

Apache Shores Update

February 2003

Apaches Shores Property Owners Association | 14919 General Williamson Drive
Austin, TX 78734 | www.apacheshores.com

Property Management Concerns: Pioneer Property Management, 447-4496

It's no longer a dog's life in Apache Shores

Escalating incidents of dogs biting pedestrians, terrorizing children on the way to the school bus, menacing walkers and joggers, and chasing cars have resulted in passage of a strict policy regarding dogs. Article 4, Section 6 of the ASPOA Bylaws gives the Board of Directors the authority to address safety issues. In accordance with that mandate, the Board adopted the following policy, **which effective April 1, 2003:**

- Dogs must be fenced, chained, or leashed at all times.
- Owners of dogs that violate this policy will be fined \$250 for the first offense and will be fined an additional \$250 for each subsequent offense to a maximum of \$1,000.

Enforcement procedure

- You must file a **written** complaint at the ASPOA office. The complaint must contain your name, address, and phone number and the suspected address at which the dog lives. All complaints are confidential.
- Proof of policy violation consists of photographs or a moving picture that shows the dog to be unfenced, unchained, or unleashed. A photo that shows the dog on the owner's property is helpful in linking the dog to the owner. You can submit this proof yourself, or ASPOA will investigate the complaint within 30 days and attempt to gather the proof.
- ASPOA turns the written complaint, proof of policy violation, and address of violator over to Pioneer Property Management for collection of fines.

If you are bitten . . . or seriously menaced

Call the Travis County Rabies Control Center at 972-6034 or 972-6060. It responds by sending a team out to collect the animal.

New bulletin board offers opportunity for individual communication

Is your Girl or Boy Scout troop having a fund-raiser? Do you want to sell your lot in Apache Shores? If you are an ASPOA member in good standing (no accounts in arrears), you can post your message on the new bulletin board at the ASPOA grounds on General Williamson Drive. A stapler is available at the ASPOA office.

Message categories are services/work wanted, items for sale or trade, real estate, business cards, and notices. Each posted message **MUST** have the name and telephone number of the person posting the message, cannot exceed 8 ½ x 11 inches, and must be in good taste. All messages will be removed at the end of the month. You may repost your message if it is still current.

Noxious or offensive trade or activity to be curtailed

Noxious or offensive trade or activity is prohibited by the Apache Shores subdivision Deed Restrictions. In order to hold violators of this restriction accountable, the ASPOA Board adopted the following definition of noxious or offensive trade or activity.

Noxious trade

- Conducting business at a building that is exterior to the residence.
- Conducting business on an empty lot (one without a residence on it).
- Parking of stake trucks, flatbed trucks, semi trucks, delivery trucks, self-propelled construction equipment, and cargo and trucks/vans greater than 1 ton in residential areas. Parking of one obvious work vehicle in a residential area is allowed if it is a passenger vehicle (no greater than 1-ton).
- Storing more than one boat, one camper, and one utility trailer (or similar items) on a residential property. Written approval to store more than one each of these items must be obtained from ASPOA.

Noxious activity

- Odors (paint, fuels, dust, fumes, etc.) caused as a result of conducting a business.
- Unnatural noises that can be heard beyond the lot line of the lot on which the noise is being made. Typical residential noises such as those made by lawn mowers and chain saws during daylight are excluded.
- Traffic on a regular basis or large amounts of excess parking (for example, large car pools) caused by conducting a business.
- Any activity performed regularly that offends the rights of others to peaceful enjoyment.
- Loud or annoying activity conducted between the hours of 9 p.m. and 7 a.m.

Rigorous enforcement begins April 1. Call the ASPOA office to report violations. Pioneer Property Management will investigate and issue warnings and fines to those in violation.

New and amendment bylaw proposals appear on ballot

Three new bylaws and one amendment to an existing bylaw appear on the ASPOA ballot. You are asked to vote YES or NO on approving the following items.

New bylaws

E-Mail voting: Gives Board members the authority to obtain emergency approval for time-sensitive projects or expenditures by e-mail. An example might be to repair the boat docks while the lake level is lowered when no scheduled meeting occurs in time to complete the repairs before the lake level rises.

Election Procedure: Establishes professional administration of ASPOA elections and specifies how the election process is to be carried out.

Amendment

Dues: Changes the wording on a miscellaneous provision so that it conforms to current Texas law.

2003 election affords opportunity for continued success

Election details

Proposed date for the ASPOA Annual Meeting is March 29, 2003, from 12 to 2 p.m. at the ASPOA Community Hall on General Williamson Drive. Purpose of the meeting is to elect new Directors to the Board and to handle official ASPOA business. All members are invited to attend.

Election Judge Michael J. Schless will write and distribute the ballot, conduct the election, and receive and count the ballots. Mr. Schless handled the ASPOA election procedure for the past 2 years.

Designated assessment

On the ballot is a request for members to pass a designated assessment. The assessment requires each member to pay one assessment fee of \$65; any member owning more than one improved lot will pay an additional assessment fee for each improved lot. **An improved lot is any lot with a residence with utilities in place.** The designated assessment can **only** be used to pay for the following tasks:

- **Professional Management — \$18,000**

There's no denying the positive impact that hiring Pioneer Property Management has had on our community in the past year — enforcement of deed restrictions, cleaning up of yards, and payment of accounts in arrears to mention the most obvious. These funds will allow us to continue these successful programs and initiate others, such as compliance with the dog leash law and elimination of noxious and offensive trade and activity.

- **Legal and Court-Filing Fees — \$6,000**

This money goes hand-in-hand with deed restriction compliance and enforcement of ASPOA policies by providing funds for Pioneer Property Management to take members who violate them to court on behalf of Apache Shores.

- **Road Paving — \$40,000**

Last year we paved roads that required a high degree of maintenance, thus avoiding continual repairs on those roads. These funds will allow us to continue this program. Any money left over will be used to repair/repave already-paved roads that are in serious need of attention.

- **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 for litter control and brush and grass trimming of right-of-ways.

Help celebrate grand opening of the Indian Creek greenbelt

You're invited to join us on Saturday, March 15, from 11 a.m. to 5 p.m. to celebrate completion of phase 1 of the Indian Creek greenbelt. ASPOA will cook burgers, hot dogs, and sausage for all to enjoy. Bring your own beverages and a dish to share. Come meet your neighbors and enjoy a positive enhancement to the ASPOA community.

Initial cleanup of the trail is complete, and the trail is open and marked. Walk the approximate half-mile trail along Indian Creek and see how beautiful it really is. You'll find waterfalls, ponds, rapids, and the Enchanted Grove picnic area. Board members will discuss ways to enhance and improve the area further and form a volunteer committee to oversee this and other projects.

Kudos to the Board for its 2002 accomplishments

Thanks to passage of the 2002 designated assessment, aggressive collection of past-due accounts, judicious budgeting, and generous giving of personal time, the Board accomplished the following projects in 2002:

- Paved portions of Tucumcari Trail, Washoe Court, Tishomingo Trail north and south ends, Moeta, Yellow Bird, Little Beaver at Jacks Pass, Paleface Court (paid for by residents), Saskatchewan, Red Feather Trail north of Spotted Wolf (paid by residents) (2 miles of roads at a cost of \$52,000)
- Established building permit guidelines, closely monitored new projects, and hired McComis Inspections to ensure that all new structures are built to Apache Shores guidelines
- Repaved the boat launch
- Created a thoroughly professional website that contains all information relevant to ASPOA Deed Restrictions, Bylaws, Board code of ethics, building permits, meeting minutes, and much more
- Continued the property management initiative that resulted in the clean-up of littered lots, increased collections, and stricter compliance with the Deed Restrictions
- Worked with Texas Disposal Systems to conduct a hugely successful clean sweep that collected several tons of unwanted items
- Continued the monthly neighborhood forums to discuss timely ASPOA issues
- Instituted an annual ASPOA picnic so that members may get to know each other personally
- Advocated creation of a pool committee consisting of regular pool users
- Published an unbiased, comprehensive newsletter detailing proposals and accomplishments
- Lobbied for water district upgrades to the water lines in Apache Shores
- Ensured clean-up and trimming of roads and amenities
- Hired a new contractor to help ensure safe and clean swimming without interruption in 2003
- Maintained professional security patrols to ensure safety and prevent property damage

If you like these kinds of initiatives, vote to pass the 2003 designated assessment.

Street numbers are now mandatory on houses or properties

When emergency vehicles are responding to a call, response time is critical. A delay of just a few minutes can result in loss of life or property.

In Apache Shores, the sharp, twisting curves, hills, and hidden nature of some properties add to response time, but the biggest problem of all is that many houses or properties do not have street numbers on them. It is the responsibility of the owner to post street numbers on properties. If your house is set back from the street, posting the street address at the entrance to your driveway is an acceptable alternative.

Article 4, Section 6 of the ASPOA Bylaws gives the Board of Directors the authority to address safety issues. In accordance with this mandate, the Association requires proper posting of street numbers according to the following guidelines.

- House numbers must be at least 4 inches high, plainly visible from the street, and clearly visible at night.
- House numbers must be kept free of plant growth and obstructions.

Six Board Positions Open for Election

Six seats on the 11-member ASPOA Board are up for election. Voting occurs by ballot, and results are announced at the March 29 Annual Meeting.

Candidates

Eight persons completed candidacy forms and returned them to the ASPOA office by the February 4 deadline. The candidates, their experience with ASPOA, and their vision to improve ASPOA follow.

Isam Bandak: Served on the Board for much of the past year as Director of Special Projects and Webmaster; created a new website for Apache Shores. Isam is a Professional Engineer who is committed to the roads program, the ASPOA website, and other planning and mapping projects that facilitate the work of the Board and simplify the interaction between the ASPOA office and the members.

Bob Cawthon: Current Director of Maintenance; in 4 years of Board experience, he spearheaded programs to repair and improve the boat docks, repave the boat launch, create the ½-mile Indian Creek greenbelt, remodel and upgrade the Community Hall, build the marquee, control erosion in the riverside park, and establish scheduled litter control and road right-of-way mowing. Will work to improve our roads and amenities.

Lance Hadley: Has been Director of Amenities for the past year. Is committed to having Apache Shores amenities be a fun and safe place for families.

Paul Leach: “I’ve been a self-employed remodeling contractor in Apache Shores for the last 15 years. I want to contribute my work skills to my community and do my part to keep the community growing in a positive direction.”

Jackie Wheelless: Current Secretary/Treasurer; served in various Board positions for 4 years. Is committed to the continued improvement of Apache Shores.

Robert York: Active with the Board for the past 4 months on the committee to pave the roads.

John Sabol: “As a new home owner in Apache Shores, I would like to help continue the positive direction this neighborhood has achieved recently and use my experience to continue to build on the value of living in Apache Shores.

Jim Clark: No statement provided on candidacy form.

ASPOA to challenge condos at Lake Travis development

The ASPOA Board, in the interest of protecting our environment, may pursue legal action against the developers of the wastewater treatment plant that is being proposed to serve the Condos at Lake Travis. This proposed 400-unit complex will be located north of Apache Shores. The treated wastewater (30 to 90 thousand gallons) will be used to irrigate the lawns within the development just north of Broken Bow at Custer Court and the Brass Buttons area.

Our concern is that when we get the flash-flood rains that we are known for, any untreated wastewater may run off into Lake Apache. The Board has requested a contested public hearing from the Texas Commission on Environmental Quality (formerly TNRCC), where we will seek legal representation and request that appropriate safety measures be in place to ensure the quality of Lake Apache if the facility malfunctions or operates inappropriately.

Damaging, Destroying Mailboxes is a Federal Offense

Recently mailboxes were damaged in portions of Apache Shores, and mail has been stolen and opened. This is a federal offense, and punishment is severe. If you know someone who might be doing this, please advise them about the seriousness of the offense.

Annexation into Water District 17 proposed

Apache Shores currently receives water service from WCID 17, but as an out-of-district customer. We now have the opportunity to be annexed into the District. You will receive a fact sheet from WCID that answers most questions you might have. We will also post this document on the ASPOA website (www.apacheshores.com).

Advantages of being in the district

- Access to tax money for operation and maintenance and water line replacements — Our subdivision currently pays for these projects either up-front or through revenue bonds. A revenue bond enabled WCID 17 to install our current water lines and take over the existing system and is being paid by residents who currently have service.
- The opportunity in future years to hook up to wastewater service (sewage) — WCID 17 is in the process of providing wastewater service (sewage). If Apache Shores is in the district, it can use this service instead of septic systems.

In order to be annexed, 50 ASPOA members must request annexation. You may do this either by fax or mail by sending a statement that requests annexation for your property. Include your property's legal description and your signature. Actual petitions requesting annexation will be available for signature at the Annual Meeting on March 29.

Please don't call the ASPOA office or WCID 17 for information, as no further information is available at this time. WCID is handling the annexation details and will send contact information.

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.

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

ASPOA Profit and Loss — March 1, 2002 – February 5, 2003

Income

2001 & Prior Year Delinquent	43,067.47
2002 Designated Assessment	69,713.99
2002 Maintenance Fee	43,186.72
2003 Maintenance fee	18,612.78
2003 Pre Payments	31.66
Building Permit	8,525.00
Community Hall Revenue	1,700.00
Deed Violation Fines	2,047.00
Equipment Sale	4,300.00
Interest - Money Market	852.86
ASPOA Lot Sales for Legal	14,391.04
Lawsuits Filed - Pioneer	32.03
Lien Release fee	660.00
Newsletter Ads	25.00
Payment Plan Administration fee	285.66
Pool Keys	2,525.00
Transfer fees	15,000.00

Total Income 224,956.21

Expense

02 Designated Assessment	54,826.36
Collection Company	50.54
Common Areas	18,312.95
Communications	2,929.84
Insurance	20,632.72
Legal & Professional	1,306.14
Maintenance	37,787.11
Road Repair	24,907.20
Meeting Expenses	3,382.90
Member Services	820.59
Office Expenses	28,647.14
Property Taxes	3,578.31
Utilities	8,297.23

Total Expense 205,479.03

Net Income 19,477.18

**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

Board meetings — Second Thursday monthly, if held. Call the ASPOA office for confirmation.

Member forum — First Thursday monthly; next forum is March 6, 7 p.m., Community Hall

Grand opening of the Indian Creek greenbelt — March 15, 11 a.m. to 5 p.m.; watch for balloons
at the Geronimo Trail entrance

Proposed Annual Meeting Date — March 29, 12 p.m., ASPOA Community Hall, 14919 General
Williamson Drive

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ASPOA Board of Directors

President: Doug Saile

Executive Vice President: Mickey Decker

Secretary/Treasurer: Jackie Wheelless

VP, Communications: Judy Higgins

VP, Amenities: Lance Hadley

VP, Architecture: Dave Heckler

VP, Administration: Mickey Decker

VP, Deed Restrictions: Mickey Decker

VP, Maintenance and Road Program: Bob Cawthon

VP, Member Services: Peter Lohmann

VP, Special Projects and Webmaster: Isam Bandak

VP, Policies and Procedures, Judy Higgins