

# Apache Shores Update

September 2002

Apaches Shores Property Owners Association | 14919 General Williamson Drive  
Austin, TX 78734 | [www.apacheshores.com](http://www.apacheshores.com)  
**Property Management Concerns:** Pioneer Property Management, 447-4496  
**Ranger Security:** 512-844-0346

## Get rid of that construction material and yard refuse now! ASPOA clean sweep slated for Saturday, October 19

It's time for that once-a-year opportunity to get rid of items that are too big to fit in trash wheelie bins! Your ASPOA Board of Directors, in conjunction with Texas Disposal Systems (our weekly trash collection agency), is sponsoring the ASPOA annual clean sweep on Saturday, October 19, from **9 a.m. to 1 p.m.** at the Apache Shores complex on General Williamson Drive. The clean sweep is for Apache Shores property owners only.

On that day TDS and the Board will set up a manned and supervised citizen drop-off site at the office complex that accepts refuse, construction material, bulk items, brush, and other yard waste.

The following items **SHOULD NOT** be placed in the roll-off containers:

- Paint, oil, oil filters, or liquids of any kind
- Hazardous waste of any kind and freon, as contained in air conditioners or refrigerators
- Batteries, tires, or wire (unless it is in spools)
- Concrete, rocks, or dirt in any volume

*However, we are prepared to help you dispose of tires and appliances.*

We need volunteers to walk the roadways and pick up trash. ASPOA provides trash bags and persons who will drive around and collect the filled trash bags. Volunteers should call the ASPOA office at 266-2719 before the clean sweep date to get instructions.

## Get to know your neighbors; come to the ASPOA picnic Nov. 9

Come meet your neighbors at the first annual ASPOA fall picnic to be held on ASPOA complex grounds at 1 p.m. on Saturday, November 9. We'll provide food and drinks for your whole family at no cost to you. Members of the Hudson Bend Fire Department are our special guests. They will advise us on preventing fires in our neighborhood.

Anyone interested in helping with preparations for the picnic (such as volunteering time, ideas, and so forth), please contact Jackie Wheeless via e-mail at [jackiewheeless@hotmail.com](mailto:jackiewheeless@hotmail.com) OR call the office (266-2719) and leave a message with your name and contact information. Let's work together to make this a community event. We also in need of volunteers to help develop a beautiful hike-n-bike trail along the Indian Creek green belt.

To get an idea of how many might come (we wouldn't want to run out of food), please make your reservation by phoning the ASPOA office at 266-2719.

## Pool Blues (greens) Yuk! . . .

Our community pool has suffered a series of setbacks this year due to age of equipment, vandalism, and dismissal of the pool service company for failure to keep contractual agreements. Hopefully all problems are behind us.

For next year, the Board plans to set up a pool committee composed of ASPOA members who use the pool regularly. This committee will handle annual pool key rates, pool rules and their enforcement, and will keep an eye on the pool service company. This arrangement will work better because many pairs of eyes are involved. If you buy a pool key, we need you to participate on this committee. Please call the ASPOA office and leave your name and telephone number. You can make a difference!

## Floods cause severe road damage; one boat dock washes away

An emergency allocation of \$4,000 was approved by the Board to cover emergency repairs to roads washed out by the July floods. This is in addition to the \$52,000 expended this year and last for road upgrades.

One of the five aging boat docks washed away with the high water flow of Lake Austin. Plans were already in process to redesign and replace these docks next year, so the damage to this dock will be handled at that time.

## Apacheshores.com gains new expertise

We're happy to report that prospective new Board member Isam Bandak has assumed the position of in-house Webmaster and will lend his expertise and time to improve and update the ASPOA website. Isam has experience in web design and a sincere interest in improving ASPOA communication to members.

Isam envisions a site where all forms, policies and procedures, covenants, newsletters, and meeting notices are up-to-date. He also is working on a process to send ASPOA information and newsletters electronically to ASPOA members who have e-mail addresses. Target date for publication of the new ASPOA web site is October 15, 2002.

*If you would like to receive your newsletter electronically instead of by mail, go to **apacheshores.com** after October 15 and leave your e-mail address and your physical address.*

A hearty thank you to Dudley Atkins and Tom Myers, who created the original ASPOA website and brought it this far. Thanks, Dudley and Tom, for your time and talent!

## Construction escalates dramatically, with no end in sight

ASPOA received 44 applications in 2002 for construction within Apache Shores. In order to follow through with professional inspection of all construction, ASPOA hired McComis Inspections, Inc., to review all plans for construction and to inspect all construction within Apache Shores. Cost to applicants will be \$375 for buildings, with \$75 retained by ASPOA for administrative costs; \$325 for pools and spas, also with \$75 retained by ASPOA for administrative costs. All administrative costs are the responsibility of the owner/builder.

McComis will perform the following tasks:

- Review applications for a permit for construction, including all site plans, building plans, and specifications.
- Perform on-site inspections that include building layout, foundation, framing/electrical rough, and final compliance

## Old delinquent accounts

ASPOA continues assertive measures to collect past-due accounts that precede the year 2002. About 115 members who fall in that category were offered a preforeclosure payment plan that allows them to pay in 4 monthly installments. Failure to pay as agreed, or failure to enter into such a plan, results in foreclosure filings by Pioneer Property Management. 2002 delinquent accounts are handled by Carlton Collections Agency.

*The ASPOA office cannot respond to questions regarding delinquent accounts and does not accept payment for them.*

## Greetings from Pioneer Management , , ,

School has started, but the heat of the summer is not over. The heat often means that neighbors are reluctant to work in the yard or perform routine maintenance projects around the outside of their homes. It is important that all homeowners and lot owners are aware of this natural tendency and help us increase community support for mowed and clean lots all year long.

We wish to thank all the many owners who have positively responded to notices and requests to comply with the association's deed restrictions. Though we have had to fine and even sue some owners, the vast majority have truly expressed a community spirit and cooperated with Pioneer and the board in this area.

Recently, the board asked that Pioneer assist in collecting past due dues. The dues structure at Apache Shores is so low (\$35/year) that all owners must pay their dues to meet budget goals in the community. The board has taken a strong stand in this matter. Everyone is required to pay or face any necessary action to collect, including additional costs associated with collection. *The requirement to pay dues is a basic part of the privilege of owning property in Apache Shores and is vital to support the maintenance and operations of our neighborhood.*

Thank you for your support and cooperation. If you have any questions about past due dues or the restrictive covenants, we invite you to contact our offices at 447-4496. You may ask for Reyn Rossington or Paul Meisler.

## Miscellaneous . . .

- 91 pool keys were purchased as of July 31
- 72 boat stickers were issued as of July 31
- 26 lots in Apache Shores were sold in July 2002
- 19 new building applications were submitted in July 2002
- Year-to-date, ASPOA received 44 applications for construction: 11 in Section 2, 10 in Section 7, and 9 in Section 5. Other applications were distributed across sections.

## Helpful Information

Pioneer Property Management	512-447-4496, 512-443-3757 Fax
Ranger Security Systems	512-844-0436
Texas Disposal Systems	512-421-1300
ASPOA Building Permits	The ASPOA office has prepared packets available.

## Property Management . . . Summary of Violation and Warnings

The following table summarizes the number of warnings and fines issued by Pioneer Property Management year-to-date for violations of the ASPOA deed restrictions or by-laws.

Current Warnings and Fines	Year-to-Date Warnings and Fines
9 warnings	169 warnings
4 first fines	40 first fines
3 second fines	33 second fines
4 third fines	27 third fines
18 fourth fines	18 fourth fines
16 lawsuits pending	22 total lawsuits pending

## 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.

## 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, Apaches 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.



# **Apache Shores Property Owners Association**

***Profit and Loss — March 1 through August 31, 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.

***Mark Your Calendars***

Proposed remaining Board meeting dates for 2002 — October 10, December 5  
Call the ASPOA office for confirmation.

Board of Director's meeting — October 10, 7 p.m., Community Hall

Member forum — 2<sup>nd</sup> Thursday monthly; next forum is October 10, Community Hall, following the  
Board of Director's meeting

**ASPOA Board of Directors**

President: Doug Saile	VP, Administration: Mickey Decker
Executive Vice President: Mickey Decker	VP, Deed Restrictions: Mickey Decker
Secretary/Treasurer: Jackie Wheeless	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	In-house Webmaster: Isam Bandak