



Arbors Angles

The Arbors Improvement Association Newsletter

Bits From the Board

by AIA Board

Greetings. The holidays are over and the new years resolutions are hopefully still intact. If not don't sweat it. The Arbors is still a great place to live. If you are already living here, wonderful! You've got it made. If you are planning on living here in the future, your future is bright. It is a win, win.

The State of the Arbors is good. We continue to prosper as a neighborhood and an association. Since it is once again that time of year when all 2009 Association dues are due and received from

each of you, the Board is in the process of assessing the expenses and expenditures from 2008 to determine the dollar amount that will be transferred to the road fund. Please recall that several years ago a reserve was created to designate funds specific for future, major road repairs. Previous Boards, along with the current Board have been moving funds to the reserve, as expenses and expenditures allow, at the end of each year. To this end, please pay your dues on time for each of your lots. It is appropriate to note that the Association is able

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Valentine's Party

by Kathy Mowrey

Come celebrate Valentine's Day on Saturday, February 7, from 7 p.m. to 9:30 p.m. at the home of John and Anita Schnell, 197 Elmwood Drive. Please bring an appetizer or sweet to share, your favorite beverage (BYOB), and your special someone (no children please). Dress is Valentine casual. Please RSVP to Lily Wright at 285-5520 or tomolilac@live.com by Thursday, February 5.

Arbors Annual Dues

by AIA Board

It has been brought to the AIA Board's attention from a number of property owners that they have not received an invoice for their 2009 annual Arbors maintenance dues. Every property owner is required to pay their assessed dues by the end of January of each year. If the assessment is not paid within thirty (30) days of the due date, the assessment shall bear interest from the date due at a rate of eighteen per cent (18%) per annum.

If you have paid your assessed

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Road Work In the Arbors

by AIA Board

The Board has contracted with Integrity Asphalt to repair the road cracks in the Arbors roadways. With the dry spring, summer and fall, more surface cracks were formed on our 10 year-old roads. One of the major causes of such cracks (other than use) is the drying of the ground under the road base. We identified over 50 specific areas in need of repair throughout the Arbors with some being very minimal to some being

fairly deep and wide (mainly on Juniper Trail). Integrity Asphalt has reviewed the areas with us and will use a state-of-the-art polymer material that flows into the cracks that remains pliable when dry. This will keep any water from entering the cracks and causing additional damage to the road surface. This material may be driven over about 10 minutes after application, so no roads will be closed when the crew is here doing the work.

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ACC Winter Report

by Randal Wilkerson

2008 was a busy year for activity in the Arbors. Construction of new homes in section one and two keep the ACC busy along with all the other home improvement, home addition and fence projects that were submitted throughout the year. After such a burst of building activity during the few years and with the recent news about the nationwide economy, a slow down of housing starts in the Arbors is expected. Although continuing submissions for home improvements and fences are anticipated during 2009, the ACC has only received word of one possible housing start thus far for 2009, and received no submissions.

With chilly temps surrounding us and leaves on the ground, it may be difficult to believe but spring is just around the corner. This typically means that the ACC will start receiving requests for various types of projects owners would like to complete. It is important that owners submit their requests before they plan to commence with their project, allowing enough time for the plans to be reviewed and approved before the projected start date. Project plans and questions

about projects can be submitted by email, if desired (rswaustx@aol.com) or I can be reached at 281-4287 during the evening hours.

Each project type has different requirements. As an example, if your project involves a concrete pour, be sure to check out the ACC page of the AIA website to ensure you are aware of all the pour plan requirements. All building projects from fences, to garages, from storage building to pools, require ACC submission, and ACC approval, prior to any type of construction activity beginning.

The ACC continues to strive to be efficient in our review of submitted projects. We work with owners and builders to be sure that there is as little disruption to the community as possible while allowing construction to move forward. We appreciate the residents being alert to concerns that may arise and informing the ACC or the Board so that these concerns can be addressed and corrective measures can be taken. Remember, we all have a vested interest in our community.

Thank you for your support.

Ladies' Coffee

by Kathy Mowrey

A coffee for the women of the neighborhood is being planned for Saturday, March 21, in our park pavilion at 9 a.m. Please bring a breakfast food to share and coffee, tea, juice and water will be provided. This is a great opportunity for women of the Arbors to meet and find other ladies with interests in common. Call Kathy Mowrey at 281-4601 or e-mail her at kmowrey@austin.rr.com to RSVP for the Ladies Coffee.

Holiday Lighting

by Diana Reading

These are the winners of the Christmas Decoration Contest:

Best decorated mailbox:

Laurence Wieland & Paula Boothe

207 Arbors Circle

Best Spirit of Christmas:

Dan & Kathy Mowrey

333 Arbors Circle

Best Holiday Wonderland:

Claudia & Juan Deanda, Jr.

556 Arbors Circle

Best Magic of Lights:

Barry & Teresa Marshall

168 Juniper Trail

They each received a certificate and gift card.

Welcome Neighbors

by Connie Vestal

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

Ronnie & Hirma (Irma) Martinez
148 Spanish Oak Trail

Maurya McKinnon & David Cantwell

107 Ironwood Cove

Easter Egg Hunt!

by Kathy Mowrey

An Easter Egg Hunt is planned for Saturday, April 11, at 10 a.m. in our park. This event is open to children and grandchildren of Arbors residents. The hunt for candy or prize-filled plastic Easter Eggs will be done by age groups and it should be a lot of fun for all. Refreshments will be served. This event is being coordinated by Melissa Ramsay.

Format Change for Newsletter Proposed

by AIA Board

The subject of the Arbors newsletter moving from hardcopy print to online viewing has been raised several times over the last few years and was raised again at the 2008 annual meeting. The Board wants to provide as much information as possible to Arbors owners through use of all available mediums and is considering converting the newsletter from a printed format to an online format. We are asking for the input of the community. The goal is to reduce or eliminate the newsletter expense. We budgeted a total of \$3,500 for postage and mailing for 2008, of which a good portion goes for printing and mailing the newsletter.

Creating and producing a hardcopy newsletter has its limitations. We are careful to keep the newsletter to a certain number of pages due to cost considerations and only allow color photos of events from time to time, once again due to cost. Printing and mailing the newsletter three or four times each year creates an expense to the AIA.

Researching alternatives opened the possibility of placing the newsletter online. Removing the printing from the newsletter process reduces the amount of time required to produce the newsletter, and removes the

management company from the process, as they handle printing and mailing the newsletter for the Arbors. Moving the newsletter online also allows different software to be used which is easy to post to the website and expands the items that can be included in the newsletter without adding any additional costs. Anyone with internet access can view the newsletter once posted on (no need for an email address) although we may elect to send an email notice that the newsletter is ready for viewing, if we move toward an online newsletter.

Converting the newsletter to online viewing versus hardcopy print seems to be an all or nothing situation. We've discussed offering both methods and asking owners which method of delivery they prefer, but when we reduce the number of printed copies we produce, the price increases, as well as the hassle factor of keeping up with which owners prefer which method.

So, please provide your input. We are asking owners to email your thoughts on moving the newsletter to an online format. The email address is nl_response@arborsia.org. This address is just for newsletter input and will not produce a response. We thank you for your time.



Yard of the Month

by Welcome Committee

The Yard of the Month is awarded each month from January through November. Watch for the yard sign as you are driving through the area.

October 2008 Yard of the Month:

Tilghman and Tonya Nalle
499 Arbors Circle

November 2008 Yard of the Month:

Jeffrey and Lorie Schroeder
122 Sycamore Trail

January 2009 Yard of the Month:

Jimmie L. & Clarissa Carter
101 Ironwood

Woodworkers Donate Toys

by Bob Reading and Tom Henderson

This past year, the Arbors Wood Workers Club crafted a total of 250 wooden toy cars (and a few airplanes...) to donate to various charities during the Christmas season. The men who worked on this Christmas Project were: Ray Crites, Jim Jochetz, Ed Kuligowski, Dale Pyeatt, Bob Reading, John Redmon, Paul Shively, Joe Thedford, Ervan Tolbert and Jeff Switzer.

On January 13, 2009, the last batch of fifty of these handmade toys were delivered by Tom Henderson, on behalf of the Club, to the Special Events Coordinator at the Dell Children's Hospital.

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Board

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to reduce expenses and expenditures and therefore save for the major road repairs of the future due to the willingness of our owners to pitch in and assist with minor repairs (road and otherwise) as needed around the Arbors. The talents of these volunteers have saved the Arbors many times over. Additionally, their willingness to volunteer their time is also part of what makes the Arbors such a nice place to live. The Board thanks each and every volunteer for their time and talents.

The Arbors is impacted by internal and external factors, and the Board and other volunteers try to monitor all items of importance. This newsletter contains, in other sections, information about the carefully considered road repairs underway

Dues

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dues, **THANK YOU** for the prompt payment. If you have not received an invoice or if you have not remitted your payment yet, please send your payment to:

Arbors Improvement Association
PO Box 202492
Dept 49204
Dallas, TX 75320-2492

Checks made payable to: Arbors Improvement Association
The dues are assessed at \$330 per lot owned.

The association depends on these funds to maintain the roads, park and general upkeep of the common areas within the Arbors. Your prompt payment is very much appreciated.

and information regarding Highway 95, both items that impact residents of the Arbors. Please be sure to read these items. We encourage all owners, if they have information regarding issues that may impact the Arbors, to contact any of the Board members (email, phone or in person) and pass it along.

If you can attend the monthly AIA Board meetings, please do. If not, please review the minutes online so you will know the latest and greatest. Please sign up for the Forum and communicate with others in the Arbors about local and neighborhood items, and keep abreast of goings on. In closing, our neighborhood is doing well, and we are working to keep it that way.

Spring Garage Sale

by Kathy Mowrey

The annual Spring Garage Sale held in conjunction with Elgin's citywide garage sale will be on Saturday, May 2, from 9 a.m. - 2 p.m. Advertisements will appear in both the Elgin and Bastrop newspapers.

If you will be having a garage sale on that day, please call Kathy Mowrey by April 30 at 281-4601 or e-mail her at kmowrey@austin.rr.com and she will put your address on our special garage sale maps that will be made available to potential customers. Everyone holding a garage sale should remember to put balloons on your mailbox. We will include a notation on the maps telling them to watch 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 on your mailbox and customers will find you.

Toys

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This \$200 million facility, located on the old Robt. Muller Airport site, is a modern marvel. Officially known as The Dell Children's Medical Center of Central Texas, it is a member of the Seton Family of Hospitals, and serving a 46-county area, it is the only dedicated freestanding pediatric facility in the region.

This facility is also the first hospital in the world to receive the LEED (Leadership in Energy & Environmental Design) Platinum designation, awarded by the U.S. Green Building Council. When one steps inside, it is apparent why such an award was given to this location: it boasts an environment that is at once professional and welcoming, while offering features such as natural light and pollutant-free, fresh air and six inner courtyards. It is the kind of facility that everyone hopes will never be a necessity for their family, but one that is valued beyond price if the situation does warrant its use.

The Hospital always welcomes volunteers, so if anyone in our neighborhood would like to donate some free time to this facility, please visit their web site at http://www.dellchildrens.net/volunteer/adult_volunteer_program/ for more information.



Roads

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We have also made plans with L&M Landscape to begin adding road base along the road surfaces where the original base has eroded away from the shoulder of the roads. The material that will be used is a one-inch limestone road base material that is locally available and used specifically for the public roads in the area. Once compacted, this material becomes very solid and is less likely to wash away. This will be an ongoing project in order to protect the asphalt from breaking away from the edge of the roads.

As you are aware, the original roads in the Arbors are about 10 years old and have seen both construction and normal traffic activity. We have been fortunate that the original developer hired a quality contractor to build the road beds and surface the roads with highway-strength asphalt. These are the first repairs that have been made specifically to the roadways (Note: right-of-way erosion repairs have been made and are related to keeping the road base in place).

With this type of preventative maintenance, it is our goal to delay any major capital expenditures, such as resurfacing areas of the roadway, until such time as absolutely necessary.



Highway 95: Accident Prone

by AIA Board

Most, if not all residents of the Arbors have seen or been caught in the traffic tie ups that occur as a result of a traffic accident on Highway 95.

Though not in the normal purview of a Homeowners Association, AIA Board members have contacted TxDOT in the past to voice concerns regarding the number (and severity) of accidents that occur on this stretch of road between Elgin and Bastrop.

In addition, the Board has tried to get some measure of protection for drivers turning left into the Arbors by requesting the addition of a dedicated left turn lane and/or signs warning drivers of turning traffic.

Unfortunately, these efforts have not met with much success. Though we have seen “some” increase in police presence on Hwy 95, the number of accidents has not lessened. And a dedicated left turn is not feasible according to TxDOT, due to lack of road width available for an additional lane.

Privacy laws prevent obtaining specific information regarding the number of accidents and the fatalities, if any that occur with each traffic incident. To obtain a specific crash report, TxDOT requires two of three pieces of information: date, precise location, or the name of at least one person involved in the accident.

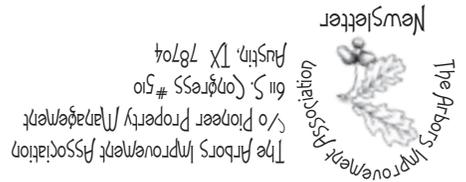
Not many of us can offer latitude & longitude or the names of persons involved in any particular incident, so reliable statistics are difficult to acquire. In the past, one could count the roadside crosses placed on the ROW in memoriam to someone who had died in an accident at that location. As little as three years ago, there were 16 crosses on the Highway 95 ROW between Bastrop and Elgin. That is one fatality per mile of roadway.

Since then, some of the crosses have mowed over or taken down. But new ones are added as more people are involved in fatal accidents along this stretch of road.

The AIA has asked the Homeowner’s Association of Cedar Hills to join with us in a effort to highlight this issue with TxDOT, to make Highway 95 a safer road for us all. The AIA Board encourages residents to write, call or email their concerns to the following:

Imelda Barrett
Director of Transportation
Operations
Texas Dept of Transportation,
Austin District Headquarters
7901 N. IH 35
Austin, TX 78761-5426
(512) 832-7115
ibarret@dot.state.tx.us

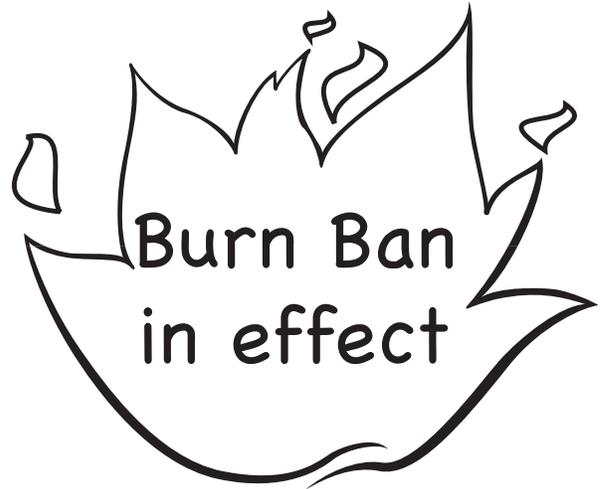




AIA Meetings

Meetings are held monthly at the First National Bank Community Room in Elgin. Meeting dates and times are :

Saturday, November 10th at 9 am
Wednesday, December 12th at 7 pm



AIA Social Events Calendar

Event	Date	Time	Place
Valentine's Party	Sat. Feb. 7	7 pm	197 Elmwood
Ladies' Coffee	Sat. Mar. 21	9 am- 2 pm	Arbors Park
Easter Egg Hunt	Sat. April 11	10 am	Arbors Park
Spring Garage Sale	Sat. May 2	9am- 2 pm	Neighborhood