

# Arbors Angles

The Arbors Improvement Association Newsletter

## Bits From the Board

by Kathy Kuligowski, AIA President

We are starting to see more growth in the Arbors. There are 261 lots in our Development including the Park. There presently are 130 completed houses in the Arbors and 5 other houses under construction in varying stages. Several other lots are currently being cleared. Sabine is now down to only 14 lots left at last count. We have also had 4 houses sell recently within the Arbors. Several homeowners purchased additional lots on either side of their homes to expand their property. All of this activity makes for exciting times here in the Arbors.

The monthly meetings are slowly

growing and we really appreciate the interest and attendance by the folks that can attend. The Board encourages participation of all residents and we look forward to input from everyone. We are also available after the meetings for informal questions. Refreshments are served giving folks the chance to visit with everyone in attendance. If you are not receiving the e-mail reminder notifications of the meetings, and would like to do so, please send your e-mail to [ArborDirectory@austin.rr.com](mailto:ArborDirectory@austin.rr.com). The annual meeting, which is held in August each year, is rapidly approaching and there are two terms

that expire this year.

Two recent episodes have occurred with dogs being allowed to run loose within the community. A young deer was recently chased and knocked down which caused injury to the yearling. A resident witnessed this incident early one morning on their property. A bike rider was also attacked by a dog that bit at her pant leg as she rode along the street. The bite went through her jeans but did not cause any serious injury. Please keep your animals on a leash or enclosed in a fence. Animals cannot be allowed to run loose in the community.

## Exchange Student Enjoys Neighborhood

by Yu Takebe

Hi, my name is Yu Takabe. I am from the Ibaraki Prefecture of Japan. I came to the United States with the AFS Exchange Student Program. I am staying with Dennis and Lily Wright. You might have seen me walking and running on Arbors Circle.

Children and teenagers are discouraged from standing out or speaking up in Japan. My exchange student program said that I need to get used to presenting myself and

being in the spotlight. I would like to take this opportunity to tell you about my American life in Elgin.

In Japan, I could only get a picture of America and its people from American movies. When I arrived, my impression of Americans was confirmed- that you are very open, warm, and funny. I like Americans a lot. My friends at Elgin High School are all so friendly. My host dad, Dennis, is always joking. At  
*see Exchange Student page 5*

## Management Update

by Paul Meisler

With Spring upon us, we can look forward to more activity in the Arbors community. New home construction has been slow over the Winter, but new applications and questions from lot owners are coming in to the office with greater frequency this time of year. As a reminder to all owners...if you are planning any exterior changes to your home, shed, garage, roof or landscaped areas, please remember  
*see Management page 5*

## Maintenance Committee Activities

by John Redmon

The South gate was severely damaged by a drunk driver in late December of 2005. We recently received the settlement from the driver's insurance company and repairs have begun. Expect the South gate to be restored to its former glory by the end of April 2006.

You should have noticed that several projects have been underway and/or completed in the first quarter of 2006. North gate projects include installation of new commercial grade operators (not the gates, just the operators), repair of the sprinkler system, new landscaping, replacement of landscape lighting fixtures, and re-staining of the three Arbors concrete signs green. In the park we have removed the old and dying trees in the front esplanade and replaced them new live oaks. This was done to eliminate the danger of the dead and rotting trees falling and to freshen the appearance of the park. Additionally, the plants that were blocking the park sign have been removed, new landscaping lights have been installed and new

landscaping will be planted. Future park improvement plans include the removal of all metal flower bed edging, re-landscaping all the beds around the covered porch area, and replacing the crushed granite entry with flagstone.

Currently there are two street signs missing. One rusted and the other was involved in the same drunk-driving incident as the South gates. Other street signs in the Arbors are in various stages of needing repair. We have 8 new street signs which are being painted. It is the plan of the MC to replace the two missing signs first. During the latter part of 2006 and 2007, the MC will gradually replace the worst looking signs with the new ones. The old signs will then be sandblasted, repaired and repainted. The replacement will continue until all the street signs have been replaced or refurbished.

The drainage easements along our roads continue to be a source of concern for everyone here at the Arbors. The MC plans to continue making easement erosion repairs  
*see Maintenance page 5*

## Community Review

by Karen Wilkerson

Spring has arrived in the Arbors and yard work is evident. This time of year always brings up questions from owners regarding what types of items can be left in the yard without receiving a friendly reminder letter. The Outline of Community Review Items is found on pages 3-4 of this newsletter to assist all owners with voluntary compliance. Thank you.

Page 2

## Pot Luck at the Park

by Anita Schnell

Sunday, May 21 at 5 p.m. Come join all your neighbors for a spring potluck picnic at the Arbors Park. The Welcome Committee will be providing hamburgers and hot dogs, ice tea, and lemonade. Please sign up to bring your special dish by calling Anita Schnell at 281-0900 or e-mail [jnaschnell@aol.com](mailto:jnaschnell@aol.com) no later than Tuesday, May 16. Hope to see your family there!!

## Valentines Party

by Anita Schnell

The Arbor's Valentine's Party was a wonderful success with many neighbors coming out to celebrate with their sweethearts! The Bixler's home was filled with so much laughter, great food, and fun! Thank you again, Dorothy and Reynolds for opening your beautiful home. It was a great evening!!

## The Arbors Welcomes New Residents

by Anita Schnell

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

**Dick & Diane Wilkinson**  
113 Pin Oak Crossing

**Kristine & Jeremy Chasteen**  
143 Pin Oak Crossing

**Glenn & Becky Garner**  
259 Arbors Circle

**Larry & Mary Ann Sims**  
570 Arbors Circle

**Adnan Awan**  
128 Elm Wood Drive

**Richard & Jerry Ann Beauchamp**  
309 Arbors Circle

The Welcome Committee tries to keep up with all our new residents. If we have missed you, please contact Anita Schnell at 281-0900 or [jnaschnell@aol.com](mailto:jnaschnell@aol.com).

*Welcome  
Neighbors!*



*The Arbors at Dogwood Creek*

---

## Outline of Community Review Items

---

At least once a month the management company, at the direction of the ACC, performs a drive thru of the Arbors. During this drive thru, notes are made regarding the condition of yards and homes and the visibility of items. Additionally, as owners witness issues on property in the Arbors, the ACC is notified.

The following is a list of the items that will generate a reminder, warning and or fine when viewed by drive thru or owner report. This list is a work in progress and will be amended as issues/items arise or clarification is needed. It is designed remind owners that they are responsible for the activity on their lot whether activity is by the owner or a contractor, to support the education goals of the Board and to support approved restrictions and policies of the Improvement Association.

It is the intent of the ACC to provide this information as educational so owners have guidelines to assist with compliance. Items not appearing on this list may generate action, if deemed appropriate by the Board or ACC.

Area reviewed - 'Yard': The area of each lot that extends from the easements on each Arbors street to the established structures or that is viewed from any Arbors street.

Area reviewed - 'Easement': The first fifteen [15] of each lot from any Arbors street which is owned by the Community as a whole, and protected by each owner as custodian of the easement attached to their lot.

The following cannot be visible in any yard or the easement from any Arbors street:

1. Trailers of any kind [utility, cargo, travel, horse, etc]. This includes being visible above/ behind a fence. Review includes the regularity with which the trailer is parked at the residence and if the ACC has been notified of a temporary placement.
2. Boats and/or boat trailers. This includes visible above/behind a fence. Review includes the regularity with which the boat/trailer is parked at the residence and if the ACC has been notified of a temporary placement.
3. Cable or satellite receiver
4. Tree, yard, plant, or branch debris stacked or piled. Fire wood stacks are acceptable if neat and orderly
5. Construction material stacked or piled: bricks, rocks, lumber, packaged concrete, etc.
6. Packaged landscape material stacked or piled: bags of mulch, potting soil, rocks, etc.
7. Temporary or permanent plastic sheeting. Greenhouses are acceptable, with approval of ACC for location and construction material.
8. Construction equipment: ladders, scaffolds, paint cans, power washers, etc.
9. Yard care equipment: mowers, mulchers, chippers, tractors etc.

NOTE: For landscaping and construction equipment and materials, it is understood these items will be visible while being used. However, prolonged visibility of non-utilized materials is not allowed.

### Other Items Reviewed:

1. Unapproved construction-buildings, additions, and alterations
2. Unapproved or inappropriate mailboxes and fencing [functional or decorative]
3. Easement damage from improper usage or alteration, improper easement repair
4. Conditions of buildings, fences, gazebos, and any other constructed items that must be keep in good repair, appropriately painted etc.
5. Condition of yard maintenance: downed trees, dead trees/plants, weeds in planted lawns, overgrown grass, etc
6. Overall neatness of any items visible. Examples: stacks of buckets, ice chests, empty plant containers or other items stacked or piled in a yard or driveway, on a patio or deck, additional trash containers, compost bins etc.

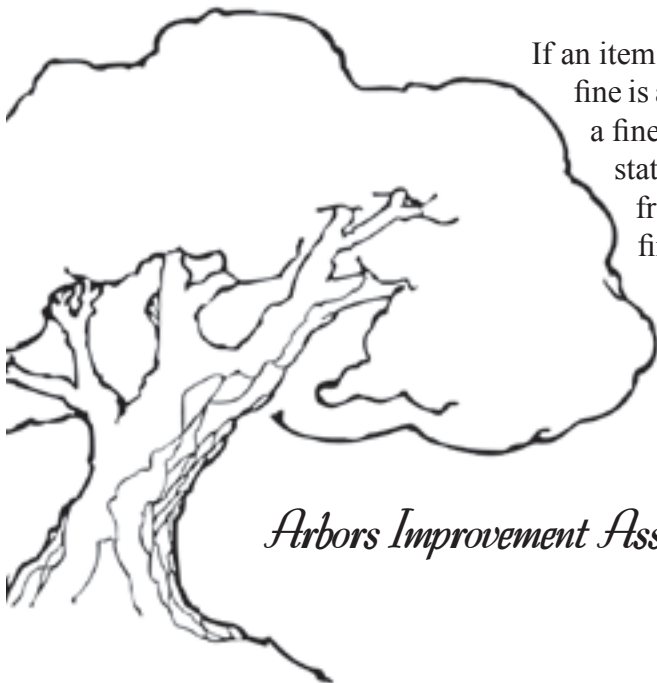
Board approved policies are also considered during community review. These policies include but are not limited to:

1. Utility Unit Policy
2. Large Animal Policy

Notices and Actions Process: When an item is noted, a ‘friendly reminder’ is sent to the owner. If the item has been corrected, no further actions are required. If the item has not been corrected, but soon will be, a simple call or e-mail to Pioneer or an e-mail to the ACC is sufficient, and no further action is required. The friendly reminder states the issues[s] must be corrected within 25 days. Contact with Pioneer or the ACC does not extend any deadlines or action requirements. Requests for time extensions on violation items can be requested in writing and submitted to Pioneer.

If an item is not corrected, it will be noted again on the next drive thru. A second notice is sent to the owner. The second notice is called a Warning Letter and is more strongly worded. Once again, if the item has been corrected, no further action is required. If the item has not been corrected, but soon will be [within the 14 days allowed], a simple call or e-mail to Pioneer will be sufficient, and no further action is required. Contact with the Pioneer or the ACC does not extend any deadlines or action requirements. Requests for time extensions on violation items can be requested in writing and submitted to the Pioneer or the ACC.

If an item is not corrected after the warning notice 14 day time frame, a fine is assessed. The owner will receive an invoice letter that displays a fine is owed. If the fine is not paid, the owner will also receive a statement that displays the fine. This takes place at least 39 days from the first reminder letter. If the item is not corrected, another fine is issued and a fine letter is sent. The only way to prevent additional fines is to correct the issue. Failure to comply may result in additional fines and AIA actions. Arbors drive thrus occur at least once a month.



*Arbors Improvement Association*

## Maintenance

*continued from page 2*

throughout the year. Please remember to ask your guests not to park on the grass in the easements. If you see anyone parking there, please ask them to park on the street. If you have any contractors working on your property, make sure that they know not to drive across or park in the easements. Last year the Association spent almost \$20,000 to repair the erosion in the easements. Once the grass is disturbed by car or trailer tires, it can take over a year to grow back.

The MC would like to recognize the fine folks who have donated their time and skill to make the Arbors a great place to live: Bob Reading, Kenny Lange, Grant Kanies, Gary Erickson, Jim Jochetz, Glenn Cooper, Ed Kuligowski, David Horton, Dan Mowrey, Larry Head, Tom Calvert, and Tom Henderson.

## Garage Sale

*by Anita Schnell*

It's time for spring cleaning! The Arbors spring garage sale is Saturday, May 6 from 9 to 1. Notices will be put in the Bastrop and Elgin newspapers. The park has been reserved for anyone who wishes to set up their treasures at the park instead of their home. Please be sure to place balloons on your mailbox if you are participating.

that you must submit an architectural plan for these improvements or alterations to the association for review and approval.

On another positive note, Sabine reports that most of the developer lots have now been sold and they are

## Exchange Student

*continued from page 1*

first I did not know he was joking, because Japanese people seldom joke around, but now, I can tell and even "talk back" with my own jokes. I have found myself becoming an American; mocking, joking, laughing, and just having fun. I am happier here in this country. I love everything about this country: the food, the fun, the school, the friends, and boys are nice.

When I came here, my English was poor. I was shy because I could not open my mouth. However, now I can not only watch TV or movies without subtitles, I am able to give a speech in the classroom. Actually, my teachers are constantly complaining that I talk too much in class but I told them that I have to practice my English!

My life in the Arbors is quite interesting. I always help Dennis carry wood, hand him tools, and I actually got to use a chain saw for the first time in my life. My biggest duty is to force Dennis and Lily to walk and exercise. I am quite successful with this responsibility. Lily always takes me to Houston and we talk, laugh and cry for two hours, and then we go shopping like mad women.

I am getting very excited because

the Senior Prom is April 22 and one of the reasons I came here was to go to an American High School Prom. We do not have Prom, dance, or any fun stuff in Japanese schools. Besides, I always wanted to wear a beautiful evening gown and shoes to go with it.

American food is so good, I gained seventeen pounds in three months, and I was in shock. My host mom put me on a strict diet and I am pushing myself to run, walk, and jump rope. That is why you always see me on the streets of The Arbors. If you see me, please come join me. I would love to talk to you and get to know more people who are American.

Coming to America has changed my life. In Japan, I was told to follow patterns and rules; here at my American high school, I am always creating and developing projects with my own thoughts. I am so much more confident and I believe in myself. I can survive and make friends anywhere.

To check out our programs web site: [www.afs.org](http://www.afs.org) or the local chapter web site [www.afssouthtexas.org](http://www.afssouthtexas.org) to learn more about AFS Intercultural Programs, the oldest and leading high school exchange program.

people to compete in the chili cookoff). Finally, this will take the guesswork out of how the Arbors will look when the vacant lots are turned into homes.

## Management

*continued from page 1*

in the hands of private owners. This is great news for the community for several reasons. First, we will have more actual dues paying members participating in the association. Second, we will have more homes constructed bringing more families into the neighborhood (and more