

Arbors Angles

The Arbors Improvement Association Newsletter

Annual Meeting Report

by Joann Johnson

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

The Annual Meeting of the Arbors Improvement Association was called to order shortly after ten o'clock in the morning on Saturday, August 26, 2006 at the First United Methodist Church Fellowship Hall. Refreshments were served and attendees signed in at the front for quorum verification. Paul Meisler

verified that there was a quorum present in person or by proxy and gave proof of notice. Last years minutes were then approved.

President's Report

Kathy Kuligowski, the 2005-2006 AIA President, reported on growth in the community. There are 131 completed homes in the neighborhood now and only 14 lots left in Sabine's inventory. This means that two hundred forty

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Thanks, Kathy

by Joann Johnson

The AIA would like to thank Kathy Kuligowski for her service to the Association. For the last two years she has served on the Board, first as vice president and then as President. She volunteered as the Welcome Committee chair prior to being elected to the Board. She maintains the Arbors Directory and manages e-mail alerts going out to the community. She has given generously of her time and effort to the Association and the community. Thanks, Kathy!

Election Results

by Joann Johnson

There were two positions open for election this year. Three candidates stepped forward to take on the positions: Tom Henderson, Kathy Kuligowski, and Dan Mowrey. The election was close but in the end Tom Henderson and Dan Mowrey were elected. Tom and Dan will serve for two years. The new AIA Board consists of John Schnell, Tom Henderson and Dan Mowrey.



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six lots now produce dues for the maintenance of the neighborhood.

Kathy also noted that attendance at the monthly meetings has increased. Many issues affecting the Association are discussed at these monthly meetings. Policy proposals are discussed at a minimum of two meetings prior to an actual vote by the Board on the policy. Residents are encouraged to make comments and give input into the decision making process. Meetings last about forty-five minutes to one hour and are held on the second Wednesday of every month at the First National Bank Community Room in Elgin at seven in the evening. All Arbors residents are welcome.

Welcome Committee Report

The Welcome Committee sponsored several events during the year, including 2 garage sales, Fall Fest, Santa in the Park, Memorial Day Pot Luck, and the Fourth of July Ice Cream Social. All events were well attended.

As the name implies, the committee also welcomes new residents to the community. Welcome bags containing neighborhood information are distributed by the committee.

This committee is run by volunteers. Thanks are in order for committee members and their spouses who gave of their time and energy to put on the many events sponsored by the committee. Thanks also need to go to Anita Schnell, who has

chaired this committee for the past two years.

Architectural Control Committee Report

The Architectural Control Committee has responsibility for reviewing and approving plans for new construction, additions, fences, and other structures. The committee also works with the Board to create policies that clarify the deed restrictions. Enforcement of the deed restrictions is another duty of the ACC.

The ACC has approved eight new homes this year, along with many fences and additions.

They have also worked to improve the Association's relationship with the various builders in the neighborhood. As a result, the builders have been more cooperative and willing to fix problems caused by their subcontractors.

Finally, the committee has worked toward a friendlier enforcement procedure. The letters that are sent out have been reviewed and improved over the year. A watch list has been created to allow a resident time for voluntary compliance. This has resulted in fewer letters being sent and more voluntary compliance.

Thanks go out to all the members of this committee, especially Karen Wilkerson, the chair, who has worked hard to improve builder relations and increase compliance with the deed restrictions, Dennis

Wright, Dan Mowrey, Gary Potter, Bob Reading and Tim Herbst.

Maintenance Committee Report

It has been a busy year for gate repair. Both gates suffered damage at different times from auto accidents. Both gates have been repaired and improved. The south (Bastrop) gate is all new. The north (Elgin) gate has new operators. The sprinklers have also been repaired at the north gate, new landscaping installed, and the signs refreshed. A new entry code is also being instituted. Residents can have their gate openers changed to the new code by bringing the opener to the Arbors Park on Saturday, September 9 between 9 a.m. and 12 noon.

The "no mow" list has been eliminated. Starting with the next mowing, all areas up to 15' from the roads will be mowed by the association. This change will simplify the contract and save the Association money in the years to come.

The liquid edging has not been done yet this year. It has been delayed due to problems with the wind.

The roads in the Arbors are in good condition. A few repairs will need to be made at a cost to the Association of about five thousand dollars. Some additional repairs to be made are due to damage done by building contractors. Those repairs will be paid for by the builder responsible for the damage.

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Thanks to the efforts of the Maintenance committee, the Association has saved money on needed repairs. Thank you, John Redmon, chair, and to all your volunteers.

Community Awareness Committee Report

This is an undervalued committee with only one volunteer, Tom Henderson. The purpose of the committee is to keep the Association and its members informed about happenings in the larger community.

Newsletter Committee Report

Four newsletters were published this year thanks to the many people who have contributed to our newsletter: Kathy Kuligowski, John Schnell and Tom Henderson,

who each contributed articles and editorial eyes; Anita Schnell, John Redmon, and Karen Wilkerson, who contributed articles for every issue on the activities of their committees; Bob and Diana Reading, who contributed articles; and finally, David Horton, who contributed the Santa in the Park pictures. Thanks to all of you.

Management and Financial Report

The Association is on target for spending this year. There will be a surplus at the end of the year that will be set aside for future road maintenance expenses of approximately twenty-four thousand dollars. Much of the financial prosperity is due to the hard work of volunteers on the maintenance committee. Many jobs have been done with volunteer labor, saving the Association thousands of dollars.

Volunteers Sought

by Joann Johnson

Volunteers are needed for all the AIA Committees! There was a volunteer sign-up at the annual meeting but if you forgot or didn't attend, it is not too late! Committees will be forming immediately after the September Board Meeting. Currently there are five committees: Welcome/Social/Communications Committee, Maintenance Committee, Architectural Control Committee, Community Awareness Committee, and the Newsletter Committee. If you are interested in serving on one of these committees, please attend the September Board meeting. The meeting will be held at the First National Bank Community Room at seven o'clock in the evening on September 13, 2006.

Association Contacts

by Joann Johnson

Do you need to contact the Arbors Improvement Association?

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