

1. A camera security system has been installed at the Park in order to discourage vandalism. There will be 4 views (play ground, restroom doors, front, and driveway.) One of our residents hosts the WIFI for the DVR recordings; saved for 30 days and accessed only in case of a problem. The vandalism seems to have stopped, but summer vacation is coming. If the vandal(s) are identified, the Board will prosecute.
2. There two of the lights on top of the brick pillars still out. This is not just an issue of burned out bulbs; the transformers must be replaced, with some wire replacements. This will require someone with electrical experience. WIP.
3. An erosion engineer was consulted re areas that show washout. The Arbors Board is researching a fix that will be effective and economical. According to the engineer our erosion areas are more unsightly than unstable. There is a relatively new product on the market now a seeded mat that is reported to be very effective. The MC will provide much

of the labor in order to keep costs down...thus work will be delayed until the cooler fall weather.

4. The Arbors has purchased a new water fountain (nothing fancy!) for the Park Pavilion. Please contact Ed Waley ([ecwaley@yahoo.com](mailto:ecwaley@yahoo.com)) if you can help install this appliance.

C. Newsletter Committee (NC): (No report)

The Board reminds everyone that Joann Johnson needs news info to put into a newsletter. Residents are encouraged to send her articles of community interest. Send your articles to: [benttamdem@earthlink.net](mailto:benttamdem@earthlink.net)

D. Architectural Committee (ACC): (report by T. Henderson)

The ACC approved: 2 fences, 1 house (pel. plans), and 1 outbuilding since the last meeting. Nalle is currently clearing another lot for a house.

There are also two lots that will be built by builders who are new to the Arbors: on Arbors Cr and on Maple Leaf.

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

1. Firewise has provided the Arbors with 4 DVD's (2 for home awareness; 2 for community awareness) which outline the requirements for a "fire safe" home/community. These disks may be borrowed by any resident. Please contact Tom Henderson ([willietrucker@gmail.com](mailto:willietrucker@gmail.com))
2. Local politics:
  - a) 8 candidates are running for Bastrop County Commissioner;
  - b) New voter cards have been delayed mailed to all residents.
  - c) The National elections will be polled at the Living Faith Worship Center on Hwy 95 South.
3. HEB is planning on expanding their store in Elgin, hoping to be built out before Walmart finished their store. Walmart is reported to start construction in August.

4. New Business

Management report: 9 violations were reported in May; all were sent "Friendly Reminder" letters. A violation drive through is normally done monthly by Pioneer personnel. Every attempt is made to resolve violations to the CC&R's/policies in the most friendly way possible. NOTE:

- Summer is coming so attention will be paid to RV's and trailers parked for days in sight of the street.
- Please contact the ACC if you anticipate having a RV or trailer parked in your driveway for a short time, to avoid getting a violation letter. (There is a time limit on parking these type vehicles, even with ACC permission.)
- Any improvements and/or construction must have ACC approval.
- Landscape materials not in current use should be stored out of sight of the street.
- Dead timber should be cleared away from roofs and structures (this is strongly recommended not just for esthetics, but as a fire safety measure!)

5. Community Forum:

- a) Resident comment: Re fire safety – USAA insurance is requesting its insured homeowners to permit a review of their property for a fire hazard assessment.

*Board:* Given the tragic fire in Bastrop last year, it would be wise for every homeowner to assess the fire danger to their property. The Arbors has joined the Bastrop County Chapter of FireWise, so owners have that resource available. More info on Firewise can be found here: <http://www.firecap.org/index.html>

6. Appeals: **none**

7. Adjourn **7:25 pm**

**The next Board & General meeting will be on July 11, 2012.**