

Arbors Angles



The Arbors Improvement Association Newsletter

Bits From the Board

by John Schnell, AIA Vice-President

Thanks to those of you who were able to attend the Annual Meeting in August. During the meeting, the Welcome Committee handed out a Questionnaire for the Community's feedback on suggestions for improvement to the Arbors. I will answer as many as space will allow in this part of the newsletter. Others we may answer in the next newsletter or as part of the community forum in the next monthly Board meeting and post the answers in the Arbors Website.

1. Park Improvements: Pool—discussed a couple of years ago and we decided that there was too much liability involved. Build a community center for meetings, etc.—the Board has discussed this on occasion and thinks it may be a good idea. We need to investigate building costs and tax impact. I believe we have the expertise within the Arbors to minimize costs.
2. Speed bumps near Park—more NO votes than yes. Although there still are many that are driving faster than they should be in the

Arbors. More stop signs by the Park will be installed soon.

3. Change monthly meeting day—The Bank is fairly booked for the room we are currently using. The Board has asked those attending on Wednesday night about their flexibility in changing the meeting and we believe that we would lose more folks than we would gain.
4. Enough notice for Community events—YES
5. Information in Arbors Newsletter—Most are happy with the content. Some suggestions have been implemented (Community Achievements, children's activities, upcoming events). Some suggested a listing of Violations. We may have to do a somewhat generic listing due to privacy issues.
6. Garage Sales—about 75% liked the Spring and Fall

see **Board** page 4

From the Manager

by Paul Meisler, Pioneer Real Estate Services

My favorite time of the year...has finally arrived! I particularly enjoy the Arbors this time of year. There is so much activity in the way of community events. One year, Joel Robbins (staff) and I braved the chili cook-off and submitted an entry. We did not take a prize, but we had a great time.

I encourage each of you to take part in at least one of the upcoming events and see your community association at its best. Sabine Development engineered roads, platted lots and sold dreams. Those who chose to make the Arbors their home have made it a neighborhood and community. It is not a requirement to show up at a monthly board meeting or attend an association function. You can just pay your dues and do your own thing. Or, you can leave your home and join the fun by getting involved.

Elgin is a growing City and the Arbors is right in the path of this growth. To protect property values and a "more gentle" way of life, we need advocates watching the activity in the area and monitoring

see **Management** page 3

ACC Continues Compliance Goals

by Karen Wilkerson

Voluntary compliance with the CC&Rs and approved Board policies continues to be the goal and focus of the ACC for 2006. For more information regarding the CC&Rs, Board policies and to view the Community Review Items Outline, please visit the Improvement Association web site www.arborsia.org.

Now that autumn has officially arrived, owners should be reminded that, as leaves fall from trees, yard visibility increases. Many of the friendly reminder letters, warning notices and fine invoices sent to owners pertain to issues created when items are visible from any Arbors street. Appropriate and pleasing views from our streets are important to the community as a whole.

Over the past several months, examples of some of the issues that have created letters to owners are:

- Required screening of utility storage tanks [water, propane etc.] when the tank is visible from any street

- Travel, horse, cargo and utility trailers parked on driveways and in yards when visible from any street
- Dead trees and tree limbs [cut or broken] in a part of the yard visible from the street
- Piles of landscape material [dirt, mulch, rocks, bricks, gravel, etc.] covered or uncovered, bagged or unbagged visible from the street for more than 30 days
- Constructed fences with cross lumber and support [metal or wood] visible from the street

While not a complete listing of all that is reviewed by the ACC, it is easy to see the theme of the items reviewed and the desire to maintain our community using high standards. Please keep in mind, that in the event you receive a letter, the ACC is not out to spoil your fun. Please give some thought to how you could have avoided getting a letter. Finish that project timelier? Place the item[s] behind your fence? Build or plant screening materials? Please remember that voluntary compliance is the community goal.

Burn Ban Signs Inform Community

by Joann Johnson

Several times this summer the county has issued burn bans due to the lack of rain. Residents may have noticed signs posted at the gates announcing these bans. The board chose to use these signs to inform the community of the burn bans but the board did not issue the burn bans. Burn bans may be

put into effect by the county from time to time based on fire danger. The county does this in response to information provided by the Texas Forrester Service. The county commissioners institute burn bans to protect the county and all residents from an uncontrolled fire.

Santa Visiting Arbors Park

By Anita Schnell

Santa will be arriving at the Arbors Community Park on Saturday, December 17 at 2 p.m. The BIG question??? How will Santa arrive this year? Two years ago, he arrived on a tractor and last year a vintage car!

All Arbors children and grandchildren are welcome to come have their picture taken with Santa. Cookies and cider will be served.

Progressive Dinner Planned

by Anita Schnell

Come join us for a progressive dinner in January!

What's a progressive dinner?? Choose a theme (Chinese, Italian, Mexican, etc.) and get together to research recipes and plan a menu for the dinner. Everyone contributes a pre-determined dish. Travel to one house for appetizers, then another house for dinner, and the last house for dessert. All the expenses of the dinner are totaled up and the cost divided among the couples. Everyone provides their own beverages. Dinners usually cost about \$20-\$30 per couple.

You don't have to be a gourmet cook...just enjoy a good meal, meet new friends, and have fun. If you are interested, please call Anita or John Schnell (281-0900) before December 5, 2005.

Annual Meeting Elects Board Member

by Joann Johnson

The Annual Meeting of the AIA was held on August 20, 2005 at the Family Worship Center, formerly known as the Coon Neck Community Church. One board position was open this year. John Schnell ran again and Bill Silva was nominated from the floor at the meeting. John was re-elected and will serve a two year term. Kathy Kuligowski, whose current term ends next year, will serve as the board president; serving in the vice-president slot will be John Schnell; and Tom Henderson, whose term also ends next year, will serve as treasurer.

Kathy Kuligowski began serving on the board last year. Prior to her election to the board, she was the chairperson of the Welcome/Social Committee. She also maintains a current directory of residents. This

year she is serving as president on the board.

John Schnell is a seasoned board member, having served on the board from the first year it was under property owner control. Prior to that he served on the transition team. He is active in the community and often takes part in community events.

Tom Henderson has served on the board for the past two years. He was the first chairperson of the ACC. Tom has played Santa and donates his time and tractor to hayrides at community events. This summer he could be seen in the evening filling a tank pulled by his tractor used to water the newly repaired easements along the road. Last year he served as president on the Board. This year he will take the role of treasurer.

Maintenance Committee Update

by John Redmon

Gate Operator Replacement

The Arbors' board has approved the replacement of the North Gate operators with new commercial quality ones. The operators are the mechanisms that open and close the gates as well as control their functionality. These operators are the same brand and model as the ones used in the South Gate upgrade/renovation. This will simplify maintenance and programming for years to come.

Work on this project is scheduled to begin the week of October 17-21. This is not a firm date, but we will try to give at least 24 hours notice

of any gate closures during the replacement procedure.

This project does not include new gates. Resident's should only notice two things after completion of this project. 1) The gates will operate faster and more efficiently; and 2) The gates will be closed when they are supposed to be closed. The same remote control openers that work now will work with the new operators. The gates will also be equipped with backup batteries. If there is a power failure, the backups are programmed to open the gates and keep them open until the power is restored.

Maintenance

continued from page 1

it for issues that effect the Arbors. Your association fills this duty as well. It is not just a social organization. If the social scene is not your interest, there may be other areas where you can contribute and learn. I know the board of directors, committee chairs, committee members and volunteers would all welcome new faces and new participation.

Xmas Decorating Contest

By Anita Schnell

What a sight to see! All the lights, all the decorations, all the magical beauty of this special holiday! The Xmas Decoration/Lighting contest will be held on Saturday, December 17 at 7 p.m. This is the night really show off your creative talents! Once again, our judges will be totally impartial!!

North Gate Brick Repair

In August there was a slight mishap involving a moving vehicle and the north gate entrance. The good news is that no one was injured and the entrance was only slightly damaged. Additionally, the driver's insurance will cover the cost of repairs.

The delay in the repair has been caused by the difficulty in locating the correct used bricks in sufficient quantity. It is possible to reclaim some of the bricks from the fallen

see **Maintenance** page 5

Survey Says

by Joann Johnson

A survey covering many issues facing the association was conducted at the annual meeting this year. Questions ranged from traffic issues to social events.

Suggested improvements for the park included a pool, a club house or gym, and better park maintenance. Residents overwhelmingly favored changing the stop sign by the park into a 4-way stop but did not like the idea of speed bumps.

Several residents expressed concerns regarding the gates. A few residents wanted the gates to remain closed and some believed that the timing of the gate closing should be reviewed. Other security issues brought up by residents included a neighborhood watch, no solicitation rules, speed limits, and a security guard.

Another issue addressed in the survey was the monthly meeting. Of the respondents, half said they would attend if the meetings were on another night. When asked to specify a day that worked best the responses ranged through the entire week without a consensus. Many property owners had a scheduling conflict which kept them from attending meetings such as work, church, or non-residency.

While generally approved, the AIA Newsletter received several suggestions. Residents wanted more information about violations of the

deed restrictions, members that are past due with their association dues and board activities. A few also wanted more local news and more about AIA activities.

When asked about solicitation in the neighborhood, an overwhelming majority of residents were in favor of prohibiting door-to-door solicitations in the Arbors. A few favored this prohibition with exceptions for school fund raisers.

The Fall/Spring Garage sales were approved of by most respondents. A few would prefer none and some felt that they should be allowed any time.

Most respondents wanted to see more organized activities in the Park. Current social activities, Fall Fest, Santa in the Park, the Adult Valentines Party, and 4th of July, were approved of by all respondents. Some residents would like to see more craft activities for children in the park. Community events, such as National Night Out, should be continued and more events should be planned. Members also expressed an interest in more social activities like block parties, pot lucks, or volleyball tournaments.

Several residents expressed interest in organizing or participating in dinner groups, play groups, card parties, tennis groups or hobby groups.

The Arbors Welcomes New Residents

The Arbors has added several new families since last summer. We would like to welcome:

Reynolds & Dorothy Bixler

159 Arbors Circle

Jay & Linda Drake

116 Elm Wood Drive

Becky Garza & Elisa Utterback

418 Arbors Circle

Kevin & Catherine Lawrence

109 Whispering Oak

*Welcome
Neighbors!*

Board

continued from page 1

sales to coincide with the Elgin city-wide Garage Sale.

7. Social Activities—The Calendar of Events will go out as far as possible and may include a couple of other suggestions.
8. Security issues—Gates: Before we close them 24/7 we need to have more robust openers/closers. The North Gate will have those installed within the next month. Change hours that the gates are open for construction, etc.—Maintenance Committee is addressing this. Code change/ or card for entrance is also being looked at.

Please keep the suggestions coming into the Committees and Board.

Community Invited to Fall Fest

by Anita Schnell

The Third Annual Fall Fest will be held Saturday, October 29th 2 to 4 p.m. at the Arbors Community Park. There will be events for everyone – children, grandchildren, adults!! Come in costume to celebrate Halloween! Planned activities include a Chili Cook-Off Contest, Pumpkin Painting, Games and Activities, and Hay Rides.

Our chili cook off last year had 12 cooks with each and every chili very different. Bring 3-4 quarts of your favorite chili (already cooked) in something to keep it warm (like a crock pot). Any variety is encouraged...vegetarian, chili with beans, chili gumbo, hot or hotter or even “sissy” chili! Or just be a participant and join in the fun of judging your favorite chili by purchasing votes. Please call Dorothy Bixler (285-5618) if you

are up the challenge of cooking the best chili in the Arbors!!

Pumpkins and paints will be provided for painting your favorite pumpkin. Bring props from home to make yours extra special. Hay rides will be continuous from 2:30 to 4 p.m. Along with face painting, games and prizes for the children.

A flyer will be delivered to your door soon with more details or call Anita Schnell (281-0900) for questions.

Volunteers are needed for Fall Fest – If you can volunteer one hour of your time to help the Social Committee with this event, please call Anita Schnell (281-0900). We need help with pumpkin painting, face painting, and the bean bag toss.

Committee Chairs Announced

by Joann Johnson

New committees have been formed and the chairperson announced. Anyone with an interest in serving on one of these committees should contact the current chair. New volunteers are always welcome!

Anita Schnell is the chair of the Welcome/Social Committee this year. The Welcome/Social Committee will continue to plan social events and hand out welcome baskets. Currently in the works is the Fall Fest to be held on October 29, 2005 in the Arbors Park from 2 to 4 p.m.

John Redmon will be taking

over as chair of the Maintenance Committee. The committee will be looking into solutions for problems with the front gate, in addition to landscaping and mowing issues.

The Architectural Control Committee will be chaired by Karen Wilkerson again this year. The committee's goals include more personal contact with owners and educating members regarding their responsibilities for common areas.

The Newsletter Committee is being chaired by Joann Johnson. The committee plans to put out a minimum of four newsletters in the coming year.

Maintenance

continued from page 3

column, but labor costs and the high rate of breakage makes this only a good backup plan.

We have located a used brick from Mississippi that resembles our brick so closely it will be difficult to tell the difference. Look for the repairs to begin on the entrance by late October into early November.

Erosion Control

Earlier this year, the maintenance committee undertook the repair of the most highly eroded drainage easements in the Arbors. The drainage easements are the grassy areas that extend 15' from the edge of the roads. Most of the erosion was caused by the displacement of the ground cover by various means. With the fine sand exposed, it is easily removed by wind and rainwater runoff.

One of the greatest contributing factors to our erosion problem is damage caused by driving vehicles on or across the drainage easements. Vehicles displace the ground cover and create ruts in the sand that accelerate the erosive effects of water runoff.

The solution is simple. Please don't drive or park on the grass in the drainage easements. There is about 12" of roadbed that extends past the asphalt. It is ok to park on this roadbed, but not any farther.

The Arbors Improvement Association
 Newsletter
 611 S. Congress #510
 Austin, TX 78704
 c/o Pioneer Property Management

AIA Meetings

Meetings are held monthly on the second Wednesday of the month at the First National Bank Community Room located on Hwy. 290 at 7pm. Meetings are open to the membership. Please attend!

Santa in the Park

 Arbors Park ★
 December 17, 2 -4 pm

Arbors Xmas
 Lighting Contest

December 17 at 7 pm

AIA Social Events Calendar 2005-2006

<u>Event</u>	<u>Date</u>	<u>Time</u>	<u>Location</u>
Fall Fest	Oct. 29, 2005	2 to 4 pm	Arbors Park
Santa in the Park	Dec. 17, 2005	2 to 4 pm	Arbors Park
Xmas Lighting Contest	Dec. 17, 2005	7 pm	Arbors
Valentine Party	Feb. 11, 2006	7 pm	TBA
Garage Sale	May 6, 2006	9 am - 1 pm	Arbors
Spring Potluck	May 20, 2006	5 pm	Arbors Park
4th of July Social	July 1, 2006	4 pm	Arbors Park
Fall Garage Sale	Oct. 7, 2006	9 am - 1 pm	Arbors

Fall Fest
 2- 4 pm Oct. 29, Arbors Park

Chili Cook-off,
 Pumpkin Painting, Hay Rides