



# ARBORS ANGLES



## Bits from the Board

by AIA Board

It's been a while since the last Newsletter, so there are several "Bits" available.

The first is another reminder about our current drought:

"This too shall pass", is a proverb said to have originated in the writings of the medieval Persian Sufi poets. And one that we need all remember...because at some time in the future, this drought will end. Hopefully sooner than later. In the mean time, residents of the Arbors need to remember two things. First, the vegetation in our Right-of-ways has taken a real beating this summer due to the lack of rain. Please help preserve what little is there by not parking on the ROWs...and reminding your guests of the same. Secondly, please take special precautions in regards to the fire danger presented by all the dead trees and brush in our subdivision. (There is more information on this subject in another article in this Newsletter.)

Another "Bit": The weather is becoming almost bearable with cool mornings and mild afternoons, and more folks are using the Arbors roads for exercise. This, in itself is a good thing! Problems arise however, when a pedestrian and a vehicle whose driver is going too fast, have to compete for a piece of the roadway. Add an oncoming vehicle to that mix and the scene could turn

deadly very quickly. There are speed limit signs posted in our subdivision, but unfortunately some folks tend ignore them, perhaps thinking they are "good drivers" and therefore excusing themselves from the posted limit. But history dictates that no one is as good a driver as they think they are. Texas jails have quite a few "guests" who were of this opinion until a vehicular manslaughter charge took away years of their life in prison. Please don't risk your future or that of someone else by ignoring our posted limits; the small increment of time gained by speeding is simply not worth the risk. Adhering to a speed limit becomes a learned behavior, just as does ignoring the sign. Please don't let an empty road lure you into breaking a good habit !

And on to the next subject: One of the reasons cited for moving into this subdivision is the opportunity to enjoy the peace, quiet, and tranquility found in the Arbors. But there are some residents who seem to prefer the noise of a loud car exhaust and speed when entering or exiting the Arbors. The question has been asked of the Board, can the AIA do anything about this disturbance? The CC&R's (Arbors Deed Restrictions) "Nuisance" ordinance can be enforced if necessary. There have been several complaints lodged already about this issue, citing the color and make of the vehicle(s) in-

involved. Custom cars are very easy to identify. That's what makes them so unique. If you do own/drive such a vehicle, use the Arbors roads sensibly. A residential subdivision is not the proper venue to demonstrate a custom muffler or over-sized engine. Please be considerate of your neighbors and take such activity outside our community.

On to another subject: the Arbors Park septic system required a complete overhaul due to the faulty original installation by the subdivisions developer. The contractor Sabine utilized failed to install a "root barrier" on the drainage field pipes, an oversight that resulted in all the pipes becoming one massive root tunnel with no avenue for septic tank effluent to drain. Our Park has limited usage so the problem manifested itself slowly instead of abruptly as might occur in a residence where a septic system has not been pumped out on a regular basis (recommended every 3 years). All toilets have also been retrofitted with an automatic flush system to ensure as clean a bathroom environment as possible.

And for the last "Bit", the Arbors roads will undergo maintenance in the near future. This will be to fill all the cracks that appeared during our hot summer. These cracks must be sealed so that when the rains finally

*Bits continued page 2*

## Bits

*continued from page 1*

do reappear, the roadbed will remain protected. There should be no streets blocked off but please proceed with caution when the workers are present. The AIA will endeavor to give residents a “heads up” via a mass email when this work is to commence.

Note: If you have not been receiving Board info or Community emails, please verify your email address with that in the Directory. You can add an email at any time by sending an email to the Directory link on the Arbors website “Committees” page on the main website: [www.arborsia.org](http://www.arborsia.org))

## Violation Notice

*by AIA Board*

The CC&R’s provide that *“No in-operative or unlicensed vehicle or bus may be kept on any lot at any time, however; motor homes, campers, boats, trailers, trucks one-ton or less, will be allowed to be stored on a lot as long as they are not visible from streets in the subdivision.”*

During this time of recovery from the Bastrop fires, the AIA understands that some residents may be “storing” some of the above mentioned for friends who may have been affected by the fires.

In light of this, the AIA will not enforce this restriction until after January 1, 2012. Violation drives made after that time will include the regular “Friendly Reminder” letter followed a fine if the situation is not corrected within the 30 days allotted by the “Friendly Reminder” letter. Violation drives for all other CC&R’s restrictions will continue to made as they have in the past.

## Welcome Neighbors

*by Welcome Committee*

Welcome to our newest neighbors!

*Allen & Karen Palmer  
124 Pin Oak Crossing*

*Linda & Patrick Deviney  
204 Juniper*

*Derrick Richardson  
146 Kingwood*

*Linda & Larry Martin  
147 Kingwood*

*Doug & Monica Heyden  
532 Arbors Circle*

*Mike & Donna Nondorf  
106 Maple Leaf Trail*

## Christmas in the Arbors Contest

*by Kathy Mowrey*

Once again the Arbors will celebrate the magic of the Christmas season with a Christmas lighting and a decorating contest. All those interested in participating please have your yard decorated and ready for judging by 7 p.m., Saturday, December 17th

We will award a prize and certificate in the following categories: Best Decorated Mailbox, Spirit of Christmas, Holiday Wonderland and The Magic of Lights.

As always, our judges will be from outside the neighborhood to insure impartiality. Winners will be notified on Sunday, December 18th and posted on the Arbors website.

Good luck!

## Chairperson Sought

*by Kathy Mowrey*

From what people have told me, everyone has enjoyed the various events held in the past here in our neighborhood. Some say what they read about our events in the newsletters posted on our website played a part in their decision to look for property here in the Arbors.

At the present time, we are suffering from the lack of volunteers willing to coordinate a single event. Last year due to that lack of volunteers (if memory serves me) we didn’t have an Easter Egg Hunt, a Spring Potluck, the 4<sup>th</sup> of July Ice Cream Social or the Doc Cardwell Memorial Chili Cook-Off.

There is a manual that gives you all the information you need to coordinate an event for the neighborhood. There is a list of people who have volunteered to help you so you don’t have to start from scratch. And there is now a petty cash fund so you can be reimbursed within days for your expenditures by presenting your receipt to the Board.

Please give volunteering to chair an event serious consideration. The future of events here in The Arbors rests on each of us. If you can coordinate an event, please contact any of our three Board members.



## MC Saves AIA Money

by Maintenance Committee

The Arbors Maintenance Committee (MC) works to keep our addition looking good and saving all residents money by doing as much work as possible. The MC takes care of the white fence along highway 95. The plastic boards are showing age, and we are in the process of replacing them as they wear out. This is something most anyone can help with, just let us know you are interested.

The MC also takes care of the gates, and we are looking for someone who understands electricity and would be willing to help out in this area. There are also several lights that need some repair work. Anyone out there interested?

The MC is a very informal group, and only it works because of the involvement of the residents, if you would like to help out in any way, please send a email to the any of the Arbors Board members or the Maintenance Committee using the Arbors website: [www.arborsia.org](http://www.arborsia.org)

## Yard of the Month

by Kathy Mowrey

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

### September 2011

Darren & Michelle Weiss  
126 Juniper Trail

### October 2011

Farley & Kathy Hemphill  
540 Arbors Circle

### November 2011

Dan & Kathy Mowrey  
333 Arbors Circle

## ACC

by Architetural Control Committee

During the past year, five new homes were built in the Arbors. Also two pools, ten fences, nine new shed/shops and three carports were built. Bastrop County gave new insight as to their requirements for building permits and where we can build. Buildings and shops that exceed about 300 square feet will require a county permit. The county is also very concerned that no one builds within the drainage easement.

If the owner does not accept the responsibility for damage to Arbors property, a builders bond will be required of contractors working for the owner doing small projects. All large projects will require a builders bond. New homes must be completed within a year of approval. New guidelines were established for the installation of solar panels, these are located on the web site.

## Person Wanted

*Person to deliver "Welcome Bag" to new residents.*

Must be outgoing and willing to travel (around the Arbors). On the job training included by highly seasoned professional "Welcome Bag deliverer." Welcome Bag goodies furnished.

Benefits includes: Plenty of "Way to go" comments, not to mention numerous "Good Job" sentiments as well. Meet new people, make new friends. Be your own boss and work at your own pace and time.

Serious inquiries only, please.

Contact Connie Vestal if interested @ [connieves@austin.rr.com](mailto:connieves@austin.rr.com)

## Fire Issues

by Tim Herbst

The past three years have been extremely dry in the area and there are a number of dead and dying trees in the Arbors. To minimize and help prevent fires from getting out of control it is up to every homeowner to keep their lots as clean as possible. Here are a few tips:

- Trim grass on a regular basis up to 100 feet surrounding your home.
- Create defensible space by thinning trees and brush within 30 feet around your home.
- Beyond 30 feet, remove dead wood, debris and low tree branches.
- Landscape your property with fire resistant plants and vegetation to prevent fire from spreading quickly.
- Store flammable materials, liquids and solvents in metal containers outside the home, at least 30 feet away from structures and wooden fences.
- Stack firewood at least 30 feet away from your home and other structures.
- Follow Burn Ban rules
- Keep gutters free from debris
- Keep roof free from debris
- Keep tools for fire protection nearby: 100 foot garden hose, shovel, rake, ladder and buckets.
- Have a fire extinguisher in your home and know how to use it.

## National Night Out

by Kathy Mowrey

About 84 Arbors' residents celebrated National Night Out by holding a potluck dinner in the Arbors Community Park on Tuesday, October 4.

No law enforcement officials were able to attend due to the Old Potato Fire which began that afternoon.

# Annual Meeting Report

by Joann Johnson

The Arbors Improvement Association conducted its annual meeting on August 27, 2011 at the United Methodist Church Fellowship Hall in Elgin. The meeting was called to order at 9:30 am.

After introductions by AIA President Tim Herbst, there were two presentations: Laura Stough, from Friends of the Elgin Public Library; and Bastrop County Judge Ronnie McDonald.

Laura Stough presented information about the Friends of the Elgin Public Library and how they support the growth of the library by providing books to enhance the library's collection. The library offers several programs through out the year. For information about the library's programs and events call 281-5678, or visit [www.elginpubliclibrary.org](http://www.elginpubliclibrary.org).

Judge Ronnie McDonald gave a presentation about Bastrop County's growth and economic plans.

The President's Report, given by Tim Herbst, informed attendees about the current state of the Arbors. Building has slowed but there have still been a number of resales as the community remains an attractive place to live. With the addition of more residents comes additional traffic- please slow down and obey traffic signs.

The severe drought has prompted the Board to consider a couple projects aimed at lessening the fire danger. A chipper may be rented so residents may bring their unwanted brush to a central location, probably the park, to be chipped. The chipper

would be run by professionals. Another project under consideration is a water tank to help speed up the fire fighting capabilities of the Elgin Volunteer Fire Department.

Finally, volunteers are very important to our community and to keeping our dues under control. Tim thanked all volunteers from the past year and urged residents to sign up for a committee.

Kimball Dempsey, from Pioneer Property Management, gave the management report. The Association is in good financial shape and is on target to be able to put approximately \$7000 into the road fund at the end of the year. Collection of homeowner fees has been better this year, with only \$2246 outstanding. This years violation list has not focused on landscaping issues due to the extreme drought. Most of the violations have concerned trailers in driveways, motor homes, and un-sanctioned construction. By enforcing the deed restrictions and maintaining financial stability for the Association, our neighborhood remains attractive to buyers.

The Architectural Control Committee lead off the committee reports. There were thirty-nine submissions last year. Among the approved projects were five new homes, ten fences, 10 outbuildings, and 2 pools. Projects submitted for approval require action within thirty days so the committee meets on an as needed basis. Much of the work is done by e-mail. The committee usually responds to an application within ten days. If you are planning a project, submit your plan as soon as possible. Residents have six

months after approval to begin on the project. Submissions can go to Pioneer Management or directly to the ACC at [acc\\_comm@arborsia.org](mailto:acc_comm@arborsia.org).

The Welcome Committee sponsored three events: National Night Out, Santa in the Park, and the Valentines party. The committee has been working without a chairperson this past year and is looking for someone to take charge to organize the committee as there are plenty of volunteers to run the events.

The Maintenance Committee completed several repairs to the gates, began replacing the street signs, and replaced many of the rails on the entry and perimeter fencing. The LCRA installed gates across the access points to the electrical easements and No Trespassing signs were installed as only the LCRA has the right to access.

The newsletter was published 3 times in the past year. There was a shortage of articles which led to a reduced number of issues. All residents are encouraged to send articles of community interest to [nl\\_comm@arborsia.org](mailto:nl_comm@arborsia.org) or to Joann Johnson direct: [benttandem@earthlink.net](mailto:benttandem@earthlink.net).

The Community Awareness Committee reported that St. David's Hospital System South has purchased the Old Riverside Hospital in Bastrop and plans to re-open it in 2012; while Scott & White have renamed the John's Community Hospital in Taylor to the Scott & White Taylor Clinic. Scott & White are continuing to

**Annual Meeting** *continued page 5*

# Luminant Community Advisory Panel

*Luminant CAP Receives Mining 101 Lesson and Facility Updates*

Meeting for the first time since April, the Luminant Community Advisory Panel (LCAP) gathered in Giddings in September for a Mining 101 lesson in addition to the usual updates on the Sandow Power Plant and Three Oaks Mine.

Mining 101 was presented by Daniel Munoz, now the Mine Engineer at Kosse Mine, who had spoken last fall to members who traveled to Fairfield to look at reclamation at the Big Brown site. Munoz described the mining cycle, from exploration to reclamation. With presentation, diagrams, and photographs, he showed the steps in the mining cycle: exploration, planning, permitting, pre-stripping, dragline, lignite removal, and reclamation.

Reclamation begins in a pit as soon as coal removal is complete. The pit is backfilled and suitable material placed on top. The surface is contoured to prevent erosion. Temporary groundcover is planted until the weather cools enough to fulfill the planting plan laid out in the mine permit. The permit requires a bond to assure that reclamation will be completed even if a company is no longer in business. Once reclamation has been established and maintained, the company applies to be released from the bond. Luminant makes these requests section by section. It will be several more years

before reclamation at Three Oaks reaches that stage. At other sites, Luminant has sold its reclaimed land.

The agenda also included updates on mining and power plant operations. Responding to questions, Luminant's Generation Director, Steve Parker, said the two Sandow power plant units ran well and at capacity during this summer's heat. On the days when Texans were asked to cut back on power usage, the draglines were shut down to conserve electricity.

Don Montgomery shared information from a news release issued the day of the meeting regarding Luminant's opposition to the EPA Cross-State Air Pollution rules. He said that Sandow Unit 5 already meets the requirements, and Unit 4 will do so after upgrades are completed. Thus Luminant will continue to operate the Sandow units.

Visitors are welcome at LCAP meetings. The group meets again on Monday, November 14 at the Three Oaks Mine office in Lexington at 6:00 p.m. For more information, contact LCAP facilitator Diane Sheridan at 800-484-9212 x 4127. Elgin area residents are also welcome to contact the CAP's Dale Pyeatt at 512-281-2732 or Elroy Kuehn at 512-273-2901.

# Annual Meeting

*continued from page 3*

make improvements to the medical care available at the facility.

Wildfires have been a problem in Bastrop County this year due to the drought. The Arbor's landscaping company, L & M Landscaping, has found high numbers of cigarette butts on the roadside. By keeping the ROW mowed, the risk of fire is reduced but not eliminated. If you see smoke while driving or walking in the neighborhood, please call 911.

Crime is also on the upswing. Although the Arbors has had no incidents, please keep your garage doors closed to discourage this kind of "shopping".

Tim Herbst was re-elected to his board position. He ran unopposed and was elected by acclamation.

The goals of the Board for next year include road maintenance, continuing to upgrade the perimeter fencing, and finishing the replacement of the street signs.

More detailed information can be found in the unofficial meeting minutes found on the AIA website, [www.arborsia.org](http://www.arborsia.org). Follow the Board link and choose Meeting Minutes from the lower right box.



Saturday, December 10th  
Time to be determined  
Come visit Santa!

Check the website for more info: [arborsia.org](http://arborsia.org)



# FEMA

## Testing of the National Emergency Alert

November 9, 2011

The readiness and effectiveness of the Emergency Alert System (EAS) is paramount for ensuring the Regional, State, local, territorial, and tribal communities we serve receive timely alerts and warnings before, during, and after an emergency.

Recently you may have heard FEMA Integrated Public Alert and Warning System (IPAWS), in close coordination with Federal Communications Commission (FCC), and National Oceanic and Atmospheric Administration (NOAA), will be conducting the first-ever nationwide Test of the Emergency Alert System (EAS) on Wednesday, November 9, 2011 at 2:00 PM (Eastern).

The National-level EAS is a public alert and warning system that enables the President of the United States to address the American public during extreme emergencies. Similar to local EAS tests that are conducted frequently, the Nationwide EAS Test will involve broadcast radio and television stations, cable television, satellite radio and television services and wireline providers across all states and territories.

We ask that you inform your community residents of the upcoming Test date to prevent any public concern or misunderstanding.

This event also serves as a reminder that everyone should establish an emergency preparedness kit and emergency plan for themselves, their families, communities, and businesses.

More information can be found on the FEMA IPAWS website:

[www.fema.gov/emergency/ipaws/index.shtm](http://www.fema.gov/emergency/ipaws/index.shtm)