

TRAVIS LANDING LOG NEWSLETTER

Newsletter
Winter February 2007

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



Letter from the President

Dear Neighbors,

2007 is here - which means it is time to plan another year in the neighborhood. Thanks to all of you who helped out in 2006 and now, let's look ahead to what we can accomplish in the coming months.

One of the things that I learned in 2006 is that there are many different views of Travis Landing. It is easy to assume that all property owners see Travis Landing in the same way but that just isn't true. For some, it has been home for many years while others are new to the neighborhood. Of the 153 property owners, 64 of you don't live here and of that number, 5 don't even live in Texas! There are 38 property owners who have boats and/or trailers stored in the park...obviously, most of you don't. There are folks who go into the park every day of the week, some go only in the summer and others who can't remember the last time they were there. There are people who care about what happens in the "little park" and others who don't know it exists. Some of us wouldn't miss a neighborhood gathering and others who don't really involve themselves in the community. Because of these different perspectives it is challenging for the Board to try to meet the needs of everyone. What is important to one property owner may not matter to another.

So, what is a Board to do? How do we possibly come up with a plan of action that satisfies most people? My answer to that is

that the Board makes a plan and puts it out for comments...we need to hear back from you to know that we are on the right track. We are already planning for the 2007 annual meeting and we want to make sure that everyone is up to speed with what we will be asking for at the meeting. The annual meeting is where changes CAN happen. We intend to ask for a dues increase from \$70.75 per lot to \$77.83 per lot. We will be asking to limit the number of keys allowed per property owner. That will not affect many of us but will impact owners of more than one lot. In this newsletter, you will find an explanation of why the Board is asking for these changes and we are giving you advance notice so that you can have a chance to give us your input. Email us, write a letter, stop us on the street or give us a call. At the January 23, 2007 TLPOA board meeting, new park rules were adopted. The rules are a compilation of past rules with some additions. Our property owner's park is a treasure and one that we want to keep family friendly and safe for all to enjoy.

Thank you for taking the time to read this newsletter and for keeping up with the happenings in Travis Landing. We will remind you again about the annual meeting in May and hope to see you there.

Yours truly,

Elizabeth Boggess

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Upcoming Events

- ◆ Board Meeting March 20, 2007
- ◆ Annual May Meeting
- ◆ Small Park Cleanup & Old Cell phone drop off February 24
- ◆ Hazardous Waste Event March 31

Board Meeting News

The next board meeting for 2007 is scheduled for March 20th 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 recommended a change in the homeowner's by-laws regarding the number of keys available to property owners. The current by-laws state that a property owner with more than one lot may buy a maximum of four keys. The Board is recommending that no more than two keys be issued to a property owner, regardless of the number of lots owned. The reason for the recommended change is that we have seen an increasing number of keys either permanently "on loan" to non-residents or in some cases, keys sold by property owners. In order to change the by-laws, there must be

a majority of property owners voting in favor of the change at the annual May meeting. Give this some thought and cast your vote in May. The Board also voted in January to change the park locks and keys in May. New keys will be available at the annual May meeting. The price of keys will remain at \$20 each. **A word from our technology committee:** You will soon be able to pay your dues online - TLPOA is setting up a PayPal account - a free, secure and convenient way of sending and receiving money via email. Go to www.paypal.com and sign up for a free personal account. A new "Parks Information" web page will be added to the TLPOA website. It will include general information, park rules, safety tips, our tree planting mission and current events/latest news. The page will be updated on a regular basis.

Neighborhood News

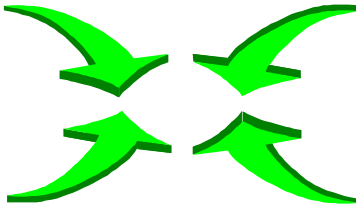
What's happening in our neighborhood -

- Thanks to Mike Marek for his idea of having our 2007 annual meeting at the Austin Yacht Club. The meeting is tentatively scheduled for Saturday May 5, 2007. Even though we have not gotten the final approval from the AYC - not until after their February meeting, Richard Hess and Duane Dobson are working on it.
- We have more new property owners: Robert Chapman from Bellaire, Texas has bought the property at 5621 Arroyo and Jerry Grandy from Telluride, Colorado has bought property at 15105 Rainbow One and 15309 Rainbow Two. Welcome to you all!
- Thanks to Linda Hodges and Morton Gold for opening up their home for our holiday party in December. We had nearly 100 people come - double what we were expecting...it was great to see so many neighbors! The house was decorated to the max, Santa showed up, and the eggnog was a hit. The Hodges/Gold house may become our official party house! Thanks to

everyone who brought toys to donate to the Green Santa Project.

- Thanks to Judy Harrison who volunteered to coordinate the elevation certificate project in December. Nine property owners took advantage of the discounted rate for the elevation certificates from Driftwood Surveying.
- We now have light at our front entrance! Thanks to Mark Hollcraft for helping the Board in our search for solar lighting and for all of his installation work. The lights come on at dusk and stay on all night.
- Want to have an open online discussion with the board or your neighbors? Join the TLPOA discussion forum at www.tlpoa.org/forums -it's exclusive and strictly monitored. Just follow the instructions at the top of the page.

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 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

Big Park Update

The Board has voted to start a "tree planting project" in the big park. As we can all see, oak wilt is very near our wonderful oaks. While we will continue to use methods to prevent the spread of this disease, we feel it is time to start a long-range planting project to create more diversity in our trees. Later in February, Treefolks, a non-profit organization, will be planting ten 5-gallon native trees. They will provide the trees, plant, mulch, and stake if necessary. We are purchasing a 100-gallon water tank to manage the care of these new trees throughout the year. We have been advised that newly planted trees should be watered weekly for two years to get them established. The Board feels this is manageable if we plant ten per year. After we set up the watering plan, there will be space available for volunteers!! The Board allocated \$2000 (from this last year's budget) for tree trimming but has postponed the actual work until August 2007. The beetle that carries oak wilt does its work when temperatures are between 50-85 degrees. Thus, we need to wait until temperatures are above 85 degrees. Thanks to Board members Stacey Breach and Margie New for making this tree project happen. One of the Board's goals is to have a management plan for both parks in writing to pass along to future boards.

BOARD RECOMMENDS INCREASE IN ANNUAL DUES

The TLPOA Board is recommending an increase in annual dues to \$77.83 per lot at our annual meeting in May. Increases are allowed by our deed restrictions at a rate of no more than 10% per year, with the approval of a majority of property owners at the annual meeting. Our current dues amount of \$70.75 per lot has been in effect for two years. Perhaps it would be helpful to understand the TLPOA budget and our financial needs when considering a fee assessment increase. Fee assessments have always been approved at the annual meeting but there needs to be an explanation of why they are needed. In the scheme of things a 10% increase isn't much (in this case 59 cents per month) but it IS an increase and it should be justified. Our income comes from property owner's dues, contributions from property owners, sale of gate keys and interest earned on our savings. This year that totaled about \$15,000. Our expenses vary from year to year depending on the projects the Board undertakes. This year to date we have spent \$14,755.00 which includes utilities, liability insurance for the Board, money spent on the parks, the front entrance, legal issues, office supplies, two community social events, technology, and miscellaneous expenses. The Board has allotted another \$5000 to cover additional expenses through the May meeting which include expenses for the annual meeting, tree planting in the park, tree trimming in the big park, spring mowing and weed eating in the park, mailings, and other miscellaneous expenses. We maintain a cushion of \$10,000 in the bank. The Board has undertaken projects this year that we feel have increased property values for everyone. Even if you don't ever go to the park and don't really concern yourself with it's security or maintenance, the fact that it exists and is cared for makes your own property more valuable. The same is true for lighting the entrance. We hope that you will vote to increase the fee assessments per lot at the annual meeting in May. With the additional funds the Board will be able to pursue projects that will enhance life in Travis Landing and make your investment even more valuable. Questions or comments may be directed to Board members via email or phone.

Environmentally Sound

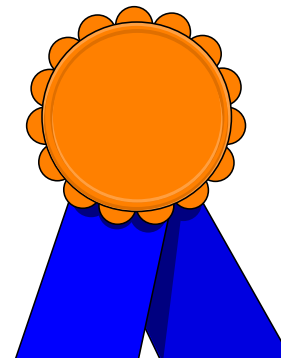
Remember the article about using corn gluten as a "weed killer" in the last newsletter? You spread it in October for the Fall germinating weeds and in February for the Spring weeds. Now is the time to give it a try!

There will be a **FREE** hazardous waste event on **Saturday, March 31 from 9:00 am - noon**. The drop-off site is Lake Travis Elementary School at the corner of RR 620 and Kollmeyer Drive. Items being accepted at this event include: cleaning products; pool chemicals; household batteries; paint products, strippers and preservatives; gardening products such as pesticides, weed killers, poisons, sprays, dusts; automotive products such as antifreeze, batteries, oil, oil filters, brake and transmission fluids. Items **not** accepted are: business waste, tires, medical waste, containers larger than

5 gallons, explosives, empty containers, ammunition, appliances and compressed gas cylinders. If you have items that you would like to send to the event but need help either taking them or loading them, call Richard at 266-3390.

There is now a **free recycling dumpster** available to all of us at St. Lukes on the Lake Episcopal Church on 620 - just north of the dam. You can take your magazines, junk mail, office paper, flattened cardboard, phone books and newspapers and do your part to help in the neighborhood recycling effort.

Do you have a zillion old, unused cell phones hanging around your house? On **February 24 and 25**, we are placing a container at the entrance of Travis Landing where you can drop off your old phones to be recycled. Ecology Action takes cell phones at their downtown location. We will see that the phones are dropped off and you will have a little less junk cluttering up your drawers.



No good deed is ever overlooked.

Little Park Update

You may have seen the signs at the front entrance announcing the little park clean up. Each weekend we cancelled because of bad weather and now we have set February 24th as our next attempt. In posting the sign for the clean up, the Board discovered a host of unresolved issues around the maintenance and care of the little park. Board member Stacey Breach contacted the property owners bordering the park and gathered opinions about what should be done with the area. After listening to the neighbors, the Board sent out the following letter to the concerned property owners:

January 26, 2007

Thanks to all the neighbors who have given comments and suggestions regarding the small park.

At our January 23rd meeting, the Board considered what is best for the small park from a community-wide perspective instead of basing it on any individual's request. If exceptions were granted to any one neighbor to remove or cut trees or vegetation to alter their park view or other reasons, then we would have to allow it for everyone else who wanted to do the same. Consequently, the Board voted to grant no exceptions to any neighbor in the removal of trees or vegetation in either park adjacent to their private property. Many of the bordering neighbors have expressed a desire to keep the small park a natural area. The Board has decided to do limited park management for this year as follows: trash cleanup, wood pile removal and Nandina berry clipping only, and leave this a natural area by letting nature take its course for 2007. We will re-evaluate any additional maintenance or possible planting for this area in 2008.

We have tree maintenance planned in February for the Big Park and will have the one oak tree on the fence line in the small park evaluated by the tree experts to see what care, if any, it needs at this time. Until then, the oak tree will remain untrimmed. We will let you know the outcome of their opinion. No new planting is planned for this year. We will reevaluate any planting for the small park area after the area has had another year to grow back. Comments and suggestions for future planning are welcome. Please feel free to contact any Board member by phone (go to the community directory or the TLPOA website at www.tlpoa.org/board.php for phone numbers) or send email to board@tlpoa.org.

Sincerely,

TLPOA Board Members

On Saturday, February 24th, we will be cleaning up in the little park from 9:00am-noon. If you are interested in getting some free firewood, bring your chain saw on that morning. We will not be cutting down new trees but dragging out and cutting up the trees that were cut several years ago.

Board Positions Open

This May will be the end of the two-year term for Cara Farnsworth, TLPOA Board Secretary, and Richard Hess, Treasurer. Both Cara and Richard have decided to run for another year. If you are interested in running for either of these positions, please contact Mark Ridlehuber (266-8907) of the nominations committee to get your name on the ballot.

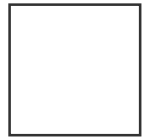
VERY DELINQUENT DUES

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. The property owner's listed below owe the following amounts for delinquent dues. The amounts include fines of 10% as allowed by our deed restrictions: Mary Blackstock \$697.06, Delvin Haas \$77.83, Harry Robbins \$77.83, and Henry Spillar \$311.32. Please remit the amount specified to TLPOA, P.O. Box 340457 Austin, Texas, 78734. Thank you for your prompt attention in this matter, Richard Hess, Treasurer.

TRAVIS LANDING PARK RULES - 2007

1. No parking outside of park entrance.
2. Park gate must remain closed and locked at all times.
3. All vehicles must remain on established roads.
4. The speed limit in the park is 10 mph.
5. Property owners and guests are responsible for their own cleanup.
6. The dumpster is for park trash only.
7. No dumping of ANY kind is permitted in the park.
8. Park maintenance (including tree trimming and mowing) is by Board directive only.
9. Property owners will be held responsible for their guest's conduct.
10. Reservations must be made at least 24 hours in advance with the TLPOA vice president for large groups of 20 or more.
11. The use of loud speakers, public address systems or amplifiers is prohibited without written permission from the vice president.
12. People, other than campers, must leave the park by 1:00 am.
13. All overnight campers must register in advance with the TLPOA vice president. Long term camping (more than one week) must have special permission.
14. Camping equipment must be removed from the park after each stay.
15. All persons in the park will remain clear of the boat ramp while swimming or playing. The boat ramp is exclusively reserved for the launching and recovery of boats.
16. All parties enjoying and participating in boating and jet skiing will remain a minimum of 75 feet offshore except when launching or recovering watercraft.
17. Parties for individuals under the age of 21 must be attended by an adult property owner.
18. No guns or firearms are permitted in the park. Possession of a firearm or discharge of a firearm will be reported immediately to the Travis County Sheriff's Office.
19. Boat and trailer storage is available to TLPOA property owners only. Registration is required.
20. The TLPOA and its officers and directors assume no responsibility for personal injuries or property while in or stored in the park including but not limited to theft, loss or vandalism.

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



RECIPIENT NAME
STREET ADDRESS
ADDRESS 2
CITY, ST ZIP CODE