

# Arbors Angles



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The Arbors Improvement Association Newsletter

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## Bits From the Board

*by Tom Henderson, AIA Vice President*

The annual meeting for the Arbors Improvement Association will be held on August 26, 2006. This year we will use the Fellowship Hall at the 1<sup>st</sup> United Methodist Church in Elgin. If you are a new resident in the Arbors, on behalf of the Board, I welcome you as a neighbor and encourage you to make plans to attend this Annual Meeting where you can meet other Arbors residents and get to know how our Association works.

If you are a long time resident of this community, then you already know the importance of attending this annual meeting... the only meeting actually required by the Arbors Improvement Association Bylaws.

In this, the last newsletter before our annual meeting, I would like to focus on volunteerism in our community and how vitally important it is that you consider getting involved in an Arbors committee. There are five standing committees: Architectural Control, Maintenance & Safety, Arbors Angles Newsletter, Community Awareness, and Welcome & Social activities. Each and every one of

these committees is comprised of people just like you. They may be retired or may have full time jobs, but they volunteer what time they can and are always very generous with their labor when called on to help with community projects.

The committee volunteers are one big reason our homeowner dues have not increased since the Arbors was incorporated! That says a lot about the incredible contribution our committee members have made to this community.

Your homeowner dues support all the functions and activities involved in keeping our community alive, vibrant and growing: from the cost of street lights and other utilities, to Park cleanup; from mowing and gate maintenance, to easement repairs. And of course, your dues also pay common area property taxes and community liability insurance. So...you pay dues, why not get your money's worth and become involved with how your dues are spent? I am sure you will be impressed by all the hard work Arbors resident volunteers do in order to make each activity a success.

One final comment about our community: the Arbors is a private subdivision and one that was established under a set of rules called the CC&R's or the Conditions, Covenants and Regulations. These rules, often called deed restrictions, were set forth by Sabine Investments when that company developed the property we all know as the Arbors at Dogwood Creek. As buyers, we all signed the CC&R's when we closed on our homes and properties, agreeing with our signatures to follow these community rules. You have a copy of them in that stack of documents you received from the title company when you closed on your home. (A copy of the CC&R's can also be printed off the Arbors web site, which address is prominently displayed elsewhere in this Newsletter.)

So many papers, so much reading! But please, do acquaint yourself with the contents of this document... it's very important information because it has a direct impact on the value of one of the most important investments you will ever make: your home!

## AIA Board Nominees

### *Kathy Kuligowski*

My husband Ed and I live at 500 Arbors Circle. We have been living here in the Arbors for 5+ years. We love living here and being part of the Arbors family.

Since we built our home and moved here I have been active and out and about in the Community meeting folks and watching the Arbors grow. I have attended most of the Homeowners meetings since it was organized. I went on to chair the Welcome/Social Committee for a year and played a very active role helping to establish the Welcome Committee that you see today. The last two years I have been a member of the Board, serving this last year as the President of the Board. I also maintain the Directory of the Homeowners in the Arbors and send out emails keeping the homeowners informed of community news like pending gate closures, etc., upcoming events, and meetings.

I also am very active in the Elgin/Bastrop County community. I am currently Vice President of the Elgin Education Extension Club and County Association Treasurer of the Bastrop County Education Extension Club and set on several committees in that organization. I also volunteer on small projects for the Elgin Main Street Board Promotions and Tourism Committee.

I retired as we moved to the Arbors, but my professional career spanned 30+ years of which more than half was involved in the management

### *Dan Mowry*

Kathy and I have lived in the Arbors since September of 2004 when construction on our home was completed. We had owned our lot at 333 Arbors Circle for 5 years prior to construction. What drew us to this neighborhood were the lovely homes, the large wooded lots and the proximity to Austin where two of our daughters reside. The other tangible factors that the Arbors offered were the gated community, the well-maintained properties and common areas, and the deed restrictions. Other subdivisions and raw land that we had considered in our search were a concern because of the lack of zoning or poor property management in the subdivisions. Due to the investment we planned to make in our retirement home, we wanted to make certain that we located in an area that took pride in its surroundings and actively enforced restrictions in order to protect our property value. Fortunate for us we found the Arbors! We, in fact, now own the adjacent lot next to our home because we love the woods and wildlife and wanted to protect the natural beauty around our home.

I am running for the Board to ensure that reasonable and just rules/restrictions are maintained to protect all of our property investments and to make certain that the monies we all contribute via the annual dues are spent wisely and to the benefit of the entire community. From what I have seen in the two years that we have lived here, the Board and

### *Tom Henderson*

I am Tom Henderson (aka "Santa" at last year's Xmas at the Park). You may also know me from my position as an AIA Board member for the last 3 years, and the ACC chairman before that.

My wife and I own two lots on Kingwood drive, purchased in 1998 and 1999; we moved into this community in spring of 2000, so have lived in this community now for 6 years.

I am retired, but was formerly a carpenter, contractor, and builder in Houston, pretty much in that order. My other work experiences include Manager for an international packing company and VP of Purchasing for US Homes.

In addition to serving as Chair of the Arbors Architectural Committee for 2002-3 and on the AIA Board for 2004,5,6, my volunteer experience is as follows:

- Board member, 3 yrs: West University Little League (\$250k annual budget)
- Chairman, 2 yrs: Shared Decision Making Committee, Houston Independent School District
- Board member, 1yr: West University Elementary PTA, HISD (\$100k+ annual budget)
- Chairman 3 yrs: Facilities Maintenance Committee, PTA Pershing Middle School, HISD
- Member 4 yrs: PTO, Bellaire High School, Facilities Committee
- Team Manager 1 yr: WUSA, Girls Softball

## Maintenance Committee Activities

by John Redmon

Work on the South gate is proceeding nicely. All that is left is to install the gate operators. By the end of July, we hope to have the South gate back to “better than new” operating condition. Once again, the maintenance committee would like to thank the tireless efforts of Bob Reading and Kenny Lange, who have put so many hours into this project.

A lot of the volunteer work around the Arbors goes relatively unnoticed. These volunteers offer their time not for pay but for the pride that comes from seeing a job done and done well. You might have noticed that the lines on the basketball court have been repainted recently. Or you might have noticed that the pea

gravel in the playscape had been cleaned and replaced or the Arbors signs have been repainted green. This is the work of one volunteer, Grant Kanies. Our thanks go to Grant for taking the time to make the Arbors a better place.

Once again, I would like to mention the Arbors’ drainage easements. The drainage easements are the grassy areas extending 15’ from the roads to the front of the homeowner’s lot. These areas are extremely delicate and vital to the stability of our roads. Please do not drive across the easements. If you see someone parking in the easement, please ask them to move their vehicle and park on the road or in a driveway.

## Yard of the Month

by Anita Schnell

Congratulations to our Arbors neighbors who have worked so hard on making their yards the most beautiful in our neighborhood. With all the heat and no rain, it must certainly be a labor of love!

**Winner for May:**  
**Dan and Kathy Mowrey**  
**333 Arbors Circle**

**Winner for June:**  
**Eddie and Genny Gowens**  
**114 Juniper Trail**

**Winner for July:**  
**Ovis and Connie Vestak**  
**111 Spanish Oak Trail**

## The Arbors Welcomes New Residents

by Anita Schnell

Welcome to the Arbors!

**Charles and Claressa Sweeney**  
**127 Pin Oak Crossing**

**Hazel Camarillo and  
Dennis Schedeler**  
**354 Arbors Circle**

**Terry and Patrick Minor**  
**119 Spanish Oak Trail**

As always, the Welcome Committee tries to be on the watch when new neighbors are moving in. If we have missed you, please call Anita Schnell 281-0900 or write jnaschnell@aol.com.

## Community Review

by Karen Wilkerson

Construction activity continues in the Arbors. Along with the homes that have been in the building process throughout the winter and spring, several new home projects are approved [lots 180, 222, 87 and 244] and are underway. Relationships forged with the builders working on these projects have continued to improve through designated contacts and the ease of email. The Arbors community concerns for the protection of the easements and the overall quality of life during the completion of nearby projects have been and are being addressed.

Continued voluntary compliance by owners for the maintenance of the Arbors is also at a high point, with a minimum need for reminder letters. Working together as a community to maintain our community is evident and appreciated.

During August at the annual meeting, be sure to look for the committee sign up sheets. Volunteer your time to your community. Thank you.

## Arbors Directory Updates

Directory updates, address changes, e-mail updates, and phone numbers should be sent to:

ArborDirectory@austin.rr.com

If you would like e-mail notifications but would do not want your e-mail address to appear in the directory please indicate this preference when you send the information. Notifications from the board do not disclose recipient’s addresses.



# 4th of July Ice Cream Social The Arbors Improvement Association

Courtesy of AIA Welcome/Social Committee  
Special thanks to all the volunteers who made this event special!

## **Kathy Kuligowski**

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side of the industry. During that time I developed the skills necessary to listen to both sides of issues, seek out the facts to help make educated decisions, and work to resolve issues.

I care very deeply for this community and feel that I have brought a good balance to the Board and will continue to work hard if re-elected. I want to keep this a place where we all want to live and will continue to work hard to see that goal is achieved. I believe in establishing guidelines, consistency of rules and regulations, and that each and every homeowner should be heard and treated equally. I have proven that I am not afraid to stand up and be heard and to tackle the tough issues, especially when it is something I believe in as strongly as I do about the Arbors.

I welcome any questions or concerns that you might have regarding my candidacy. Please email me at [kkuligowski@austin.rr.com](mailto:kkuligowski@austin.rr.com).

## **Ice Cream Social**

*by Anita Schnell*

It was pouring rain.....but many brave neighbors came out for ice cream sundaes on Saturday, July 1 at the Park. Everyone had fun creating their own sundaes from the wide variety of toppings, nuts, sprinkles, and, of course, whipped cream with a cherry on top! Thanks to our neighbors who come rain or shine to make our community events successful!

## **Dan Mowry**

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the various Committees have done an outstanding job of keeping the common areas groomed and well maintained. I believe that planning and budgeting the funds for the maintenance and beautification of the Arbors is a priority as well as developing a closer community through social functions and other neighborhood events. If I am fortunate to serve on the Board, I would encourage residents and lot owners to become more active in presenting their ideas at the Board meetings or via communication with the Board members. We all live in this small community and I trust we all have the same goals: to keep the Arbors safe and well-maintained; to make this a subdivision that is noted for its natural beauty and well kept properties; and governed by folks that are here for the long haul and take pride in living here. I would appreciate your vote at the August annual meeting.

A little bit of personal information about me: Kathy and I have been married for 30 years and have three daughters. I retired after 36 years with Marathon Oil Company in Houston, having served in numerous operations and commercial management positions within the company. I have an undergraduate and masters degree in business. I am currently retired but do some energy consulting work on the side.

Thanks for your consideration.

## **Tom Henderson**

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--Team Manager 2 yrs: Girls Softball, HISD

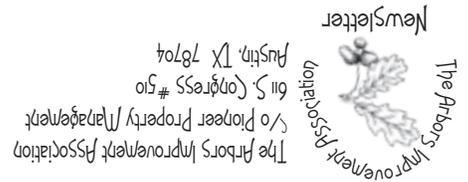
--Team Manager 4 yrs: Little League, Boy baseball

As you can see, I am not new to volunteer positions, Board or committee type work. Through these positions I have learned the type interactions that successful volunteer organizations require.

The reason I am running for a board position is the same now as it was when I asked for your vote the first time: all of us have invested quite a bit in our property, in our homes. It is my position that the number one priority of any homeowners association is to protect and maintain property values. We do this so that the investment you have made in this community not only does not deteriorate, but hopefully will increase in value.

As an active Arbors Board member, I will work hard to that end and in the process make the effort to represent the majority wishes of the residents of this subdivision.

I feel strongly that only by volunteering time and effort toward common goals can we all make - and keep - our neighborhood the haven that we had hoped it would be when we bought our properties here.



## **AIA Annual Meeting Saturday August 26<sup>TH</sup> at 10 a.m. Methodist Fellowship Hall**

The Arbors Improvement Association Annual Meeting will be held at 10 a.m. on Saturday, August 26<sup>th</sup> at the Methodist Fellowship Hall in Elgin located at 216 W. 3<sup>rd</sup> Street. The fellowship hall is located directly behind the church.

Turn right on Hwy. 95; turn left on Hwy. 290, keeping to the right lane; at the first light turn right (Ochoa Street); take the second left, Ave C, and follow it to 3<sup>rd</sup> Street. The church is on the corner across from the back side of city hall.

To get to the Methodist Fellowship Hall from the Arbors:

Please join us!

