

TRAVIS LANDING LOG NEWSLETTER

Newsletter
Summer 2007

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



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Upcoming Events

- ◆ Board Meeting November 6, 007
- ◆ Tree Maintenance Project August 14-16- Cleanup August 18, 2007
- ◆ Trick or Truck Fall Spectacular October 27, 2007

Letter from the President

Dear Neighbors,

When I wrote in February, the Board was planning the annual meeting and now that is history. We had a great turn out of about 75 people and found that the Austin Yacht Club had a perfect facility for us. It was so nice to be under cover with no weather worries and a big thanks goes to the volunteers who made it such a successful meeting - Charlie Neal, Morton Gold, & Jamie and Sonny Bihl. I just want to take this opportunity to point out some highlights from that meeting:

1. Annual dues: Those present voted to increase dues by the 10% allowed in our deed restrictions bringing this year's amount to \$77.83 per lot.
2. Change in By-laws regarding Park Key Distribution: Those present voted to limit the number of keys sold to a property owner to 2 regardless of number of lots owned.
3. Vacant Lots: Community members present expressed interest in property owners of vacant lots keeping their lots some what maintained. Others expressed a similar concern over those lots with unoccupied homes.

In addition, Judy Harrison was elected as our tenth Board member and both our secretary and treasurer signed on for another year.

That makes for a full (and still enthusiastic) Board. We have met twice since May and have a number of ideas that we need to talk to you about.

In this newsletter, I will try to outline what projects we are looking to accomplish and again, ask for your input. You will see our proposed budget for the year, what work we are proposing for the large park, what social events we are planning for the year, a discussion on oak wilt, information on the rewriting of the deed restrictions and what might be on the horizon for the future of Travis Landing.

As always, there are so many folks to thank for their efforts in the neighborhood. Some we hire but many are volunteers and they all make this a better place - thanks to each of you for your part in making this a great neighborhood. And a special thanks to Margie New, Richard Hess, Cara and Reed Farnsworth, Linda Talbot, Stacey Breach, Donna Roughton, Jamie Neal and Judy Harrison for all of their work on all of the projects throughout this past year and those we are planning for this year.

Happy reading,

Elizabeth Boggess, President TLPOA

Board Meeting Update

At the June Board meeting, the Board voted unanimously to establish a transfer fee for real estate transactions in Travis Landing. There are an increasing number of lots and homes being sold and each transaction involves work on the part of the treasurer. The buyer's mortgage company calls, records for payment of dues is checked and often faxes must be sent back and forth before all of the information is conveyed to the satisfaction of each different mortgage company. In the process of doing this, the Board discovered that almost all homeowner's associations have transfer fees and the fact that we didn't seemed very unusual to the mortgage companies. According to a local title company,

homeowner's associations charge the buyer between \$50-\$250. The Board decided that a \$100 fee was reasonable and the funds would be put to good use for the benefit of the Travis Landing property owners.

Our architectural committee has been very busy since our annual May meeting as well. They have reviewed and approved the following projects: Allen Auth's remodel project, Ira Duvall's new home approval, Andrea Martin's new home approval, and Dr. Charles Wolf's new garage approval. Thanks to all committee members for their hard work.

Neighborhood News

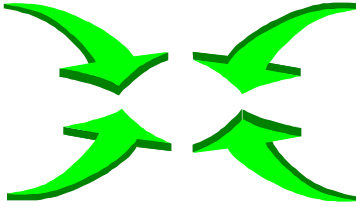
What's happening in our neighborhood -

- The front entrance rock wall that was crumbling around the oak tree has been repaired. Thanks to Jose for doing such a great job!
- New street signs have been installed in the community - now every street is identified. Thanks to Tuan Hoang for identifying the need for these new street signs.
- Thanks to Duane Dobson and Felicia Stonedale for helping to move boats when the flood waters were rising. Thanks to Billy Davenport as well for offering his towing services during the flood.
- Thanks to Dennis Ela, Lee Bryant, Rona Thorton, Chris Phillips, Nevada and Charles Wolfe, and Charlie Neal for helping with the big park clean up after the flood waters. Thanks to Carl Oppenheimer for his good suggestion about using some of the organic material collected during the clean up effort

as mulch for our trees in the park.

- Thanks to Gary Ranous for mowing our park again this year.
- Thanks to Norma Ayala - the Garden Diva. She has been hired to mow and weed-eat the front entrance. Thanks to Michelle Sommerville for her work on the plants at the front entrance.
- Just a friendly reminder to submit all home improvement or remodeling plans to the architectural committee for approval before you start or contact Mark Hollcraft for questions.
- In July, the Board sent a letter to all property owners with property adjoining our two parks. Each owner was asked to remove any personal property that was being stored on park property. Thanks to all of you for removing your personal property.

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



*A community creates
synergy*

TLPOA 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

Judy Harrison 266-1715

Reed Farnsworth 266-0040

Jamie Neal 266-8041

Donna Roughton 266-6051

Linda Talbot 266-3738

Committee Chairs:

Technology Committee: Margie

New 266-3947

Architecture Committee: Mark

Hollcraft 266-0557

Recreation Committee:

Jamie Neal 266-8041

Park Committee: Please contact

any board member for

assistance

Deed Restrictions

The TLPOA deed restrictions can be updated every ten years with the next update due in 2009. The Board has started the process of reviewing our current restrictions and by recruiting a committee of property owners to begin the rewriting process. We are happy to thank volunteers Dennis Ela, Robert Harrison, Patrick Johnston, Stephanie Moll, architectural chairman Mark Hollcraft and board member Cara Farnsworth for their willingness to do this work. This is a project of enormous importance to our community as our deed restrictions define the essence of our neighborhood. Your input and feedback will be solicited along the way in hopes that the new deed restrictions will represent our community more fully.

Park News

This year's work on the trees in the big park will happen on August 14-16, 2007. The Board has contracted with the certified arborist "They Might Be Monkeys!". Stacey Breach and Margie New prioritized the trees in need of the most work. Due to the obvious issues with oak wilt in the neighborhood, the Board felt that working with a certified arborist was important. Stacey did a great deal of calling and price comparisons before deciding on the Monkeys. Some of the issues that vary from crew to crew are the number of people actually working in the trees, methods used and day rates versus hourly rates. Nevic Donnelly, who is the owner and founder of the company came to the park and looked at each of the trees that we had designated as a priority. To get the most tree work done for our money (more people in the trees as opposed to on the ground - i.e., higher branches), the Board has decided that the clean up could be done by Travis Landing volunteers. The clean up will begin after the tree work is finished on Saturday, August 18 from 9 a.m. -noon. In addition to the removal of dead wood on specified trees, there are several invasive species that will be removed in the thicket where they will be working. Tree maintenance is an ongoing effort and because of the number of trees and size of the park, this Board feels that we need to commit money each year for work on the existing trees and for planting of new trees. Planting this year will happen on October 20 with more information forthcoming.

Before the monsoon season started, the Board was concerned about the condition of the roads in the big park. All the rain has not helped but hopefully the repair project will start soon. Our neighbor, Joe Bland, has graciously volunteered to bring his road equipment in to work in the park for one full day! The TLPOA will cover the cost of the fill that is needed and has set a cap of \$2000 for the project. We want to thank Joe for his help in getting this project done and know that it will be a huge improvement.

A playground area for the big park is finally coming. For a number of years, property owners with children and grandchildren have been asking about the feasibility of play equipment in the park. There has always been an acknowledgement that it would be great but the question of liability always came up. At the 2006 annual meeting, the proposal was made again and a vote was taken to check the liability. After discussing the liability issue with attorney David Groom, the Board felt that it was reasonable to go forward with the plans. The TLPOA has never had liability insurance for the park...not for swimmers, campers, or boats. All activities in the park have been at your own risk. The playground equipment, which includes a slide, seated glider, teeter-totter, and three swings, was donated to the property owner's association and will be installed soon. There will also be a sign posted concerning liability. We hope that all of you who have asked for this will enjoy the addition to the park.

Environmentally Sound - Word about Oak Wilt

If you live in the neighborhood, you have seen the spreading of oak wilt in our community. A number of property owners on Lands End pooled their resources and recently did some trenching in the hopes of stopping the current path along their street. It is imperative that we each take responsibility for managing our live oaks and red oaks with practices that prevent the spread of this disease. In addition to the trees along Lands End, a new pocket of oak wilt has started on Arroyo. There is oak wilt across Beacon from Travis Landing as well as the lake end of Longhorn Landing. There are two ways that oak wilt is spread: One is through root contact with an infected tree and that is why you see it move down a street and why trenching can stop it. It is hard to trench in an established neighborhood with water lines and streets and while it is expensive, it becomes less of a burden when neighbors go together. The second way that oak wilt is spread is by the beetle which is active when the temperatures are between 55 and 85 degrees. That is why you only want to trim

your trees in the heat of the summer or the cold of winter. Of course, we aren't the only ones to "trim" trees...sometimes we get wind or hail storms that damage our trees and leave them vulnerable to the beetle. If you have trees that have been killed by oak wilt, you may want to have them removed. With Live Oaks, there is no danger of oak wilt spreading from dead trees but they do become potential hazards especially if they are hanging over your house or a neighbor's. Dead wood from Live Oaks is safe to burn as firewood. If you have a Red Oak killed by oak wilt it is a very different story. The tree should be removed immediately and the wood buried or completely covered by clean plastic for one year before it is considered safe to burn. For more information about oak wilt, how to manage trees that have been killed, and what trees are resistant, go to www.texasoakwilt.org. The Board believes that education, recognition and notification are the 3 most important actions that the Board can take. Board members are currently putting together information packets to be mailed out to all property owners. The packets will include maps showing the spread of oak wilt from 2001-Present in the Travis Landing vicinity and the seriousness nature of this disease.



No good deed is ever overlooked.

Proposed Budget for 2007-2008

Each year the TLPOA treasurer collects property owners' dues and each year the money gets spent. I am sure that some of you wonder exactly where the money goes and why we always seem to need more money. The Board thought that you might be interested in seeing the budget that we have established for this year (May 2007-April 2008). As with most budgets, we have tried to pad the budgeted amounts to allow for unexpected expenses.

Front Entrance:	\$ 1,000 (includes fence repair, mowing and planting)
Insurance:	\$ 1,200 (liability insurance for the Board)
Legal:	\$ 1,500 (legal issues including review of revised deed restrictions)
Miscellaneous:	\$ 300
Office:	\$ 1,500 (newsletter, copying, office supplies, stamps)
Parks:	\$10,000 (Boat storage \$100; Park Roads \$2000; Mowing \$1000; Security \$800; Trees \$5000; Little Park \$500; Future plans \$200; General maintenance \$300)
Social:	\$ 2,000 (includes 3 social events and annual meeting)
Technology:	\$ 200 (expenses needed for website)
Utilities:	\$ 1,300 (includes port-a-potty and light at boat ramp)

That is a total of \$19,000 in expenses. That will allow us to maintain a savings cushion of \$8,000. This year, we have brought into the treasury a total of \$18,387.00 from dues, key sales, contributions and transfer fees.

Boat Storage Update

We are happy to report that every boat in the boat storage area has been identified and registered. Thank you for claiming your property. There are a number of boats in storage in the big park that have not been in the lake for years. Some boats are in disrepair with little hope of a life in the water. If you own one of these boats and would like to clear the clutter from your life and the big park, why not donate it to the homeowner's association? The Board will take responsibility for selling the boat and use the proceeds for park projects. If this is of interest to you, please contact Richard Hess at 266-3390 and he will make the appropriate arrangements. With all of the rain we have had this summer, there has been an issue with water standing in some of the boats in the park storage. The mosquito population is booming. We understand that a few squirts of the dishwashing liquid Lemon Joy will prevent the mosquito problem. Please check on your boat and make sure you are not contributing to the problem.

TLPOA Social Calendar

Did you know that our Travis Landing by-laws state that we have three social meetings each year? Since we are "required" to have fun our social chairperson, Jamie Neal, has planned our fun for the year. The first event will be held on October 27, 2007 in the park, the second event will be our annual holiday party on December 8, 2007. There will be a spring event similar to last year's egg hunt and ice cream social and then the annual meeting in May. You will get an invitation to each event with important details such as dates, times, and whether or not there will be a margarita machine. We found last year that sending our invitations brought out bigger crowds so we hope you will join us for the fun. **Remember, HAVING FUN IS REQUIRED!!**

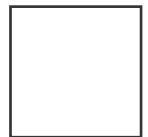
Park Pavilion Discussion

At the annual meeting in May, the Board asked property owner David Lawrence to make a presentation regarding the possibility of building a covered pavilion in the big park. The idea was met with interest but obviously, not all of you were at the meeting to voice your opinions. An idea is one thing, making it happen is quite another. There are so many questions: Is this something that we want? Is it affordable? What are the pros and cons? Where would it be built? Would this add to our community or be a headache? The Board does not have the answers to all of these questions but we are interested in starting a dialog about the feasibility of a project of this kind. How do we start? How do we have this dialog to find out what you all are really thinking? One way to talk would be to use the forum feature on our website www.tlpoa.org/forums. Margie New, head of our technology committee, says that this would be a perfect format for reaching many of you. You would need to go onto the website and follow the directions for registering for the forums. Then you could ask questions, make comments and see what others have to say. Another way is to fill out the comment portion on the enclosed flyer page and return it to the Board. When the next newsletter comes out this fall we could then update you as to the general opinion of the membership and community of Travis Landing. One thing that is clear, even before getting construction bids on a pavilion, is that we do not currently have the funds available for a project like this. We would need to raise the money through donations and fund -raising projects and that is a project in itself. What can you do? Take a few minutes to fill out the enclosed questionnaire and send it back to the Board; go online to our website as an alternative to post a comment in the Polls/Surveys forum, Pavilion topic; or talk to any Board member -just please let us know what you want. Deadline for your comments/suggestions is August 22, 2007.

Month At A Glance - August 2007 - September 2007

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5 Park Cleanup from Flood Damage 7-8 pm	6	7	8	9	10	11
12	13	14 Tree Maintenance Project in Park	15 Tree Maintenance Project in Park	16 Tree Maintenance Project in Park	17	18 Tree Trimming Cleanup 9 am- noon
19	20	21	22 Pavilion Comments Deadline	23	24	25
26	27 School Starts	28	29	30	31	Sept 1 Park Security
2 Park Security	3 Labor Day	4	5	6	7	8
9 Grandparents Day	10	11 Patriots Day	12	13	14	15

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P. O. Box 340457
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RECIPIENT NAME
STREET ADDRESS
ADDRESS 2
CITY, ST ZIP CODE