



Bits From the Board

by AIA Board

Summer is here and the hot dry months are just around the corner. Some say they're here now, but as in all Texas Summers it will only get hotter and drier...setting the stage for the danger of uncontrolled fires.

There has been a steady increase in the number of homes being built in the Arbors and along with these new homes comes a certain reduction in the number of vacant lots that can act as buffer zones should a fire occur. "Burn Bans" are routinely enacted by Bastrop County at the request of the Texas Forest Service who monitors wind, rainfall, and ground moisture conditions within the County. But even without a Burn Ban, winds can pickup at anytime and make a small fire a very large and dangerous...one that could lead to widespread destruction within our community.

With the increasing population in the Arbors, the Board is requesting residents to please bag or mulch garden, lawn or tree debris as opposed to burning it on site.

Please be aware that the Arbors has a "Clear Burning" policy in place

since early 2003 prohibiting the use of wholesale burning as the method for clearing a lot of underbrush and trees. Any debris resulting from lot clearing must be mulched/chipped or hauled away. Burning of this debris in place is strictly prohibited and will result in fines issued to the property owner.

And on to new business:

The Board has authorized the installation of a surveillance camera at the South Gate. This is being done to address incidents of expensive gate damage as well as a deterrent to those who may want to cause malicious mischief in our community.

The motion activated camera will have a battery backup and will capture images of front seat occupant(s), license plate, time, and date simultaneously and record them on a DVR for a specified amount of time. If an incident occurs, the Sheriff's office will conduct the investigation and remove the captured images as both evidence and aid to solving any crimes or malicious intent. Images captured will only be used for these purposes. The Board will file charges on any

person(s) who are found to have intentionally damaged Arbors property.

Camera performance at the South Gate will be reviewed before making any decision on the installation of a similar camera at the North Gate.

You will have noticed that after several weeks of construction, the left turn lanes have been installed on Highway 95. These should provide a measure of safety for residents and their guests who are both entering and exiting the Arbors. But concern for safety also extends to our roads inside the community. As our community grows, so do the number of residents who use our roads. For the safety of all when driving in the Arbors, please stay aware of runners, bicyclists, and walkers, obey the stop signs and adhere to our speed limit.

The Board wishes you a safe and pleasurable summer!

ANNUAL MEETING
SATURDAY AUGUST 28TH
9:00 AM
FIRST UNITED METHODIST
FELLOWSHIP HALL
216 W. 3RD STREET
ELGIN, TX
SEE PAGE 2 FOR MORE INFO

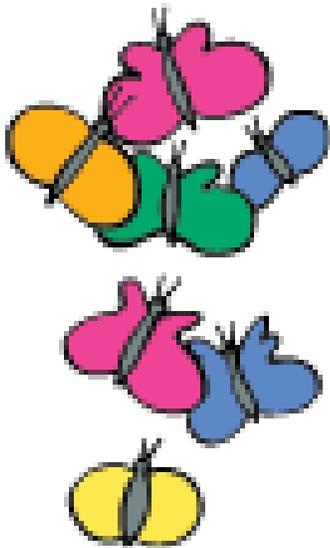
Annual Meeting

by Joann Johnson

The day of the Arbors Improvement Association Annual Meeting is fast approaching. The meeting will be held at the **First United Methodist Church Fellowship Hall** in Elgin located at 216 W. 3rd Street on **August 28, 2010 at 9:00 a.m.** This is the same location where the meeting has been held for the past few years. A map of the location may be found by [clicking here](#).

The meeting will include committee reports, a financial and management report, along with the election of two board positions. Currently, there are two members running for these positions. Their bios are found on the following pages.

Proxies will be mailed out by Pioneer starting the first week of August. If you cannot attend, please send in your proxy or give it to a neighbor.



Pinewoods Lily

by Joann Johnson

You may have seen the flower used in the title on page one around the Arbors. It is called Pinewoods Lily or Propeller Flower and grows in Arkansas, Louisiana, Texas, Oklahoma, and Mississippi. It is a member of the Iris family and got its botanical name, *Alophia drummondii*, from the Scottish naturalist, Thomas Drummond, who catalogued it in the 1830s.

This lovely flower grows in partial shade, mostly in the wooded areas of our neighborhood. It blooms from March to May and likes dry sandy soil. For more information on this flower, check out the [Lady Bird Johnson Wildflower Center](#) native plant database.



Annual
August 28, 2010 at 9 am
First United Methodist
Fellowship Hall
216 W 3rd Street
Elgin, TX
Meetings



Yard of the Month

by Welcome Committee

March

Trey & Veronica Dunne
104 Spanish Oak Trail

April

David & Kathy Glass
291 Arbors Circle

May

Carol Klunck
255 Arbors Circle

Be sure to watch for the Yard of the Month sign as you drive through the neighborhood.



Welcome Neighbors

by Welcome Committee

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

James & Mary Russell
122 Arbors Point

David & Rebecca Miller
139 Spanish Oak Trail

Darin & Brandi Guy
130 Maple Leaf Trail

Rick & Lorraine Socia
257 Maple Leaf Trail

Board Bio: Tom Henderson

I am Tom Henderson, aka "Santa" at Santa at the Park. You may also know me from my position as an AIA Board member for the last several 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 now lived in this community for 10 years.

I am retired, a former 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 my wife Anneke and I were involved in work and a variety of volunteer activities for some 25 years.

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 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 ban on clear burning; no non-licensed drivers on our roads) --- and attractive (meter placement requirements; no dirt bike 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 have initiated several policies over the years 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 have a continuity of experience.
- Closing the North Gates to keep large construction vehicles from destroying our entry walls.
- -- Installation of surveillance cameras at the South Gate to discourage vandals.

I bring experience to this Board position, but my reasons for running for this Board have not changed over the years; they are the same now as when I asked for your vote the first time:

- First, it is my position that the number one priority of any homeowners association is to protect and maintain property values so that the property investment we have all made does not deteriorate, and hopefully will increase in value. This means that the AIA must be run as a business, with budgets and careful planning for the future.
- Second, any Board must continue to look for ways to benefit the Arbors and it's residents through economical use of the Arbors funds; track all expenditures and encourage residents to volunteer services in areas that are either of interest or in their field of expertise. We can only preserve or improve our community by being actively involved.
- Third, I believe a Board should not micro-manage the lives of residents; the CC&R's already contain rules and restrictions that help preserve the integrity of our community. Policies enacted by the Board are natural extensions of those rules (ie, clear burning of a lot is a safety issue) or clarify existing rules (ie, dirt bike racing is a neighborhood nuisance, not normal residential activity)

If elected, I will continue to work for the best outcome for our community and in the process strive to represent the majority wishes of the residents of this subdivision.

Board Bio: Dan Mowrey

I have been on the Arbors Board of Directors for two terms (4 years) and am currently seeking re-election for another two-year term. During the 4 years, the Board has resisted any increase in the annual dues and has successfully balanced the expense budget while building surplus contingency funds for the future use on the roads or any other emergency funding needed. As of June 30th, the Arbors had over \$100,000 in liquid assets (checking and money market account) and we were about \$7,000 under budget for the year to-date. We will be using some of these funds to increase security at the gates and repair the street signs that are need of paint and new street name decals. Fortunately the roads are still in good shape and our surplus money market fund designated for the longer term road maintenance continues to be added to each year.

I am a firm believer of enforcing the restrictions that have been spelled out in the Arbors Covenants, Conditions and Restrictions. We strive to take a reasonable and just approach to the enforcement of the CC&R's with the objective of making certain that we represent all of our property owners by making decisions that protect all of our property values. We are often criticized for making decisions that require repairs or not allowing building of fences or other structures that do not meet the

requirements. This is the not-so-fun part of being on the board, but I feel it is an obligation that we accept by being on the board. 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. In the past year, the number of complaints about contractors speeding has dwindled and my personal observation has been that residents are also being more mindful of the speed and stop signs. The board has also authorized the placement of security cameras at both entrances in order to capture (and prosecute) anyone damaging the gates and/or identify traffic should there be vandalism or theft within the subdivision.

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 property. A little bit of personal information about me: Kathy and I have been married for 34 years and have three daughters. I

retired after 36 years with Marathon Oil Company, having served in a number of management positions in operations and commercial areas of the company. After retirement I have worked at the Texas Railroad Commission (the oil & gas regulator for the State) administering an emission grant program. I have an undergraduate and masters degree in business. Kathy and I have lived in the Arbors since September of 2004 when construction on our home was completed.

In closing, 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 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.