

Apache Shores Update

September 2004

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

Property Management Concerns: Pioneer Property Management, 447-4496

ASPOA clean sweep slated for Saturday, November 6

It's time to prepare for the once-a-year opportunity to get rid of items that are too big to fit in trash wheelie bins! Your ASPOA Board and Texas Disposal Systems are holding ASPOA clean sweep on Saturday, November 6, from **9 a.m. to 1 p.m.** at the Apache Shores complex on General Williamson Drive.

What items will be accepted?

- Construction material from TDS subscribers who are building their own homes
- Bulk items and refuse
- Brush and other yard waste
- Batteries
- Used oil -- accepted at Eco Depot near FM 620 and Highway 71.

What items will NOT be accepted?

- Hazardous waste including freon
- Liquids (including paint)
- Tires, concrete, rocks

Specific restrictions and guidelines

- Clean sweep is for Apache Shores property owners only.
- You must present a copy of your current TDS billing statement plus a driver's license or picture ID in order to dump.
- You may dump one load only. You can use a TDS voucher, available at clean sweep, to dump an additional load at Eco Depot located near FM 620 and Highway 71.

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.

Senior citizens who need help with items to dump can call the office in advance of clean sweep, and we'll do our best to help.

Will your road get attention?

This year's annual assessment provided \$45,000 for road improvements and \$5,000 for potholes and patching.

ASPOA members were invited to give their suggestions at a Road Committee meeting held in July. Accordingly, we are looking at paving Fort Smith in some areas, Tuscola Court, Little Beaver (hill), Spotted Wolf (repave), Geronimo at Gen. Williamson (approach area), and more.

Tuscola Court is currently located outside the designated right-of-way. This road will be moved

to the correct location to remove it from the front yards of current residents. A professional surveyor will designate the correct area.

Pothole-patching bids came in a little higher than expected, and a contractor is still being sought. We hope to get that underway ASAP.

All improvements are subject to Board approval.

Park Committee lays foundation for a modern and safe play area

ASPOA members approved a special assessment of \$10,000 to be spent on renovating the children's park on Geronimo Drive. Jesse Maniccia chairs the Park Committee responsible for this project and provides the following report.

Planning . . .

Action on the Geronimo Children's Park is revving up and work may begin within the next month or so. Currently, the committee is working with the Board of Directors to get the overall concept and budget approved so that we can move forward with the preliminary planning that is required prior to actually starting work.

Results . . .

After the project is complete, Geronimo Children's Park will have new equipment, an updated bridge and fall zone, an erosion-control solution, and other improvements! These changes will ensure that the park meets modern-day safety standards while it accommodates the way kids play and learn.

Committee history . . .

A Member Forum held in June provided a great opportunity for the committee to get a sense of direction from the community. We're thankful for input from the 20 or so persons who attended. We've taken all of your opinions into consideration. In fact, the committee was able to redirect its energy toward more commercial-type equipment, as opposed to wooden equipment, based on the opinions presented at the forum.

Also, the majority of people who attended the forum expressed wishes for the bridge to remain in its existing location, as opposed to a low-water crossing bridge. The committee was able to take these wishes and formulate a more focused plan for the project. We were also able to recruit some volunteers!

Next meeting . . .

The Park Committee will meet on October 7 at the Community Hall, 7:30 p.m. Look for signs! If you have questions, concerns, or suggestions, please call Jesse Maniccia at 565-4534. Please watch for and observe Park Closing signs before and during construction.

What section representation can do for you!

The topic of section representation has been discussed at Member Forums. All agree that it offers the following benefits:

- Provides a valuable and worthwhile input avenue to the Board
- Promotes more neighborly oriented contacts and communication
- Serves as a vehicle to initiate projects within the respective sections
- Aids in achieving just and considerate conflict resolution
- Offers an effective way to monitor new/additional construction and move-ons
- Helps to identify deed-restriction violations
- Offers increased member participation and involvement. This is a key goal of the Board.

Qualification ideas , , ,

A person selected as a section representative should be able to act fairly and objectively to carry opinions and suggestions to the Board. He/she should be able to promote harmony among neighbors and have good general knowledge of ASPOA deed restrictions

Benchmark process

Perhaps we can conduct a benchmark project for a trial period beginning in January 2005 for 1 year. During this trial period, relations between the Board and the representative body can be worked out. Then, if this project is successful, section representation could be advanced as a ballot item for a By-law change.

Health, safety, and appearance issues guide committee

The newly established Maintenance Committee is pioneering a new approach to our maintenance needs at Apache Shores. It enlisted the help of resident volunteers who regularly drive each road in every section to identify problems with roads, road right-of-ways, and trash/litter.

We also established a program of litter control that covers every street in Apache Shores monthly. The regular brush clearing and weed-

eating program, just completed, removed many visual and emergency parking obstructions that are so prevalent throughout Apache Shores, especially on the vacant lots. Also, thanks to a local school bus driver's cooperation, low tree branches that hang in the way of tall vehicles such as school busses were identified and removed for everyone's safety.

Residents who don't want right-of-ways along their property mowed can pick up small colored landscape flags at the office and place two at each end of their property. Maintenance crews will pass you by. However, you must not allow vegetation to obstruct traffic view, prevent emergency parking, or hinder the safety of pedestrian traffic. After all, the purpose of right-of-ways is to provide for these important needs.

If you spot a maintenance problem, we encourage you to contact the office with the information. The goal of the Maintenance Committee is to ensure a safe, clean, and beautiful community. If you want to serve on the Maintenance Committee, contact Bob Cawthon (266-1926) or Karl Van Nostrand (266-7441).

Lake and greenbelt events bring neighbors together

During the spring and summer months the Recreation Committee sponsored six events--cookouts at the lake on holidays and picnics on the greenbelt. They were highly successful in bringing neighbors together for the first time and in establishing an ASPOA presence at our recreational facilities, which deters unauthorized use and trespassing. We hope to continue these events in succeeding years, as all enjoyed them.

If you're interested in helping to expand our activities, please join the committee.

Michelle Lester, REALTOR®
Direct 512.659.6360
Office: 512.263.9090
michellelester@kw.com

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An independent member broker

New proposed brush disposal policy calls for 30-day removal

The new builder's packet instructs members that all brush piles created in clearing must be removed within 30 days of clearing or fines will be levied. Brush piles may be hauled off, chipped, or burned.

The builder's packet has not yet received formal Board approval, but please be forewarned that the Board will probably pass this policy at its next meeting as it is a safety issue.

Leaving these brush piles intact poses a safety problem to all of us, as a dried-out pile of brush can virtually explode if it catches fire. Please do the right thing and dispose of brush piles now.

Get involved on a committee!

ASPOA is seeking your input in forming the future of Apache Shores. The following committees have work in process. If you have time or a special talent to offer, consider serving on one of our committees.

Architectural

Darra Rightmer, Chair; Peter Lohmann, Judy Phelps, Chris Cokins, Ron Wood, Pam Lougee

Roads

Doug Saile, Chair; Will Mitchell, Peter Lohmann

Children's Park

Jesse Maniccia, Chair; Renee Crowder, Rebecca Brownlow, Corinna Reed, Sandra Kimbell

Recreation

Bob Cawthon, Chair; Karl Van Nostrand

Maintenance

Karl Van Nostrand, Chair; Pam Lougee, Peter Lohmann, Bob Cawthon, Doug Saile

Deed Restrictions

Chris Cokins, Chair; Judy Phelps, Renee Crowder Pam Lougee (looking for members)

From the ASPOA Property Manager

By Paul Meisner, Pioneer Property Management

Staffing change

News flash . . . the maintenance staff at Apache Shores changed effective September 1. We no longer have Lance as the maintenance coordinator. I want to offer a special thank you to Lance for all his hard work and dedication to ASPOA over the years as a board member and as a staff member. Maintenance now will be contracted out to several different vendors with continued assistance from Mike and Cindy.

Office business

Office hours are M-W from 8 to 4 and Thursday from 10-6 with 12-1 reserved for lunch. Resale certificates, builder packets, ACC request forms, pool keys, boat dock tags, reservations for the party barn, and other related association business can be conducted from the onsite office. Generally, those cited for deed restriction violations and who have past due-accounts should contact the main Pioneer office. However, if you have a question, talk to Cindy first to see if she can help you.

Builder's permit package

The association continues to make progress on many fronts. A recently revised builder's permit packet will be available after the next Board meeting. Fees generally remained the same where inspections are involved. Remember, if you plan to build, you must obtain a permit from ASPOA first before any construction or site work begins. Building activity without a permit results in a fine of \$200 per day.

Financials

Financially, ASPOA is running ahead of projections for the year. Past-due dues, permits, resale certificates, and assessment income are exceeding the budget. Conversely, expenses are running closer to budget expectations. If you haven't paid your dues or assessment fees, a late fee/collection charge was added to your account. To keep these fees from climbing and incurring legal fees as well, please pay immediately.

New developments

Contemplated work on the 2004-05 road improvement project is currently out for bid. The children's park improvement project is also in process.

Fire prevention—it's your responsibility, too

Fire prevention is a critical concern for the association. ASPOA has conducted extensive brush clearing recently in preparation for the fall. Owners are requested to clear their lots of dead limbs and debris. Please refrain from burning unless you have followed the proper procedures including notifying the fire department. We have been fortunate in having a mild and wet summer, which may have prevented an accident this season. Let's all work together and respect the community. Cut trees and shrubs back from your home and haul off and dispose of dead plant material. Dumping onto someone else's lot will not keep your home from being burned in a fire.

Why is Lake Apache red?

In a dam inspection of Lake Apache, the Texas Commission on Environmental Quality found seepage from Lake Apache through the dam.

To determine whether the seepage is coming from springs in the area or through the dam, TCEQ put red dye into the lake. It will inspect the stream below the dam for traces of red dye. If it finds red dye, ASPOA must take certain prescribed measures to fix the dam.

At any rate, ASPOA must maintain the dam and spillway area, which has been neglected for some time. This includes actions regarding tree and brush growth on the crest and slopes and erosion control.

Free mulch! Come and get it!

Instead of burning brush from its recent brush cleanup, ASPOA mulched the wood. If you want free mulch, come to the ASPOA office and get it. Bring your own containers and shovels.

Big Dave's Dam Saloon Smokehouse and Grill

1113 Ranch Road 620 North – 266-2279
Lake Travis, Texas

Daily luncheon specials!
Coldest beer at the Lake!



Fall Festival

Free Fun for the Entire Family!
at Bee Cave Baptist Church
HWYs 71 and 620

Saturday, October 30 2 – 5 p.m.

Enjoy carnival games, food,
a gospel sing . . . and more!

WordAsArt@austin.rr.com www.becavebaptist.org

**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.

ASPOA Board of Directors

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VP, Maintenance/Amenities: Will Mitchell

Asst. VP, Maintenance/Amenities: Karl VanNostrand

Jackie Wheelless: declined an office

Betty Lindsay: declined an office

Mark your calendars!

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| October 7 | Children's Park committee meeting, 7:30, ASPOA Community Hall |
| October 2 | Charitable event -- Fireball Poker Run sponsored by Big Dave's Saloon on RM 620; \$10 entry fee includes a BBQ dinner; all money raised goes to burn victims. Call Big Dave's at 266-2279 for more info |
| November 6 | Annual fall clean sweep, 9 to 1, Apache Shores complex on General Williamson Drive |