

TRAVIS LANDING LOG NEWSLETTER

Newsletter
Spring April 2008



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Upcoming Events

- ◆ Board Meeting
April 15, 2008
- ◆ Annual May
Meeting May 3,
2008

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

Letter from the President

Dear Neighbors,

My final newsletter has finally arrived and I must say, I am happy to be making plans for my last annual meeting as president. The Board has been great to work with and incredibly dedicated to get so many projects done in the last two years. It was such a group effort and that was the best part. Some Board members are running for another two-year term and I think this is wonderful...it helps the community to have some common threads between boards. I know that the next Board of Directors will continue to take good care of our neighborhood and that there will be plenty of opportunities for the rest of us to volunteer to help.

In this newsletter you will find information about the annual meeting in May. If you have an agenda item, please let me know by May 1st so that I can work it into our meeting time. There is a summary of the community meeting held on March 30th regarding the

Board Meeting News & Annual May Mtg.

The next board meeting for 2008 is scheduled for April 15th 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 meeting are as follows:** The Board decided that the Travis County Health Department needed to be contacted regarding two vacant properties in Travis Landing that have become a health hazard for our community. The county was very responsive and looked at the properties immediately. Once ownership of each property is confirmed, the county will take responsibility for contacting the owners. We are hopeful this will help with problems the Board has been unable to solve and regret that this process has taken so long. Discussion took place regarding having a burn day scheduled. We will be talking about this issue at our May meeting.

A word from our technology committee: If you or anyone you know in the Travis Landing community has any word processing, programming skills, or expertise in web development and/or design, JavaScript, CSS, MySQL, Unix Administration, etc. or any related areas and would be interested in joining the Technology Committee, please

proposed deed restriction changes and you will find information about the By-law changes that will be voted on at the annual meeting. You will read about the candidates for Board openings that been presented by the nominating committee and about other recent Board decisions.

I urge each of you to come to the annual meeting to meet your fellow property owners and have a say in the future of Travis Landing. We have so few opportunities to come together as a neighborhood and this meeting is sure to be a good mix of decisions, fun and food.

Thank you for all of your kind words of support during the last two years and for all of your help. I wouldn't or couldn't have done it without you.

Yours truly,

Elizabeth Boggess

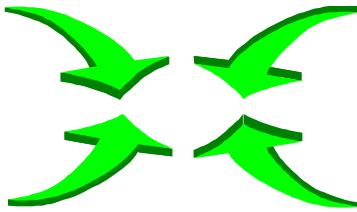
President, TLPOA

contact Margie New at 415-6855.

OUR ANNUAL MAY MEETING

Thanks to Austin Yacht Club for allowing us to have our 2008 annual meeting at their venue again this year. The meeting is scheduled for Saturday May 3, 2008. We are fortunate to be able to hold our meeting again in a sheltered facility. To get to the AYC, you turn right out of Travis Landing and following Beacon until it dead ends at the Yacht Club. The gate will open at 9:45 am. The business meeting will start at 10:00 am and end at noon. A fajita lunch will follow. Thank you Richard Hess for making these arrangements with the AYC.

This Board is trying to consolidate the historical documents of TLPOA in order to keep our written history up to date and in one place. If you were a past board member and have any notes or documents (legal or not) that are relevant, we ask that you **contact Board secretary Cara Farnsworth**. It makes it much easier for the Board in doing research about past events to have everything centrally located.



*A community creates
synergy*

Neighborhood News

What's happening in our neighborhood -

- We have new babies in the neighborhood: Congratulations go out to property owners Marisa and Chris Phillips, Cara and Reed Farnsworth.
- Thanks to Linda Hodges and Morton Gold for opening up their home again for our holiday party in December. We had nearly 90 people come - it was great to see so many neighbors! The house was decorated in style and even Santa showed up to take pictures with the kids. Thanks to everyone who brought toys to donate to the Green Santa Project.
- Thanks to Judy Harrison who volunteered to head up the nominating committee.
- A long time friend of the neighborhood Carl Oppenheimer passed away this past December. Our deepest sympathies go out to his family.
- Thanks to Jamie and Charlie Neal, and Linda Talbot for the Easter Egg Hunt and Ice Cream Social. Hot Dogs and ice cream was enjoyed by all and the kids enjoyed the hunt for the "golden egg".
- Thanks to the Deed Restriction Committee
- members for their dedication to this task: Stephanie Moll, Patrick Johnson, Dennis Ela, Mark Hollcraft, Mark Riddlehuber, Robert Harrison, Elizabeth Boggess and Cara Farnsworth.
- We will have security in the park during the long Memorial Day Weekend.
- Entrance fence to the far left of entrance as you come into Travis Landing was repaired because several railings were rotting and falling down.
- The undermining of the fence and gate area to the little park was repaired. Thanks to Richard Hess and also to Doug Campbell for assisting in this task and the use of his backhoe.
- We have been informed of the estimated target date for the new FEMA Flood Plain regulations to go into effect. This effective date is October 2008.
- Remember there is a county leash law. Please make sure your dogs are on leashes when walking them in the neighborhood.

Please share any news you may have. You can email Cara Farnsworth at editor@tlpoa.org.

TLOPA BOARD MEMBERS AND

COMMITTEE CHAIRS 2007-

2008

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

Reed Farnsworth 266-0040

Judy Harrison 266-1715

Jamie Neal 266-8041

Donna Roughton 266-6051

Linda Talbot 266-3738

Committee Chairs:

Park Committee: Margie New

266-3947/Volunteers Needed

Technology Committee:

Margie New 266-3947

Architecture Committee:

Mark Hollcraft 266-0557

Recreation Committee:

Jamie Neal 266-8041 /

Volunteers Needed

Deed Restrictions Committee:

Cara Farnsworth 266-0040

BIG PARK UPDATE

The new trees in the big park are coming along well. We are continuing to water them each week unless we have rain. In February, we planted one additional tree that was donated by Louise and Doug Wigle and that brings the total to 19 new trees that we have planted. The watering system is more refined now but we do need more volunteers with that especially with summer fast approaching. There will be a sign up calendar at the annual meeting if you might be willing to join the team...no previous experience necessary! We will be holding a tree watering training day for those who sign up.

Earlier this year the Board began discussing the idea of allotting a limited number of spaces in the boat storage area to be used by property owners with empty oversized trailers. We currently have 89 slots for boats and trailer storage with 66 of them reserved (one slot is currently filled with an oversized car trailer that was approved by a previous Board). While the priority will still remain boat and trailer storage, we voted to allow six slots for empty oversized trailers and will ask that the next Board review this decision in six months. The trailers must be empty and must be registered with Richard Hess at 266-3390.

BOARD RECOMMENDS INCREASE IN ANNUAL DUES

It is time for the annual meeting and that means it will soon be time to pay your annual dues. The Board is recommending an increase of 10% for the coming year bringing our yearly payment to \$85.63 per lot. That is an increase of sixty-five cents a month per lot owned for each of us and while it isn't much, that small amount would increase our TLPOA budget by \$1,494.34. We keep a cushion of \$10,000 in savings while running the business of the association with what we bring in each year.

A reminder of what we do with the money: We maintain the entrance that includes mowing, shrub trimming, planting, and fence repair when needed. We also keep other common areas mowed including the property in front of the "little park" as well as the area outside of the big park. We pay for liability insurance for the Board of Directors. We publish newsletters and send out mailings of importance to the neighborhood. We hire security for holiday weekends in the big park, keep the boat storage area and 35 acre park mowed, make repairs to the gates and locks as needed, we buy trees to plant and make major investments yearly in tree maintenance. We have work done on the park roads. We have three social events each year as well as the annual meeting and we pay for the port-a-potty and security lighting in the big park. As we are all aware, the cost of everything is increasing. We hope that you understand our reasons for recommending the increase and hope we will have your vote at the annual meeting.

Important Community Issue

One of the things this TLPOA Board has tried to do in the last two years is keep you updated about happenings in our neighborhood. Whether it was about wild parties in the park, changing flood plain levels, oak wilt or mysterious purchases of underwater land bordering our subdivision, we have tried to keep you informed. One of the best ways to build "community" is to give people information...if you know what is going on you are more likely to feel connected and want to participate. In the last two years you have probably gotten more mail from the TLPOA than in many years combined and I guess that is the good news and the bad!

The latest news of community concern is that property owners Bill and Melanie Cox have hired an attorney who has written a letter to the Board suggesting that legal action may be taken against the Board regarding our decision about the "little park" maintenance. The letter from the attorney is enclosed to help you understand the allegations. The Board has responded that it will stand behind its decision.

We are not looking for a legal fight in fact, quite the contrary. The Board feels it has acted both thoughtfully and carefully with the community's interest first regarding the issues around the maintenance of the "little park."

All decisions made by the Board of Directors are up for property owner scrutiny, as it should be. You elected this Board to do the business of the association and you can and should tell us if you think we have made a mistake. This Board has previously asked for your feedback on issues that we felt were "too big" for us to decide without your input. We did not think the "little park" maintenance was an issue that we needed to ask you about even though we did discuss that possibility on several occasions.

It may be hard for you to imagine why a maintenance plan for the "little park" could be so controversial. That community owned lot has never been "maintained." Budgeting money for that area is not something that previous Boards have chosen to do because the area is not a "park" like the big park that is used by many in the community. It is steep, serves as a drainage area for the streets above Travis Landing and has been left to grow at will for years.

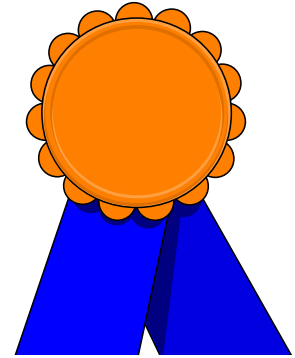
BOARD POSITIONS OPEN

This May will be the end of the two-year term for several positions on the TLPOA Board. We will be taking nominations for the following positions: President, Vice-President, and 6 voting members. If you are interested in running for any of these positions, please contact Judy Harrison (266-1715), chairman of the nominations committee, to get your name on the ballot. **This year we will be voting by ballot. Your ballot is enclosed in this newsletter. Please mark your choices and return the ballot by the date indicated on the ballot if you are unable to attend the annual meeting or bring the ballot to the annual meeting in order to vote. We will be taking write in candidates at the annual meeting. Thank You.**

Some of the residents who live near the little park, with Board approval, have had trash clean ups. What view there was from the road years ago has been blocked by the growth of trees and undergrowth through the years.

In 2004, according to the police report, Bill and Melanie Cox had 35 trees cut in the "little park" without authorization from the Board of Directors. Those trees were not "trimmed"; they were cut in half. There is a detailed police report of the incident and as a result, the Board of 2004 could have chosen to file criminal mischief charges against Mr. and Mrs. Cox. The Board struggled to decide what to do and in the end, reports were gathered from a number of tree specialists and the cut trees and debris were removed at the Cox's expense with no further remediation or restoration performed and no restitution given back to the community. Unfortunately, the TLPOA property owners were not informed about the incident or the Board's decision. Now, four years later, in a letter written and distributed by Mr. and Mrs. Cox on March 28, 2008 they say that what they did was "trim" the trees because the HOA did not have the funds. Mr. and Mrs. Cox created the view that they wanted on community owned property by cutting trees without consulting the Board and by removing a large portion of the tree canopy in that small area, which created an environment for the understory plants to grow at an exponential rate.

When this Board was elected in May of 2006, we immediately received questions from Mr. Cox about the management of the "little park." At our first Board meeting in June of 2006, we determined that we would create a management plan for both parks that could be passed along to future Boards. We kept in written contact with Mr. Cox and explained that there were so many community maintenance issues that were a priority that we would not get to the "little park" immediately. In the late fall of 2006, property owners in the area of the "little park" were contacted for input and in January of 2007 the Board organized a cleanup of the area. At that point, we decided to let nature take its course for the year and see what the vegetation would do after the removal of much of the tree canopy in 2004. We kept Mr. Cox informed of our decisions. In late 2007, the Board met at the "little park" and again discussed possible scenarios and decided that letting the area simply grow back was the most reasonable and economical thing to do for the community. While the view from the road would become limited over time, the steepness of the lot did



No good deed is ever overlooked.

not make maintenance easy and maintaining a view from the road seemed a low priority. Allowing an individual property owner to maintain a view across community owned property was not a precedent that we wanted to set. There are similar issues in the big park regarding views and the Board felt that being consistent was important and that our responsibility was to perform general maintenance and not address the specific views of individual property owners.

This is why we made the decision to let nature take its course in the "little park". Future Boards will have the right and responsibility to assess that plan through the years and maybe the community will decide that this isn't the plan they want. The "little park" belongs to all of the property owners and perhaps it is time for you to speak up. This will be an item on the annual meeting agenda.

DEED RESTRICTIONS UPDATE

As of this newsletter, everyone has received a copy of the proposed changes to the deed restrictions that the committee is recommending. The committee wants to thank everyone who reviewed the packet of information and subsequently mailed in the comment response form. To date, we have received 33 responses and of those 22 have approved the changes as they are written. Some of you have expressed concerns on various changes and the committee has reviewed these concerns. On March 30, 2008, we held a community forum. This forum provided the community a chance to come and voice concerns or opinions regarding the proposed changes or voice opinions about the changes. The following concerns were discussed: the vagueness of the word "nuisance", the impact of the proposed FEMA flood plain elevation changes, property transfer fees and the number of property owners that represents a quorum for the annual meeting.

At the March 30th meeting, the committee agreed to modify and/or re-define the sections regarding nuisance, building height requirements, and to revisit the issue of the property transfer fee. Other minor wording and clarifications were discussed and the appropriate amendments have been made. The committee wants to thank each of you who attended the meeting; your opinions made the difference.

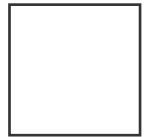
If you have not reviewed the packet sent to you about the proposed changes, the committee is requesting you do and return the form that was included. **The deed restrictions are of importance to every property owner and your opinion matters. Please send in your form.** The above referenced amendments to the proposed deed restrictions can be viewed on line. If you have any questions or would like a copy of the amendments, please contact Cara Farnsworth at editor@tlpoa.org.

TLPOA BY-LAWS

If anyone has read the Travis Landing Property Owners By-laws lately, one would find that the By-laws are confusing, hard to understand and outdated. Members of the Board of Directors have revised the By-laws to add clarity and make the wording consistent throughout. Words that caused confusion include Corporation, Shareowners, share, officer, and Directors. These words were replaced with Travis Landing Property Owners Association, Property Owner, lot, Board of Directors officer position, and Board of Director voting member position. We feel that the By-laws will be easier to understand with these changes without changing the meaning or intent of the By-laws. Other changes to the By-laws will need to be made to reflect the changes made to the deed restrictions should the proposed deed restrictions pass.

The proposed changes to the By-laws can be viewed on line or if you would like a copy mailed to you please contact Cara Farnsworth at editor@TLPOA.org. Because the by-laws can be changed with a simple majority vote these proposed changes will be on the agenda at the annual meeting in May.

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



RECIPIENT NAME
STREET ADDRESS
ADDRESS 2
CITY, ST ZIP CODE