



# Arbors Angles

The Arbors Improvement Association Newsletter

## Bits From the Board

by AIA Board

As a reminder, the annual meeting for the Arbors Improvement Association (AIA) will be held on Saturday, August 23, 2008 at the First United Methodist Church in Elgin. The meeting will be conducted in the church Fellowship Hall, with sign-in at 9:00am and the meeting starting at 9:30am. Refreshments will be served by the Welcome and Social Committee prior to the start and throughout the meeting. We encourage all owners to attend.

The annual meeting is actually the only meeting required by the AIA Bylaws, although the board has open meetings each month to conduct business and keep residents abreast of issues and items of interest to

the community. It is also a great place to meet your neighbors and introduce yourself to new families that may have moved into our little part of paradise.

It is important that we have a quorum at the annual meeting. This year two of the three board positions are up for election. The board is the decision-making body that represents you. It has the responsibility for the allocation of funds for the common utilities, maintenance of the community, and judicial use of your dues for the betterment of the Arbors. The board is also the interface with public officials and agencies that serve our community. Thus you will want to

vote for those who best represent your views and best interests. We would encourage those that feel they are qualified and will dedicate the time to serve, to make that known as nominations can be made from the floor at the meeting. In addition to this election, there may be other issues that require a vote during the meeting and your vote is important on these as well.

With the building of more homes in the Arbors, the board with the approval of the ACC has stepped up the efforts to work directly with the builders to prevent damage to our common properties, most notably the road right-of-way and the roads. We have also approved increased

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## Annual Meeting Announced

by Joann Johnson



The Arbors Improvement Association Annual Meeting will be held on Saturday, August 23<sup>rd</sup> at the Methodist Fellowship Hall in Elgin located at 216 W. 3<sup>rd</sup> Street. Sign in will begin at 9 a.m. and the meeting at 9:30 a.m. The fellowship hall is located directly behind the church.

To get to the Methodist Fellowship

Hall from the Arbors:

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.

# AIA Board Nominees

## *Dan Mowrey*

I am currently finishing my first two-year term on the Board and am seeking re-election for another two-year term.

I am again 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. I also believe strongly in keeping the Arbors a safe place to live and supported the Board's efforts to slow traffic and make contractors as well as residents aware of these efforts. I believe it is imperative to take measures to protect our children, grandchildren and adults who enjoy walking, jogging and riding bikes within the subdivision. While on the Board, I have developed contacts within the Elgin and Bastrop fire departments and the Bastrop County Sheriff's department in an ongoing effort to make these organizations aware of our concerns and needs.

Kathy and I feel we are very fortunate to have located in the Arbors. We take a great deal of pride in this community and appreciate the efforts of our many neighbors to keep their properties in good order...that was one of the selling points for us when we purchased our lot. I believe that wise planning and budgeting of funds by the AIA for the maintenance and beautification of the Arbors is a priority. While serving on the Board, we have identified projects that needed attention and dedicated maintenance

*see Mowrey page 3*

## *Tom Henderson*

I am Tom Henderson (aka "Santa" at last year's Santa at the Park). You may also know me from my position as an AIA Board member for the last 5 years, and the ACC chairman before that, in the first year of AIA operations.

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 8 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. We moved here from Houston where Anneke worked for an oil company while I was in the home building business but after 30 years we felt it was time for a change since both of our children had almost finished college and were getting on with their lives.

August of 2002 marked the first Annual Meeting of our AIA as the developer Sabine relinquished their control over Arbors to the Homeowners Association. It also

On Saturday, May 10, over forty residents participated in our first Garden/Yard Tour. Everyone met at 9 a.m. at the home of Dan & Kathy Mowrey where they learned about various methods for gopher control, and handouts on chemical

marked my first involvement with the AIA as I volunteered to be the first ACC Chair because of my background in construction.

That first ACC in 2002-03 created many of the processes that are in use today. It also proposed many of the new policies designed to make the Arbors safe (a clear burn ban, licensed driver requirement), and attractive (meter placement requirements, no dirt tracks). The following year I was nominated and elected to the Board of Directors, and have since served in all capacities on the board.

As a Board member I initiated several policies to strengthen and enforce both the CC&R's and the Arbors By-Laws, including:

-- A requirement for a Builders Bond, so that builders are held accountable for the actions of their subcontractors during the building process.

-- Establishment of the Road Reserve Fund, so that we may save now for future road repair expenses.

-- Establishment of 2 yr rotating Board terms, so that we can preserve experience continuity.

I have also been involved each year  
*see Henderson page 3*

## **Garden Tour**

*by Kathy Mowrey*

and natural control of various bugs and lawn problems were made available. After breaking into two groups, maps were distributed and the tour began.

We toured the property of:  
*see Tour page 3*

## Tour

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Reynolds & Dorothy Bixler, Ed & Kathy Kuligowski, Suzanne Espe, Pat & Susan Anderson, Bob & Dorothy Baker and Eddie & Genny Gowens. Each homeowner shared their knowledge of flowering plants, trees, lawns, and vegetable gardens. We also learned about rainwater collection systems, and several homeowners shared their extra plants with the participants. The temperatures were high but with cloud cover and a nice breeze, everyone agreed it was fun, informative and we'd like to see this become an annual event.

## Mowrey

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funds to clean/paint/repair/mow and landscape. In 2008 we plan to paint the park building and do some repairs to the white frontage fence and install a new sign at the South gate similar to the "Arbors at Dogwood Creek" sign at the main entrance. There will also be some work along the roads adding base and repairing erosion problems.

The AIA Board is merely a body that serves the best interest of all in the Arbors. I have tried to be impartial and proactive in addressing issues and suggestions from the community and will continue to do so. I 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

in some fun events: The Fall Fest Chili Cook Off and Santa in the Park.

I bring some real experience to this Board position, but my reason for running for this Board has not changed over the years; it is the same now as it was when I asked for your vote the first time:

It is my position that the number one priority of any homeowners association is to protect and maintain property values, so that the investment we have all made in this community not only does

properties; and governed by folks that are here for the long haul and take pride in living here. If you feel that these goals represent your views, 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 32 years and have three daughters. I retired after 36 years with Marathon Oil Company in Houston, having served in a number of management positions in operations and commercial areas of the company. After retirement I worked for 18 months at the Texas Railroad Commission (the oil & gas regulator for the State) setting up an emission grant program. I have an undergraduate and masters degree in business. I am currently retired but do some energy consulting on the side. Kathy and I have lived in the Arbors since September of 2004 when construction on our home was completed.

## Henderson

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not deteriorate, but hopefully will increase in value.

Secondly, the Board must continue to look for ways to benefit the Arbors and it's residents through economical use of the Arbors funds by encouraging residents to volunteer in areas that are of either interest or in their field of expertise.

If elected, I will continue to work toward those goals and in the process continue to represent the majority wishes of the residents of this subdivision.



## Yard of the Month

*by Kathy Mowrey*

This award is given every month except December, so be sure to watch for the sign as you are driving throughout the neighborhood.

Yard of the Month for May:

***Leo & Cheryl Martinets***  
*117 Elmwood Drive*

Yard of the Month for June:

***Kevin & Letha Wiley***  
*518 Arbors Circle*

Yard of the Month for July:

***Tim & Molly Herbst***  
*249 Arbors Circle*

# ACC and Summer Projects

*by Randal Wilkerson*

Spring and summer months are always busy within the Arbors and this year has been no exception. Several homes have been recently completed, three are currently under construction and one new home approval is pending, which by the time this newsletter arrives in your mailbox, should be underway. In addition to the normal spring and summer projects the ACC has received a higher number of fence submissions this season. This increase is attributed to the feral hog issue detailed in another article in this publication.

Many of the project submissions received by the ACC pertain to home improvement projects such as fence, pool and porch or patio installations. This type of submission is normally dropped off at my home vs. being routed through Pioneer Management. Submissions are scanned and forward to the committee members via email. This type of review normally provides the owner with a decision in a shorter time frame than scheduling a meeting.

It is also acceptable for the owner to submit this type of project directly to me via email. Please make sure all required information (plat with

improvement placement indicated, drawings, materials, contractor, compliance agreement if contracted out etc) is included. Since all projects must be approved before the project is started, submitting your project well in advance is recommended. Remember the ACC has 30 days to respond to submissions, although normal response time is generally substantially less. New home submissions are too large and complex for email submission. New homes and larger home improvement projects require evaluation at a scheduled meeting.

The ACC continues to work closely with the Board and the builders to enforce the Community Construction Compliance Agreement created to educate contractors regarding the rules of the Arbors and which outlines the penalties for breaking those rules. The mutual cooperation between the ACC, the Board and the builders seems to be keeping the disputes and construction damage to a minimum. Although the system is not perfect, overall the process is operating at an improved level.

If any questions arise or if you have a submission for review my email address is [rswaustx@aol.com](mailto:rswaustx@aol.com) or you can call me at 281-4287.

## 4<sup>th</sup> of July Ice Cream Social

*by Kathy Mowrey*

Our neighborhood 4<sup>th</sup> of July Ice Cream Social was held in our park on July 5 and between fifty and sixty residents attended wearing their patriotic colors. Everyone enjoyed ice cream sundaes and

the opportunity to visit with their neighbors.

Thank you to all the Welcome/Social Committee ladies (and their husbands) for all their help in putting on this event.

## Board

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bond requirements for all builders which were woefully low by Austin standards. The builder's bond now required is more in line with those required in other communities and cover most damage repair expenses that may occur in the event the Arbors has to seek reimbursement. We will continue to work with the construction people to ensure they respect our property and that our community standards are met.

In closing, the board would like to extend our sincere thanks to all of the Committee volunteers who have worked for the betterment of our community during the past year. It is most appreciated. You too can help continue making the Arbors the best place to live in Elgin, please consider volunteering your time on one of the committees. We greatly appreciate new ideas and welcome your involvement.

## Welcome Neighbors

*by Kathy Mowrey*

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

**Jon Danklefs**  
**Hilary Stallings**  
*115 Juniper Trail*

**Jeff & Lori Schroeder**  
*122 Sycamore Trail*

**Larry & Diane Williams**  
*164 Pin Oak Crossing*

**Danny & Darlene Lauve**  
*138 Elm Wood Drive*

**Carlos & Edith Arana**  
*278 Arbors Circle*



# Hogs in the Arbors

*by Tom Henderson*

No, I'm not referring to TCU, Arkansas or Miss Piggy; I'm referring to the porcine variety, the wild feral kind.

Lately hogs have become unwelcome guests, the uninvited kind. Unfortunately, Texas, as do several other states, has a major feral hog problem on its hands and lands. (If you would like more information, please visit the Arbors Forum online.)

For many months several residents suffered reoccurring intrusions by these wild pigs. Hogs visit at night on an irregular basis, rooting and damaging landscapes. Several property owners resorted to trapping and shooting in an effort to address the problem, but didn't have much luck in stemming this tide of pigs.

The Arbors Board felt a broader approach was needed with more expertise, so we contacted Kelly Garmon, a professional hog trapper/hunter. We met with Mr. Garmon to formulate a plan and get an idea what it would cost manage our hog problem into the Fall when hogs become even more active and the chance of trapping them increases.

## Spring Garage Sale

*by Kathy Mowrey*

Eleven homes participated in the Spring Garage Sale day held in the Arbors on Saturday, May 3. One new resident reported it was their best garage sale ever and were most appreciative of the Arbors Welcome/Social Committee for sponsoring the neighborhood event. Special thanks go to Lily Wright who distributed the garage sale maps.

Since hog damage is limited to relatively few residents, the decision was made to not use Arbors funds in this effort. Instead we requested donations and through the generosity of several Arbors residents, were able to fund a hog hunt for a few months. As word spreads, more residents have donated money and/or traps.

In the first 6 weeks, the hog hunter has trapped or killed 16 hogs, animals in all stages of maturity. The result is that the hog intrusions have dropped off. But the hogs are not gone so continued effort is needed to try and remove as many as possible.

The Board has also contacted the various owners of properties adjacent to the Arbors and secured permission to hunt and/or trap the hogs on their land.

In a recent development, we also contacted officials at Camp Swift as this is where the majority of our visiting hogs live and breed. Camp Swift has such a huge hog population, there is a full time trapper and a wildlife biologist on staff attempting to deal with the

problem. Feral hogs are not only doing tremendous damage to Camp Swift property, but are upsetting the native species habitat. Camp Swift personnel are committed to controlling these hogs and have promised full cooperation with us in this effort. They have ordered more traps and are relocating some of these to the North end of their property, closer to the Arbors, in order to coordinate our trapping efforts.

Our hog hunter continues to bait and check traps on a daily basis and along with the wildlife cameras he has placed at strategic locations, monitor the hog movements and adjust the traps accordingly.

The Arbors Forum will be updated with any activity and pictures of the unwanted "guests". Look under the "General" heading for these updates.

If you would like to donate, please make out your check to "Arbors Special Fund", and mail (or give) it to any Board member. And a big Thank You to all who have already donated to this worthy cause!

## Spring Potluck

*by Kathy Mowrey*

The annual Spring Potluck dinner was held on May 31 in our park. The weather was gorgeous and there were sixty residents in attendance. It was a time of great food and great conversation. Special thanks go to the Roper's for once again allowing

us to use their grill, Ervan Tolbert, Reynolds Bixler and Tim Herbst for taking care of the grilling duties, and the ladies of the Welcome/Social Committee who helped plan, set-up and clean-up after the potluck.

For property owner information check out our web site at [arborsia.org](http://arborsia.org)

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

Annual Meeting  
Saturday, August 23, 2008  
Methodist Fellowship Hall  
216 W. 3<sup>rd</sup> Street, Elgin  
For map and directions see *pg. 1*

