



# Arbors Angles

Spring 2007  
Volume 5 Issue 3

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The Arbors Improvement Association Newsletter

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## Bits From the Board

*by Dan Mowrey, AIA Vice President*

Aaaah, spring in the Arbors... trees budding and the wildflowers blooming, and, oh yes, the spring rains. The Arbors has had a total of 12+ inches of rain since the first of the year with the majority of it occurring in the month of March. As you can see by driving through the subdivision, we have had a number of issues with erosion of the Arbors right-of-way which will entail corrective measures in the coming months. The Board has requested the Maintenance Committee to submit remediation plans and the cost on each of the critical and most damaging areas of erosion. The repairs will be authorized by the Board based on this criteria, or as deemed most

necessary to prevent future damage to the road base. The Architectural Control Committee (ACC) has also initiated various actions with some of the current builders to correct damage to the right-of-way caused by their subcontractors. This proactive approach has saved the Arbors property owners a substantial amount of money as the builders are responsible for the cost of these repairs.

The Board would like to encourage any property owner to report damage by contractors so that a follow-up can be made to negate costs to the AIA. You are welcome to contact any Board member, Architectural Control or Maintenance committee

member to report any such damage...and a license plate and/or company information from the vehicle would be a plus.

At the March board meeting, the Right-of-Way Use Policy was adopted by the board. Many thanks to all the property owners that responded to the questionnaire. This provided guidance and other insight into formulating the policy. The new policy is on the Arbors website ([www.arborsia.org](http://www.arborsia.org)) and the text is included in this edition of this newsletter.

As a result of the recent vandalism, the Board is reviewing the possibility of installing security

*see Board page 6*

## Ice Cream Social

*by Kathy Mowrey and Barbara Moffitt*

Our neighborhood 4<sup>th</sup> of July Ice Cream Social will be held in our park on Saturday, June 30, starting at 4 p.m. Wear your red, white and blue and come on down to enjoy some ice cream with all the toppings and the chance to visit with your neighbors. Bring lawn chairs so you can stay awhile.

## Arbors Pot Luck

*by Kathy Mowrey and Barbara Moffitt*

Our spring potluck dinner will be on Saturday, May 19 at 5 p.m. in our park, with Sunday, May 20 as our rain date. The Welcome/Social Committee will be providing hamburgers and hot dogs, water, and soft drinks. This event is open to all Arbors' residents, and we hope to see your family there! To give the number of attendees and to sign up to bring your favorite dish,

please call Lily Wright at 285-5520, or e-mail her at [lilywright9999@hotmail.com](mailto:lilywright9999@hotmail.com) no later than Thursday, May 17. There isn't a better time or place to visit with your neighbors than over a plate of good food in our neighborhood park. Mark your calendars, RSVP to Lily, and plan to attend. For your added comfort, remember to bring lawn chairs.

## Arbors Gates

by Tom Henderson

In November 1998, Sabine Investments completed installing the gates at the entrances of the Arbors subdivision. Property owners were informed (letter dated May 1999, signed by VP Steve Mills) that it was Sabine's intention Arbors property owners would have the option at the point the AIA was formed, to either take the steps necessary to transfer ownership and maintenance of the roads to the county..or... continue to leave the gates closed, keep the community private, and assume the responsibility for road maintenance.

As public funds may not legally be used for private roads, once turned over to the county (an irreversible action), and in return for road maintenance, the gates would have to be removed and the Arbors roads would have be open to any and all county traffic at all times.

At the annual AIA meeting in August 2003, a vote was put to the 119 members in attendance as to whether the Arbors would remain private (i.e. private and gated) or become public (remove the gates, and turn control of the roads over to Bastrop County).

At that annual meeting the vote was almost 2 to 1 in favor of the Arbors as a private community, maintaining our own roads, and keeping our gates.

Realtors and developers are marketing this community as a gated one. Note though, that a truly Gated Community secures its borders and restricts access 24

*see Gates page 5*

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## Traffic Control at the Park

by AIA Board

Discussion was held at the April 11 AIA Board Meeting concerning the continuing problem with speeding and the running of the stop signs in the Arbors by contractors and a few of our residents. The Board has received numerous complaints from residents on an ongoing basis regarding these issues. Given the safety concerns surrounding this issue, particularly at the four-way stop signs at the park, the Board is considering the placement of traffic calmers (speed bumps) at each of the four stop signs on Arbors Circle and Maple Leaf at the Park. The decision to review this measure has been accentuated by the safety concerns the Board has for the children playing at the park as well as the many activities scheduled at

the park involving groups.

These speed bumps are being considered along with other measures to slow traffic on Arbors Circle. The Board is reviewing the options and will make a decision in the near future as to which alternative would be most effective in accomplishing the goal of slowing traffic and abiding with the posted stop signs.

**RESIDENTS CAN ASSIST!!!**  
**The Board urges residents to set the example by obeying all stop signs and the posted speed limits within the subdivision. Safety is the responsibility of all us living in the Arbors!**



## Maintenance Committee Matters

by Tom Henderson

First and foremost, all residents of the Arbors owe a huge "THANK YOU" to several members of the Maintenance Committee for all the hard work and time volunteered on behalf of our community. Without their time commitments and efforts, our AIA would be spending a lot more of our property owner funds than we currently do.

They are (in no particular order) Kenny Lange, Bob Reading, Jim Jochetz, Randy O'Brian and John Redmon.

After the last months vandalism incident these folks sprang into action and got most of the damaged lights working again within the week. Some of the lights required parts that were not available from the manufacturer, and those parts were made by Randy O'Brian and Jim Jochetz.

Larry Head , L&M Landscape, does the common area mowing in the Arbors and is a resident as well. Larry repaired the street signs and got them back in place within 72 hours after they had been damaged.

*see Maintenance page 7*

# New R.O.W. Policy Instituted

by AIA Board

## Approved by the Board of Directors on March 14, 2007

**Purpose:** To protect the Right-of-Way in order to prevent road base and erosion damage

**Preamble:** The Arbors' private road Right-of-Way [ROW] is 60 feet wide, measured from lot survey rod (1/2" rebar driven into the ground when the lots were originally surveyed) to the lot survey rod on the opposite side of the roadway. In general, the existing paved roads within the Arbors are about 25 feet wide and are generally placed within the middle of the 60 feet of ROW. This means that the road ROW extends an estimated 15 to 17 feet beyond the edge of the street pavement. Although this 15/17 feet of land is attached to each lot, the land is not part of the lot nor does it belong to the lot owner. This land is owned by the Arbors Improvement Association (AIA), as described in the CC&R's and on the recorded development plat filed with Bastrop County by the original developer Sabine. Damage to the unpaved portion of the road Right-of-Way can lead to erosion damage which negatively impacts preservation of the road base supporting our privately owned roads. As our roads age, repair costs

associated with the road system will be the single most costly item in the Arbors maintenance budget and thus impacts our personal financial outlay in the form of homeowner dues and/or other assessments. The maintenance and condition of the roads is also one of the important items that impacts home values in a community. Based on these concerns, the Board completed a survey of all owners and using the results of the survey developed the following policy to establish rules for Right-of-Way protection:

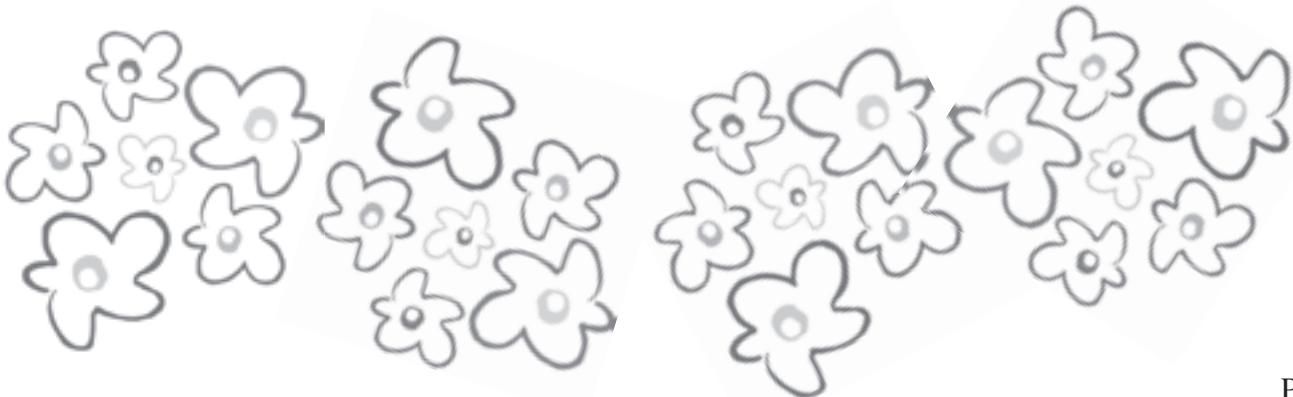
**Policy:** For the protection of the road Right-of-Way, driving on or across the Right-of-Way is not allowed. Lot access is thru the installed driveway only. Parking on the Right-of-Way is limited to the first 2 feet of the Right-of-Way at the roads edge.

Limited access to lots for construction or other projects that require lot access without an installed driveway may be allowed at the discretion of the Board upon written request from the lot owner and inspection of the Right-of-Way by the designated Board representative. The Board may designate a member of the Board, the Architectural Control Committee

or the Maintenance Committee to inspect the Right-of-Way as part of the request consideration. The Board may require preventative measures for Right-of-Way use and protection; written agreements for preventive measure usage and/or repairs expected; and may require limited time frames for Right-of-Way access. The Board may deny a request if the requested action is determined to cause severe damage to the Right-of-Way and/or endangerment to the existing road base.

Damage to the Right-of-Way along any lot must be repaired as soon as possible, regardless of the cause of the damage. Owners that do not have the ability to repair severe damage should contact a Board representative to discuss the issue and determine an appropriate course of action.

Owners are responsible for the actions of their guests, contractors, builders or other situations that creates damage to the Right-of-Way attached to their lot. Fines may be assessed according to the established fine schedule for unrepairs damage or unapproved lot access thru the Right-of-Way.



## Hogs in the Arbors

by Tom Henderson

Recently several residents have reported spotting feral hogs roaming our Arbors streets. Sightings of Javelina have also been reported and while many may consider both simply wild pigs, there are differences between the two: in family classification, in size, and in behavior.

Javelina are members of the Peccary family, a group of hoofed mammals originating from South America. Peccaries usually measure in length between 3 to 4 feet with a full-grown adult usually weighing between 40 to 80 pound...about the size and weight of a large dog .

Feral hogs, wild swine from domestic ancestry, belong to the family Suidae. They are descendants of swine that fled farms or boars that were released by hunters for sport. Thriving in the wild and outfitted with tusks, some can weigh 400 pounds or more.

These hogs are relatively newcomers to the Arbors- having been spotted here only in the last couple of

months. County Commissioner Lee Dildy indicates that these hogs are a huge problem all over the County. In fact, in Rockdale, where the Texas Department of Parks & Wildlife manages 14,000 acres for Alcoa after mining operations ceased on it, both Alcoa personnel and Park Rangers have been ordered to kill all hogs sighted due to the damage they inflict in on an area which is undergoing active reclamation and reforestation by the TDP&W.

Commissioner Dildy also stated that Bastrop County has no plan in place to kill, trap or otherwise remove the hogs from any area of the County due to the unfortunate overwhelming nature of the problem.

The Arbors Forum has a link to an article by the Texas Parks and Wildlife biologist which is very informative on feral hogs here in Texas.

Please remember that hunting and/or the discharge of firearms (unless in self defense) in the Arbors is prohibited for safety reasons.

## ACC News

by Randal Wilkerson

Spring of 2007 has arrived. As we all get ready to start those spring and summer projects, please keep in mind what requires ACC approval and submit those request as early as possible so that the approval process will not delay your project. Any new construction, renovations, fences, mail boxes or pools require approval of the ACC. Approval is not required to impede the owner's progress, but to be sure that all projects meet the Arbors CC&Rs and contractors follow the rules in the Arbors.

There have been several reports of vehicles that appear to be speeding in the Arbors. Some of these vehicles have been followed to job sites by residents or board members and reminded to follow the traffic rules. Remember that you as the owner are responsible for the contractors working on your project. If you have a project underway or plan on completing one, be sure that you reinforce to the contractors and their sub-contractors the need to abide by the traffic controls and drive safely within the Arbors.

## Spring Garage Sale

by Kathy Mowrey & Barbara Moffit



It's time for some spring cleaning in the Arbors! Our annual spring garage sale will be held on Saturday, May 5 from 9 a.m. to 1 p.m. Notices will be put in the Elgin and Bastrop newspapers. If you will be having a garage sale on the 5<sup>th</sup>, please call Kathy Mowrey at 281-4601 or e-mail her at [dmowrey@austin.rr.com](mailto:dmowrey@austin.rr.com) by May 1st and we will put your address on our special garage sale map that will be available to

potential customers as they enter the subdivision. Everyone holding a garage sale should remember to put balloons on their mailbox. We will include a notation on the maps telling them to look for the balloons throughout the neighborhood so if you forget to notify Kathy or decide to have a garage sale at the last minute, just put the balloons out and they will find you.

## Gates

*continued from page 2*

hours a day. Since the Arbors gates are open except at night, we could not be considered a truly bona fide Gated Community. This has been a deliberate decision due to many lots still being undeveloped and requiring the services of builders and sub-contractors. It is the intent of \*this\* board member that when the community is 80% "built out", the gates will be closed 24/7 and access will be via individual codes. Entry security will then also be upgraded to include phone access for visitors, and a process will have to be put in place to manage access for builders and contractors.

Currently the Board is reviewing options to manage harmful entry into the Arbors: i.e., last month's vandals that destroyed Arbors property and damaged homeowner mailboxes. If you would like to have some input to this issue, please attend the AIA meetings as a security camera system is being investigated and will be discussed over the next couple of months.

*Arbors IA*  
arborsia.org  
or  
arborsatdogwoodcreek.com



## Toys for Christmas

*by Bob Reading*

The Arbors Woodworkers are getting ready to start making toys again for the holidays. Last year we made 100 cars and trucks; we gave 50 to the Marines Toys for Tots program and 50 to the Elgin Blue Santa program. We would like to make at least the same amount this year. If anyone would like to join our group, to help with the program, please call Bob Reading at 285-3168. We can use help at all skill levels.



## Arbors Valentines

*by Kathy Mowrey and Barbara Moffitt*

The Arbor's Valentine's Party was a wonderful success with many neighbors coming out to celebrate with their sweethearts! Barbara and Jim Jochetz hosted this year's party in their home and everyone agreed it was an evening filled with much laughter, great food, and fun! Everyone brought an appetizer to share and their favorite beverage and spent the evening visiting with their neighbors - it was a great evening! Thanks again to Barbara and Jim for opening their home.

*Happy Mother's Day*  
May 13, 2007

## Welcome Neighbors

*by Kathy Mowrey & Barbara Moffitt*

The Arbors Improvement Association would like to welcome our new neighbors:

**Clay & Kristi Underwood**

141 Juniper Trail

**Suzanne Espe**

525 Arbors Circle

**Farley & Kathy Hemphill**

540 Arbors Circle

**Jorge & Laura Arroyo**

129 Kingwood Drive

**Paula Booth & Larry Wieland**

207 Arbors Circle

**James & Evelyn Meyer**

144 Pin Oak Crossing

**Jerry Longmire**

124 Spanish Oak Trail

The Welcome/Social Committee makes every effort to greet all new residents to the Arbors and present them with a welcome bag. If we have missed you, please contact Kathy Mowrey at 281-4601 or e-mail her at dmowrey@austin.rr.com.

*Welcome  
Neighbors!*





## Vandalism Update

by Tom Henderson

I spoke with Officer Arnold Gonzalez regarding the ongoing investigation of the vandalism which occurred here in the Arbors in February.

Officer Gonzalez indicated a couple of very weak leads had been developed but he felt that they had no basis in fact. One lead was that it was "gang" related, but Officer Gonzalez said that this was not the pattern of gang activity which is usually done by painting gangs symbols to mark their territory and the other had to do with drugs and teenagers from Elgin.

Officer Gonzalez indicated the fact that he had heard about these two leads through some contacts at the Elgin High School indicates someone knows something and he believes he will begin to get more substantial leads now that word of a \$1,000.00 reward is making the rounds.

Neither of these leads is being actively pursued by his office and he is still waiting the results of the lab tests which have not been completed as of this writing.

## Board

*continued from page 1*

cameras at both the north and south gates. Bids have been solicited from numerous security firms for review and consideration. The board will make a recommendation to the property owners in the coming months concerning a plan of action with the costs associated with any new security measures. All property owners will have an opportunity to provide input and/or ask questions prior to the board taking any action or granting any contracts for additional security measures. If you have a concerns, comments, ideas or opinions, please contact any of the board members. The board will continue to monitor and report the progress of the investigation by the Bastrop County Sheriffs office as updates are made available.

As John Schnell had mentioned in the last edition of the Arbors Angles, a Ballot was mailed in late 2006 to all property owners concerning the use of regular mail for the annual meeting notice rather than using the more expensive certified mail as required by the Arbors Covenants, Conditions, and Restrictions (CC&Rs). A follow-up ballot was recently sent

by Pioneer Management to those property owners whose Ballots were not received. The intent of this recommended change is to save the annual cost of the certified mailing. To-date, the majority of those voting favor the change; however we have not reached the required percentage of total votes to pass or reject this change. The board urges you to return these ballots to Pioneer Management as soon as you can in order that we know how the notice of annual meeting will need to be handled later on this summer.

In closing, the board would like to welcome the new residents who have moved into the Arbors during the first quarter of 2007 and invite them (and all Arbors property owners) to attend the monthly board meetings. These usually last an hour or so and you have an opportunity to voice any concerns, ideas or constructive comments toward the operation of our community as well as meet other neighbors in a casual forum. We would also like to again thank all the volunteers who generously give of their time and talents to keep our community prospering and operating as well as it does.



## National Night Out

by Kathy Mowrey and Barbara Moffitt

National Neighborhood Night Out is Tuesday, August 7. It will be observed in The Arbors with pizza and soda in our park and a visit by Rusty Kohler from the Bastrop County Sheriff's Office. Once again, bring lawn chairs!

## Association Contacts

by Joann Johnson

Do you need to contact the Arbors Improvement Association?

### Pioneer Property Management

*Paul Meisler*

(512) 447-4496

psmeisler@aol.com

### Board of Directors

*John Schnell*

jsmcss@aol.com

*Dan Mowrey*

dmowrey@austin.rr.com

*Tom Henderson*

willie\_trucker@yahoo.com

### AIA Web site

[arborsia.org](http://arborsia.org)

## Lemon Muffins

by Joann Johnson

1 1/2 c. flour  
1 c. sugar  
2 1/2 T. dry buttermilk  
1 T. poppy seeds  
1 1/4 t. baking powder  
2 t. lemon zest  
lemon juice from 2 lemons (3 T. minimum)  
1/3 c. melted butter  
2 eggs  
1 t. vanilla (optional)  
water

Combine dry ingredients. Add enough water to lemon juice to equal 7 oz. (3/4 c. plus 2 T.) Beat eggs slightly in a medium mixing bowl; add butter, lemon juice, and vanilla and mix. Add to dry ingredients and mix until moistened. Divide into 12 greased muffin cups and bake at 375° F for 20 to 25 minutes.

## Maintenance

*continued from page 2*

The Arbors insurance policy has a \$5,000 deductible. Even if the Arbors were to hire an outside company to fix the damage, the Arbors would still be liable for the first \$5,000. Not to mention what could possibly happen to the insurance rate if there was a claim filed.

In other MC happenings, you may have noticed the new storage building at the Park. This is a long overdue facility for the MC. In the past the MC has had to pay for the storage of spare parts in a locker in Elgin, which meant an 8 mile round trip in order to retrieve an item. Now all the parts and pieces are no farther than the Park.

The MC is also identifying problem erosion areas around the Arbors and assigning priority status to each one.

Work should commence mid-Spring on the most severe areas.

**Concerning street lights in the Arbors:** these are billed by Bluebonnet Electric to the Arbors at a flat rate per month. The Arbors must pay the flat rate whether the street light is working or not... so let's keep them working! If you see a light that is not functioning, please locate the 5 digit code from the base of the pole. If there is no location code on the base, check if it can be read on the head of the light. If neither one of these ID methods work, get the address of the house that the light is closest to and call Bluebonnet at 1-(800) 842-7708.

Remember it's your dues that pay for the lights; let's keep them working properly.

## Website Visitors

by Joann Johnson

The Arbors Improvement Association web site is located at [www.arborsia.org](http://www.arborsia.org) or [www.arborsatdogwoodcreek.com](http://www.arborsatdogwoodcreek.com). Though the majority of visitors are from Texas, there have been visitors from Arizona, Idaho, California, Virginia, New Mexico, Georgia and, occasionally, overseas. The site averages about 30 hits per day. Slightly more than half of these hits are considered first time visits.

Our site now includes a forum where registered users can post articles. This area includes restaurant reviews, articles about home improvement projects, and even contractor recommendations. Visit the forum and check it out!



## Yard of the Month

by Kathy Mowrey and Barbara Moffitt

This award is given from April through September so be sure to watch for the sign as you are driving through the neighborhood.

### Yard of the Month for April:

**Tom & Anneke Henderson**  
116 Kingwood Drive

Newspaper  
Arboria, TX 78704  
P.O. Box 510  
611 S. Coniferous #510  
The Arbor's Improvement Association  
The Arbor's Improvement Association  


## 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!

## AIA Social Events Calendar

|                              |               |               |              |
|------------------------------|---------------|---------------|--------------|
| Spring Garage Sale           | Sat. May 5    | 9 a.m.-1 p.m. | Neighborhood |
| Spring Potluck Dinner        | Sat. May 19   | 5 p.m.        | The Park     |
| 4th of July Ice Cream Social | Sat. June 30  | 4 p.m.        | The Park     |
| Neighborhood Night Out       | Tues., Aug. 7 | 5 p.m.        | The Park     |