

Apache Shores Update

Spring Edition / June 2002

Apache Shores Property Owners Association | 14919 General Williamson Drive
Austin, TX 78734 | www.apacheshores.com
Property Management Concerns: Pioneer Property Management, 447-4496

Can the Hudson Bend Fire Department Find You?

Not if you don't have a visible address! Because of its winding roads, deep woods, and steep hills, Apache Shores is a naturally tough place to find addresses. But the Board has observed that many homes do not have visible addresses. The fire season is here, and the Austin newspaper officially announced a drought. For the safety of your family, put an address on your structure. It might be a matter of life and death.

Amenities... Amenities... Amenities

Why Is the Swimming Pool Green?

Our community pool has taken a beating lately. We have incurred approximately \$1800 in repairs due to vandalism, some of it to the pool pump. We will need to spend more to protect pump and life-saving equipment from further vandalism. Cost of these repairs will exceed by 30 percent the total fees collected from pool key sales at last years rate of \$25 each.

Security has been stepped up at the pool, and a security camera will be installed soon. If you notice misuse of the pool or any amenity, please contact Ranger Security (844-0346).

Pool Keys

Pool keys for the 2002 season will be available soon. Watch the marquees for availability.

Boat Stickers... Time to Get Your 2002 Stickers

New boat stickers are available at the ASPOA office. They are free to ASPOA members who are current with their accounts. When you come, bring your TX boat number and the license number of your trailer. Any boat or trailer without a current sticker is subject to towing.

Soccer Fields Proposed — Read on If You're Interested

We are looking for volunteers to help build soccer goals that we will place in the open field in front of the ASPOA office. Please contact the office if you would like to help.

Shawnee Park Amenities to be Transferred

The Board has observed and has been advised by local residents that Shawnee Park is seldom used. The park has a record of destruction to picnic tables and other park amenities. Thus, the Board decided to transfer several of the accommodations to the Children's Park, the Lakeshore Park, and the Pool Area which are more heavily used.

Rent the Newly Renovated ASPOA Community Hall

Why not consider renting the Community Hall for your special event? It's right here in Apache Shores, the rates are reasonable, and the facilities measure up to or exceed those of other similar rental facilities. The recent major renovations (insulated and sheet-rocked walls, sound-control drop ceiling, updated bathrooms, new electrical panels, updated wiring for power and heating, and a new microwave oven) make it an attractive place to hold an event.

The Community Hall rents for \$100/day or \$25/hour for shorter events such as birthday parties. A \$250 refundable deposit is required. Persons signing the rental agreement must be ASPOA members in good standing. To get your deposit back, you must clean up. Of course, you must also ensure that your guests do not damage the facilities.

Apache Shores Road Paving Is Complete for 2001-2002

Apache Shores roads are more easily traveled these days, thanks to collected funds of past-due accounts in 2001 and the 2002 assessment. Several roads were improved to cut maintenance costs because short-term fixes did not work. The program grew to include members who wanted the roads in front of their houses paved.

All or portions of the following roads were paved:

- Tishomingo Trail north and south
- Tukumcari Trail east (with regrets the funding didn't allow for the west side)
- Long Branch east and at Debba Drive
- Red Fox north of Running Deer
- Paleface Court
- Yellow Bird Trail (Jacks Pass slope and Yellow Bird hill)
- Washoe Court (only 12 feet in width)
- Moeta (hill only — residents picked up the cost of extending it to their homes)
- Saskatchewan (portion of long hill)
- Others paid for by the residents themselves

We encourage you to call the ASPOA office to report erosion, wear-and-tear, and other defects in these roads before they get too large to correct. Also, if you see persons deliberately destroying these roads, please report the license number of the vehicle to the ASPOA office, and we'll take it from there.

Have an Issue to Discuss? Bring it to the Community Forums

The Board invites you to take advantage of our once-a-month community forums to discuss issues, ask questions, and meet your neighbors. The forums are held the second Thursday of each month at 7 p.m. in the Community Hall. A Board member is present to open and close the meeting, and members are free to bring up any issues they want.

We established the forums to provide an informal atmosphere free of the structure of our Board meetings (to which all members are invited). The Board meetings are formal business meetings, follow an agenda, and use rules of order.

We hope that this conversational approach will lead to some constructive conversations about making Apache Shores a better place to live.

Passage of \$65 Designated Assessment Ensures Continued Funds for Roads, Security, Maintenance, and Professional Management

More than 70 percent of property owners who cast ballots in the March annual election voted to approve the one-time \$65 designated assessment on the ballot. This ensures continued monies for visible tasks that improve our quality of life in Apache Shores and that guard against life styles that bring down property values.

What is a Designated Assessment?

It is a proposal from the ASPOA Board of Directors to assess each member a single fee that **must (and can only)** be spent on the proposed tasks. Members who are eligible to vote (are current in paying their dues) must approve the proposal. At the end of the fiscal year, the Board must show that the assessment was spent on the designated tasks.

The following are the tasks and the amount designated to complete them, as approved by the Annual Meeting 2002 vote:

- **Professional management — \$24,000**
The Board extended the ASPOA contract for professional management from Pioneer Property Management through fiscal year 2002.
- **Road maintenance — \$20,000**
This ensures that the 20+ miles of roadway in Apache Shores will have pothole, road wash, and right-of-way maintenance.
- **Contract road right-of-way mowing and litter control — \$6,000**
This is an organized program that provides maintenance work every month in each section.
- **Security patrols — \$6,000**
Professional security monitoring helps to ensure that member money can be spent on improving and maintaining our amenities instead of on vandalism.

Five Board Members Reelected

In what can be considered an endorsement of job performance and relevance to community priorities, all five ASPOA Board members who ran for election this year were reelected. Those returning to the Board are Doug Saile, Judy Higgins, Mickey Decker, David Heckler, and Peter Lohmann.

The Board heartily thanks former Board President Judy Wilcox-Phelps for several years of outstanding service to the ASPOA Board and community. Judy served the Board in several different positions. She has resigned to get a well-earned rest and to pursue other interests.

Sign Up for Day-Time Community Hall Get-Togethers

Are you interested in attending a once-a-week gathering for games, crafts, conversation, bridge, canasta, 42 dominoes, and other activities? If so, contact Marge Whitehead (266-3069), Jean Saile (266-3254), or Joyce Arquette (266-6543). These events will be held during the day at the Community Hall. The time will be decided after the committee determines community interest.

We are Looking for Local Summer Part-time help

Call the Office 266-2719

When Everyone Pays, the Entire Community Benefits

The extra money brought in by pursuing delinquent ASPOA accounts has enabled many improvements that enhance all aspects of our community. We painted the office complex, finished the interior of the Community Hall (sheetrock and paint), removed and replaced the old boat ramp, installed steps and landscaping timbers leading to the riverside park, paved most of the worst spots on our gravel roads, began construction of a hike-and-bike trail, and initiated a controlled building permit procedure. Your money is working for you and your neighbors!

A Word from Pioneer Property Management About Collections

The summer is creeping up on us, and more owners are using the amenities at Apache Shores. In addition, there is increased activity in sales, construction, and in out-of-town owners who are visiting their property. All this movement really increases the number of calls to our management office. We are happy to hear from anyone with questions or comments about the community and our services.

One unpleasant aspect of our duties is to enforce deed restrictions and covenants. In doing so, we must send out rather direct and harsh letters outlining a particular violation and outline the consequences for not correcting the problem. Our mission, as outlined by the Board of Directors, is to bring all violations at ASPOA into compliance as quickly as possible. We will soon be completing our first year of work, and our efforts appear to be making a difference.

IF YOU HAVE BEEN CITED, please do not ignore the notice. Almost as important as how you respond is the fact that you DO respond, in a timely manner. If you receive a citation, write or call our offices immediately upon receipt of the notice and advise us as to how you plan to address the violation. We have successfully worked with many owners in ways to mitigate citations in a time frame that was financially beneficial to the owner. We are happy to work with each of you in a reasonable and effective manner that benefits the entire community.

Dues, fees, and fines are all essential to the operations of the association. Pioneer is involved in enforcement and collection of money owed to Apache Shores. Like any organization, it takes money to deliver services — services such as running the administrative office, maintaining the pool, keeping the dock and launch areas operational, paving and resurfacing roads, and much more. Any debt owed to ASPOA is considered serious and is treated aggressively. Lawsuits, liens, and foreclosures have been pursued to collect unpaid and delinquent debts to the association. PLEASE take our notices and your obligations seriously and pay any money that is owed immediately when due.

Enjoy the summer, be a good neighbor, and be a responsible member of your community.

Paul Meisler
Pioneer Property Management



Lot for Sale

2709 Indian Creek Road

\$5,000

Financing Available

512-926-6343

Apache Shores Property Owners Association

Profit and Loss — March through April 2002

**Apache Shores Property Owners Association
14919 General Williamson Drive
Austin, Texas 78734**

Una version en espanol de esta publicacion
esta disponible en la oficina de Apache Shores,
al solicitar.

Recoja una versión española de este boletín en la oficina de ASPOA.

Helpful Information

Pioneer Property Management	512-447-4496, 512-443-3757 Fax
Ranger Security Systems	512-844-0346
Texas Disposal Systems	512-421-1300
ASPOA Building Permits	The ASPOA office has prepared packets available.

Mark Your Calendars

Proposed meeting dates for 2002 — June 6, August 8, October 10, December 5
Call the ASPOA office for confirmation.

Member forum — 2nd Thursday monthly; next forum is June 13 at the Community Hall at 7 p.m.

Board of Director's meeting — June 6, 7 p.m., Community Hall

ASPOA Board of Directors

President: Doug Saile	VP, Administration: Mickey Decker
Executive Vice President: Mickey Decker	VP, Deed Restrictions: Mickey Decker
Secretary/Treasurer: Jackie Wheelless	VP, Maintenance and Road Program: Bob Cawthon
VP, Communications: Judy Higgins	VP, Member Services: Peter Lohmann
VP, Amenities: Lance Hadley	VP, Architecture: Dave Heckler
VP, Policies and Procedures: Terri Stewart	AVP, Special Projects: Matt Blackman