

# TRAVIS LANDING LOG NEWSLETTER

Newsletter  
Fall 2006

Travis Landing Property Owners Association  
P.O. Box 340457  
Austin, Texas 78734



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## Upcoming Events

- ◆ Board Meeting October 17, 2006
- ◆ Annual Holiday Party December 2006

## Letter from the President

Dear Neighbors,

You will be happy to know that your new Board of Directors has met every month since being elected in May. It seems we were all motivated to get to work and hopefully, you are beginning to see the products of our efforts. We have checked many things off our "to-do" list but many more things have been added. I guess we can't retire yet.

In this newsletter, you will find out what has been happening in the neighborhood and with the various working committees. If you read about something you are interested in or some place you want to volunteer, please give us a call. Be sure to check out our new website - [www.tlpoa.org](http://www.tlpoa.org). Our new technology committee says it is a work in progress but it is terrific and offers us a great way to communicate.

The long awaited, much heralded property owner's directory will be available in October in hard copy. Board members have contacted or have tried to contact all property owners to double check their

addresses and phone numbers. Email addresses were also collected for Board use only and will not be published in the directory. In addition, a few property owners have asked that their phone number and address not be published in the directory.

Let's hear it for a neater park! The wonderful crew of The Garden Diva (Norma Ayala) has done a spectacular job a clearing out the boat storage area. It was many, many hours of very hot work but the end product is great. They even uncovered a stone building at the boat ramp that has an unknown history...anyone know about what this was? Although, the crew worked on many of the trees and heavy growth, there is more to do. However, in terms of more clearing, this will do it for this year's budget.

Enjoy the cooler days of Fall and we will see you around the neighborhood.

Yours truly,

Elizabeth Boggess

## Board Meetings

The final board meeting of the year is scheduled for **October 17, 2006 at 7:00 p.m.** The meeting will be held at Elizabeth Boggess' home at 5505 Longhorn Landing and anyone is encouraged to join us. **Highlights of our last meetings are as follows:** Mark Hollcraft was elected to head up the architectural committee - other members include Steve Barcik, David Lawrence, Tom Roughton and Elizabeth Boggess serving as an ex officio member to the committee; the TLPOA Board created a "technology committee" to meet our ever-growing needs in this computer world - Margie New and a talented group of neighborhood "geeks" ...Kim Pribble, Mark Riddlehuber, and Kris Thompson have put in long hours setting up our new website - [www.tlpoa.org](http://www.tlpoa.org) - check it out; annual homeowner's holiday party is set for December - rumor has it that it will held at the home of Linda and Morty Hodges - more details to come in the December newsletter.

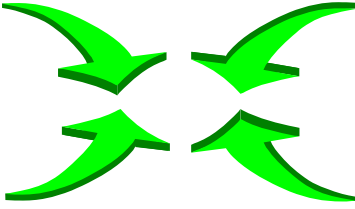
As always we are looking for volunteers for

each of our committees. Please contact a board member if interested...we need a group effort.

**A word from our technology committee:**

Our neighborhood now has its own website! It has a real nice Internet presence for our community. More to come in the future! While some parts of the website are still under construction, here is some of the information already available: a community forum; contact information for TLPOA Board Members and Special Committee Members; online version of various documents including newsletters, deed restrictions, and bylaws; area links; and FAQ page. Please feel free to register to the community forum and exchange information with the Board and other members of the neighborhood. Just click on the Forums link on the top navigation bar and you will be sent to the TLPOA forums main interface. Look for the Register link toward the top right hand side and sign up - it's that easy. Follow the tips for good usernames.

## Neighborhood News



*A community creates  
synergy*

### TLPOA BOARD MEMBERS AND COMMITTEE CHAIRS 2006-2007 Board of Directors:

President: Elizabeth Boggess  
266-3390

Vice President: Margie New  
266-3947

Treasurer: Richard Hess  
266-3390

Secretary: Cara Farnsworth  
426-5263/266-0040

Voting Members:  
Stacey Breach 266-3190

Marc Dearden 266-2521

Reed Farnsworth 266-0040

Jamie Neal 266-8041

Donna Roughton 266-6051

Linda Talbot 266-3738

#### Committee Chairs:

Park Committee: Margie New  
266-3947/Volunteers Needed

Architecture Committee: Mark  
Hollcraft 266-0557

Recreation Committee:  
Jamie Neal 266-8041/

Volunteers Needed

What's happening in our neighborhood -

- We have some new neighbors!! Welcome to Andrea Martin and David Dawson at 5602 Arroyo and to Felicia Stonedale at 5708 Longhorn Landing.
- There is a new sign on the park gate stating the consequences of trespassing in the park. This sign serves as a "first warning". A person ignoring the sign and entering the park illegally can be cited for trespassing. Please help by reporting anyone that you see entering the park through an empty lot or between houses. You can call a Board member or report it directly to the sheriff at 854-9285. Our park address is 6000 Longhorn Landing. We are reminding everyone to lock the gate entrances to our parks.
- The park security team hired security for the gate for both July 4<sup>th</sup> and Labor Day and had no

problems to report on either holiday. Now, if they could just get some water in the lake. Perhaps we need a water committee.

- Special thanks go out to Jamie Neal, Dick Wynn, Linda Talbot, and Linda Hodges for making our Annual Homeowner's Park party in July such a success. There was wonderful food and a margarita machine. Thanks for everyone who came out and endured the heat.
- Thanks to Duane Dobson - he helped with the park projects and took an abandoned sailboat, repaired the mast, and sold it with the proceeds going to TLPOA - now that is community spirit!

Please share any news you may have. You can email Cara Farnsworth at [editor@tlpoa.org](mailto:editor@tlpoa.org).

## Park News

As you may remember, the gate to the big park was vandalized right after Memorial Day weekend. A new gate has been installed with the added feature of welded bars to the inside of the gate to prevent ramming of the gate from the inside of the park. Interestingly, after we published the cost of replacing the gate in the June newsletter, the TLPOA received an anonymous money order for the exact amount of \$925 -we will leave it up to you to interpret that one! Obviously, we are very grateful for the money!

On August 12, 2006, we had an incident in the park of rather spectacular proportions that illustrates what can happen when a key to the park is given to an "acquaintance" of the property owner. A group of teenagers, who don't live here, planned a party in the park and word spread. While we were told it was a birthday party for a small group, it ended up with over 200 people in the park, a flat bed trailer with a DJ, baby pools complete with baby oil for wrestling, six kegs of beer, underage drinking and large amounts of marijuana. They were even charging money at the gate by the carload! Needless to say, it was not what we were told it was going to be. Our security team contacted the sheriff's office and the situation was well handled by them. We were lucky that the party ended when it did. As it was, a fifteen- year-old was sent to the emergency room because of alcohol poisoning. We are grateful for a quick and professional way the sheriff's department, the TABC and the Hudson Bend Fire Department handled a difficult situation. We want everyone to understand that this type of activity is not

allowed. We want the integrity of our park and our community to remain the way it has always been.

You may have noticed the digging activity near the park entrance. While cleaning up the boat storage area, a water pipe was discovered leaking clear water. Water District #17 was called and they said the pipe was a "blow-off" to clear the water lines. They decided that they needed to replace the old pipe and make it accessible outside of our park gate. As a result, Water District #17 installed a water hydrant and if we ever need a water supply to the park, we can request (and pay for) a meter to be installed.

As you have probably noticed, the boat storage area has been cleaned up and organized. All boats and trailers have been assigned numbered slots and "reserved" signs have been installed to indicate the property has been registered. Please register your property with TLPOA prior to occupying a slot. **There are three boats with unknown owners: slot #8 - Hobie 14' and trailer, slot #18 - Hobie and trailer, slot #42 - sunfish knock-off and trailer.** If anyone knows the history of these boats, please contact Richard Hess. The maintenance and organization of the boat storage area has been a problem for years. We hope that we have a system in place now that will be easy to keep up to date and pass along to future Boards. In the past, it has been the boat owner who maintained their "space", the Board has agreed to keep the boat storage area mowed as part of the overall park maintenance.

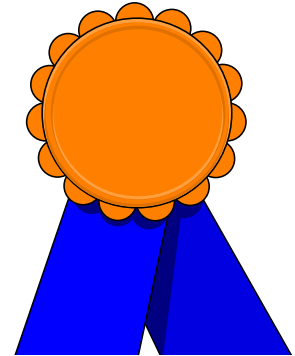
## Environmentally Sound

### Why not try corn gluten instead of an herbicide on those Spring and Fall weeds?

Corn gluten meal works by inhibiting root formation of germinating plants. It should be applied before germination; otherwise you will simply be fertilizing the weeds. If you apply it before germination, the weed seed will germinate but will not form a root. A short drying period is needed to kill the plants that have germinated. Timing is everything... this is also true if you use a pre-emergence herbicide. If it does not rain within 5 days of application of the corn gluten, water it with about .25 inches of water. Then leave a drying period after germination. You apply corn gluten in the Fall from late September to mid-October and then again in early to mid-February.

Corn gluten is generally about 10% nitrogen by weight so you are fertilizing as well as killing weeds. The nitrogen will release slowly over a 3 to 4 month period. You can buy corn gluten at Gardenville on Highway 620, 50 pounds for \$26.00 or at Natural Gardener, 40 pounds for \$24.95. You spread it at the rate of 20 pounds per 1000 square feet...it really does work and is a non-toxic alternative product, which is good for Travis Landing and Lake Travis.

Thanks to Elizabeth Boggess for providing the above article on an Eco-friendly alternative to killing weeds. Property owners Lisa Marshall and Bev Allen have started a "Green Committee" to come up with ideas to promote more ecological awareness in Travis Landing. Thanks to both of them for taking on this project for our community. If you have any comments or suggestions, please contact Lisa at 266-0604.



*No good deed is ever overlooked.*

## NEW FEMA REMAPPING AND HOW IT AFFECTS OUR COMMUNITY

On July 26, 2006, the TLPOA hosted a meeting regarding the FEMA re-mapping of the flood plain. Those property owners directly affected by the changes have already received this summary of the meeting. The TLPOA Board feels it is important for every resident to be informed about the flood plain changes and what it means to our community. While you may not be in the flood plain yourself, there may be deed restriction issues that will affect you as new houses are built or existing houses remodeled. The most important facts/changes are:

- The current flood level is 716' and the proposed level is 722'. (For reference, the spillway at Mansfield Dam is 714' and the top of the dam is 750').
- Residences in the new flood plain (722') need to obtain flood insurance before April 2007 when the new level is put into place. If you fail to get insurance you will pay a much higher premium. Flood insurance is transferable if you sell your property.

- New flood plain regulations require that the living space begin at an elevation of 723' (Travis County added a foot for good measure). A garage or storage area can be below 723'.

The Architectural Control Committee, with the support of the Board, is working on a compromise solution to the obvious conflict concerning our building restrictions and the proposed flood plain levels. Our homeowner's attorney feels that because our by-laws restrict our ability to change our deed restrictions until 2009, we are in a difficult position and need to try to find a compromise. If you want to see the maps, you can go to [www.tcrfc.org/tcfmp/travis.shtml](http://www.tcrfc.org/tcfmp/travis.shtml). In the second paragraph there is a link to the PDF versions of the maps. We are not experts on the changes but will certainly try to keep everyone informed about what is happening. If you need more details or want to see one of the flood plain maps in person, please contact Elizabeth at 266-3390 or email her at [board@tlpoa.org](mailto:board@tlpoa.org).

## GET YOUR ELEVATION CERTIFICATE

Many of you in Travis Landing already have flood insurance because your home is in the current 716' flood plain. At the July meeting with Stacey Scheffel, the Travis County Flood Plain Manager, she mentioned getting an elevation certificate. Letters were sent to all Travis Landing property owners, who will be in the new flood plain, about a surveyor from Dripping Springs. Normally he charges \$500 per certificate but he has graciously offered his services at a discounted rate of \$300 per certificate if we can get six interested property owners. At present, we have four property owners interested. State Farm Insurance agent Ann Hurt explained the value of an elevation certificate. It seems that your flood insurance cost is determined by a variety of rating factors. Some things that are considered are: the elevation of home, what your home is made of, whether you have equipment on the lowest floor, and how many feet you are in the flood zone. Having a certificate of elevation helps your insurer know your exact elevation. If you are interested and have not already contacted Elizabeth Boggess, please email her at [board@tlpoa.org](mailto:board@tlpoa.org) and sign up today.

## TREE DRIVE

We have met with an arborist and conservationist regarding our big and little parks and their trees. In the past, we have tried to hold tree drives with little success. The Board is committed to our park and its future state. Nothing lasts forever and we would like to start now by contributing to future trees. We are asking everyone in the community to contribute what they can - whether it is buying a seedling in memory of a family member or just making a small donation to the cause, every dollar will make a difference. Thank you for your support in this worthy cause. Please send your donations to Richard Hess, Treasurer TLPOA, no later than November 15, 2006.

# LETTER FROM THE ARCHITECTURAL COMMITTEE

Mark Hollcraft-Chairman, David Lawrence, Tom Roughton, Steve Barcik - Members

To our fellow homeowners and neighbors:

The above named persons are your new architectural control committee for 2006-2007. We would like to take just a moment to recognize the accomplishments of our previous Chairman, David Moll, for all his years of voluntary service to our community. His dedication kept a foundation in place whereby, the standards and intents of the bylaws were upheld and property owners were able to achieve their goals in a timely fashion. We, as a community, head into a time of change, the new flood plain rules going into effect in 2007 are a prime concern for your board of directors and this committee. We are working diligently with our attorney to decipher the rulings and come to agreement as to how we will maintain our community deed restrictions and bylaws of the community as a whole. Once all that is worked out, you will receive a notification of any changes which the Architectural Committee will base decisions for improvements in the community. Our promise is to maintain the integrity of the neighborhood and uphold the deed restrictions and bylaws of the community. I am confident we are up to the challenge, and it is essential that we work through each opportunity to make every effort to have a win-win situation. Please keep in mind this committee is filled with volunteers and each of us will make every attempt to be expeditious in our decision making process. That being said...try to plan ahead in case we need some extra time to approve any documents that might come up for review and then, we won't have any timing issues on either side of the equation. From all of us on your Architectural Committee, we look forward to serving you - the community of Travis Landing.

## DELINQUENT DUES

The TLPOA by-laws state that property owner's dues are to be made within 30 days following the May property owner's meeting. Each year the process of collecting the payments takes more and more of the treasurer's time. If you have not paid your dues by the time you receive this newsletter you are five months overdue. **The following property owners have not paid their dues as of the publication of this newsletter:** Cynthia Anderson, Mary Blackstock, Delvin Haas, Joseph Mancuso, RG Murow, Brooks Peterson, Lisa Marie Render, Harry Robbins, Henry Spillar, Leo Watson. Please send \$70.75 per lot to TLPOA, P.O. Box 340457 Austin, Texas, 78734. Thank you for your prompt attention in this matter.

## PASSING OF A FRIEND

Earlier this summer, we lost a dear friend to our community, Jim Estes. On any given day, you could find Jim in the park - either with his dog or kayak. He loved our park and our community. Thank you Jim for your love and respect for life. You will be missed our beloved friend of the community.

Travis Landing Property  
Owners Association  
P. O. Box 340457  
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**RECIPIENT NAME**  
**STREET ADDRESS**  
**ADDRESS 2**  
**CITY, ST ZIP CODE**