

# Arbors Angles

The Arbors Improvement Association Newsletter

## Annual Meeting Report

by Joann Johnson and Anneke Henderson

*Editor's Note: This is a summary of the Annual Meeting. It is not the meeting minutes but based on notes taken by Anneke Henderson at the meeting.*

### President's Report

AIA President John Schnell reported on the growth of our community since the last Annual Meeting. Ten new homes have been built in the last year and only eight lots remain in the hands of Sabine, the

developer. Violations of the deed restrictions also increased over the past year.

The 2006-2007 Board began the year with the goal of increased communication and community participation. To this end, the residents were polled regarding a ROW (right of way) policy and responses were used to create a policy designed to protect our roads. A web forum was also added to the AIA web site in the

see **Annual Meeting** page 3

## Thank you, John

From the Arbors Board

On behalf of the entire AIA, the Board extends appreciation, gratitude and thanks to outgoing AIA President John Schnell. His dedication to the Arbors is evident, beginning with his service on the Transition Team, which coordinated with Sabine to place the future of the Arbors under the control of the owners. His dedication continued with his service on the first owner controlled Board in 2002 and his membership on the Board for the next five years.

see **Thanks** page 4

Arbors Improvement Association Board of Directors, 2007-2008  
Tom Henderson, Vice President  
Dan Mowrey, President



Karen Wilkerson, Treasurer

## Election Results

by Joann Johnson

This year at the Annual meeting the AIA held an election for one board position. Two members stepped forward to run for this two year position on the board, John Schnell and Karen Wilkerson. Karen Wilkerson was announced as the winner at the end of the meeting. She will serve a two year term. The AIA Board for 2007-2008 consists of Dan Mowrey, President; Tom Henderson, Vice President; and Karen Wilkerson, Treasurer.

## Monthly Meeting Dates Changed

*from the Arbors Board*

During the open forum at the Annual Meeting, a number of residents expressed an interest to move the monthly AIA Board meetings to Saturday mornings to accommodate attendance by more property owners. A straw vote at the meeting indicated that many residents favored this change. The board agreed that having a larger attendance at these meetings would facilitate communications within the Arbors and accordingly has scheduled the next three monthly meetings on the second Saturday of each month beginning at 9:00am at the First National Bank Community Room in Elgin (1312 West Hwy 290 - the same location where the meeting has been held in the past).

The third Saturday in December is

the scheduled date for the Arbors' Santa in the Park. Therefore, the December AIA board meeting has been scheduled for Wednesday, December 12 at 7:00pm at the First National Bank in Elgin.

The dates and times for the remaining Board meetings for 2007 are as follows:

**Sat. Sept. 8 at 9:00am**

**Sat. Oct. 13 at 9:00am**

**Sat. Nov. 10 at 9:00am**

**Wed. Dec. 12 at 7:00pm**

Please come out and have refreshments with your neighbors, get active in your community, and see what is going on in the Arbors!

## Directory Privacy

*from the Arbors Board*

Personal privacy is important at many levels. We all treasure it. The Arbors Board believes that the privacy of your personal information is important and must be protected. Pioneer Management maintains the official owner listing for the Arbors that includes names, address, email addresses, and phone numbers. Some of this information has been provided directly by owners and some has been gathered thru public sources, such as the Bastrop County Tax records. While names and address are available to the public through this type of resource, phone numbers and email addresses may not be readily available. We encourage each of you as owners to provide your contact information to Pioneer. Your phone number(s) and

*see Privacy page 5*

## Flag Pole Project

*by Bob Reading*

Our goal is to install a flagpole at the park this fall. We are looking for some additional contributions to do this. Help us reach this goal by making a contribution to the Flagpole Fund. This money is being held by the Arbors Improvement Association in a separate account. We need a total of \$2000.00 for this project. This will include the cost of the pole, the flag, the light fixture, the concrete work to hold the sleeve for the pole, the electrical work and the tax. The pole will be 33' tall and have 3' in the ground. It will have an internal halyard, that is behind a reinforced door to reduce noise from the ropes and connectors. The

*see Flag Pole page 4*

## Monthly Meeting Agendas

*from the Arbors Board*

Although the AIA board members meet, in person and by email, at various times of the month to discuss issues important to the Arbors, each calendar month the Board of the AIA convenes an official meeting and invites all owners and interested parties to attend. In addition to committee activity and financial updates that are presented, which always include interesting information, owners are invited to present items for discussion or concerns that relate to the health and well being of the Arbors during the 'forum' part of the meeting. Discussion and participation is always encouraged.

It is important that information

regarding the topics that will be discussed as part of the Board meeting be available to all owners that want to attend these meetings. Whenever possible, if you know of a topic you'd like discussed, or if you have an item or suggestion the will require a Board vote to implement, we encourage you to have your item placed on the meeting agenda as an agenda item. Reminders of the official meeting are sent out via email prior to the meeting. Whenever possible, the agenda will be included with the notice, so that all will be aware of topics to be discussed. We hope this additional action will assist with expanded levels of communication.

# Annual Meeting

*continued from page 1*

hope that residents would use this tool for giving feedback to the board. Currently the forum is under utilized.

The Arbors Improvement Association acted in the past year to amend the by-laws requiring the Annual Meeting notice be sent by certified mail to allow the notice to be sent by regular mail. This amendment did eventually pass but it took three mailings to get the required votes, costing the Association about what it saved in not sending out the meeting notice by certified mail.

This year also saw an act of vandalism strike in our neighborhood. Lights at the South Gate and Park were damaged along with several mailboxes. This incident led to a discussion of security cameras by the Board. Due to costs and lack of picture resolution this project has currently been tabled.

## **Architectural Control Committee Report**

ACC Chair Randal Wilkerson reported that there was much more activity this year with existing homes than new building. Many owners have added fences, pools and shops. These types of projects require ACC approval prior to starting the addition. Owners are encouraged to check the AIA web site for submission requirements.

The Builder's Compliance Agreement has proved to be helpful in maintaining builder relations while holding builders accountable

for damage done by their contractors to AIA common property. This document outlines the expectations and requirements for builders and owners. It provides structure for compliance with the CC&Rs and penalties for violation of the deed restrictions.

Since August 2006 there have been seven homes, two shops or garages, five fences, one driveway, and four pools approved for construction. Currently there are seven projects pending before the committee: two shops, three fences, one deck and two houses. The ACC is expecting at least three more submissions in the near future.

## **Welcome Committee**

Kathy Mowrey, Welcome Committee Chair, spoke about all the events organized by the Welcome Committee. Last year saw Fall Fest, tow community garage sales (Fall and Spring), Santa in the Park, the adult Valentine Party, Pot Luck event, 4<sup>th</sup> of July Ice Cream Social and National Night Out. The committee also sponsored the Yard of the Month award and delivered welcome baskets to new residents.

## **Maintenance Committee**

The Maintenance Committee, chaired by John Redmon, worked on many of the common properties within the Arbors this past year. Most of the work done is accomplished by volunteers who donate their time and expertise which saves the Association thousands of dollars each year.

One of the yearly projects of the committee is erosion control. The heavy rains of the past year have caused delays of repair work and additional damage to the ROW. The maintenance committee is always in need of volunteers for these projects.

New signs will be installed in the coming months at the South Gate. These signs will be similar to the signs at the North Gate. The new signs at the South Gate will be set into the existing brick wall.

Vandalism has also been a problem this year. The lights at the park are often a target. Please report any suspicious activity in the park area to the Board or Maintenance Committee.

## **Newsletter Committee**

The AIA published five newsletters this past year, a special edition reporting on the Annual Meeting and four quarterly newsletters. The regular newsletters were published in late October, late January, early May, and mid-July. The Winter (January) and Summer (July) editions had color pictures from AIA social events.

## **Community Awareness Committee**

The Community Awareness Committee, lead by Tom Henderson, has arranged for a CPR class for residents. This class will be held on a Saturday at the First National

*see Annual Meeting page 4*

## Annual Meeting

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Bank Community Room and will last approximately four hours. The time and date are to be announced.

Bob Reading has organized a volunteer fund to be used to place a flag pole in the Arbors Park. The flag will be lighted and maintained by the Association. All donations to this fund are appreciated.

### Management and Financial Report

Paul Meisler, of Pioneer Property Management, began by praising the AIA and the neighborhood which he is proud to be associated with. The efforts of the Association make a big difference in the reputation of the community. The Arbors has become known as a premier subdivision among realtors, lenders and home buyers.

Many residents chose to pursue tax protests of their home valuations. Some claims came out more successfully than others though none resulted in an increase. Bastrop County, being smaller than Travis County, has kept a closer watch on building activity and maintains an accurate assessment of additions, decks, and pools.

Financially, the AIA has had an income of \$75,155.81 with a current balance of \$38,107.98 in the checking account. Currently there is \$8872.36 outstanding in dues receivable, most of these being this years unpaid assessment. The AIA is currently under budget for the year, having spent \$ 41,921.34

out of a budgeted \$48,813.31. The money market fund, set aside for road repairs, is currently at \$15,072.55. An additional \$10,000 will hopefully be added before the end of the year. Collecting all past due AIA assessments will help with this endeavor.

### Homeowner Forum

Several proposals came out of the homeowner forum. The first proposal involved moving the monthly meeting date to Saturday (see Monthly Meeting Dates Changed on pg. 2). A resident also proposed expanding and enclosing the gazebo in the park and volunteered to head a committee to study the feasibility and cost of such construction. Expansion of the AIA Board of Directors was also proposed. The Board is taking this under consideration as an amendment to the by-laws would be required.

The Arbors directory also became an issue. Some members want it made available to the general membership. The Board felt that there were privacy issues involved which would keep the Association from releasing such information (see Directory Privacy pg. 2).

A resident also reported results from the mailing of appreciation cards to our troops. These cards were collected at the Ice Cream Social. The cards were distributed to soldier in Iraq, who truly appreciated the gesture.

## Thanks

*continued from page 1*

John has served in various positions on the Board and has unselfishly given of his time and talents to ensure the betterment of the community. He has also participated in community events and work parties, often helping his wife Anita and the Welcome Committee with the set up of social events in the community.

The Association extends its gratitude and again would like to thank John for his years of service to the Arbors community. We look forward to his continued involvement in the Arbors activities and active participation in the community affairs.

*Thank You*  
*The Association would like to extend the gratitude of the community to all the volunteers who have given generously of their time over the past year. Each and every one of them has added something to our community by serving on committees, work parties and the AIA Board of Directors.*

### Flag Pole

*continued from page 2*

flag will have to be illuminated at night, so that it doesn't have to be lowered at dusk.

Help make this possible and make a contribution. We do accept checks. Make checks payable to the Arbors Improvement Association or just AIA. We have reached about half our goal, so help us make it. Give your checks to one of the board members or send them to Robert Reading at 476 Arbors Circle.

## Privacy

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email address(s), are kept private, and will be used for Arbors business only as required by the Right to Privacy Act. This information is your private information.

This official record is available to the Arbors Improvement Association Board for use on official Arbors business. The monthly Board meeting email reminder, annual owner meeting email reminder, and updates on items such as road construction, county burn bans, and gate closures, are all part of the official business handled by the Board for Arbors owners. Providing your information will assist with the flow of information to you regarding issues and items that impact the Arbors. If you have not provided your contact information to Pioneer, please take moment and do so. If you'd like your information on file, but do not want to be contacted via email, please indicate your choice.

Since this contact information is not shared with the Arbors property owners at large or with others, we encourage and recommend that you share your contact information with your neighbors and friends within the community.

To update all of the great folks who participated in the July 4th cards to send to our troops: the box of 90 cards and a large community card were mailed to a group stationed in Iraq. They were received and distributed after several weeks in transit. They were greatly appreciated and I was told that it really made their day. Christmas and other holidays are

## National Night Out

*by Kathy Mowrey*

Between 50 and 60 neighbors gathered in our park in observance of National Night Out. Pizza and beverages were provided and the event was hosted by the Welcome/Social Committee. We had visits from our EMS and Citizens on Patrol groups, as well as our new Bastrop County Sheriff, Rosanna Abrero, who addressed the gathering telling us how we can help law enforcement personnel catch criminals by reporting suspicious activity. She noted for example, that a report of an unfamiliar vehicle in the area could be all they need to place a suspect at the scene of a crime. Also addressing the crowd was Rusty Kohler, a Certified Crime Prevention Specialist and the person in charge of NNO for all of Bastrop County, who spoke on the importance of a good relationship between law enforcement and public.

After speaking to the gathering, all our guests and neighbors enjoyed the bread pudding and banana pudding contests. Bread Pudding entries were received from Anneke Henderson, Molly Herbst, Barbara Jochetz, Diana Reading, and a joint effort between Anita Schnell and her daughter, Jenece. Banana Pudding

## Cards for Soldiers

*by Diana Reading*

coming in a couple of months, and will find our men and women troops still far from home, and missing the holidays with their friends and families. We can let our troops know we care by sending holiday cards to them.

I will collect the cards, both at my home, 476 Arbors Circle, and at

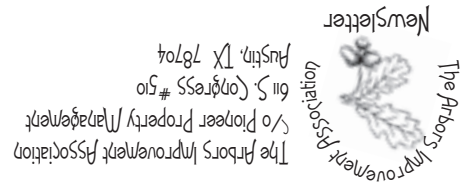
entries were made by Dorothy Bixler and Kathy Mowrey. All the entries were wonderful but after the votes were counted, the first place for bread pudding went to Anneke Henderson, with Anita and Jenece Schnell taking second. In the banana pudding contest, Kathy Mowrey was awarded first place, and Dorothy Bixler placed second. The first place recipes will appear in upcoming newsletters as room allows.

A special thank you goes to Tim and Molly Herbst who provided the loud speaker system for the evening, and Connie Vestal who coordinated the dessert contest.

After attending the various NNO gatherings throughout Bastrop County, Rusty Kohler reported that although The Arbors group was not the largest gathering they attended, it was the most organized and they all enjoyed participating in the dessert contests very much. I extend a heartfelt thank you to all the W/S Committee ladies and husbands who helped set up, and everyone who stayed to help clean up afterwards. Many hands made short work of it.

the functions to be held in the park. How about a community pet card to send to the troops? Any one who wishes to send me a picture of their pet and I will make into a collage card to send. It will be interesting to see what types of pets we have living here in The Arbors.

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



**NEW**

## AIA Meetings

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

**Saturday, September 8<sup>th</sup> at 9 am**  
**Saturday, October 13<sup>th</sup> at 9 am**  
**Saturday, November 10<sup>th</sup> at 9 am**  
**Wednesday, December 12<sup>th</sup> at 7 pm**

## AIA Social Events Calendar

Event	Date	Time	Place
Fall Fest and Doc Cardwell Memorial Chili Cook Off	Sat. Oct. 20	12:30 pm- 2:30 pm	Arbors Park
Fall Garage Sale	Sat. Nov. 3	9 am- 2 pm	Neighborhood
Men's Coffee	TBA	TBA	Arbors Park
Santa in the Park	Sat. Dec. 15	2 pm- 4 pm	Arbors Park
Christmas Lighting Contest	Sat. Dec. 15	7 pm	Neighborhood