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# Apache Shores News

Fall 2011

Apache Shores Property Owners Association  
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www.apacheshorespoa.com

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## **Greetings and Thanks, Apache Shores**

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As I breathe the crisp fall air and take in the lovely scenery of Apache Shores, I sigh. We are in the wake of the summer heat yet still at the mercy of the drought, and I find myself filled with competing emotions. Regret that we have not completed all the tasks we had planned, frustration that this newsletter is weeks later than intended, concern that the board's recent discussions have included security, wildfires and arson, dog attacks, dumping, obnoxious commercial businesses, overburdened septic systems, and so on. Apache Shores faces many challenges.

Joy in the variety of recreational opportunities and geographic features at our doorsteps, peace in the diversity of cultures and range of economic influences, and excitement toward the combined interests of long-time residents of these once-secluded hills with those of recently-arrived suburbanites who want to create a more developed neighborhood in which to raise their children. Apache Shores embraces unique opportunities.

How do I and the rest of the board balance our community's diverse wants and needs, all of these conflicting emotions and contradictory interests? For the most part, with immense gratitude. For the opportunity to live here. For the opportunity to serve and help steer the community.

As I press forward on my Apache Shores "To Do" list, I assure you that as a team, the board is committed to being fair, honest, smart, and deliberate. We are working hard to make educated decisions for the future of our eclectic, well-rounded, progressive community. And I thank all of you for making Apache Shores what it is today.

Michelle Dent,  
President

## **Roads Report**

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ASPOA has earmarked \$75,000.00 to get a half mile of one of our roads turned over to the Travis County and off our list. The road is Fort Smith Trail and will receive a large portion of the costs from Travis County along with our share. Total cost is expected to be near \$450,000.00 for engineering, paving, ditching, and other drainage issues. We are in Phase Two of our roads program. It consists of spending large amounts on one road to get it up to county standards and turn it over to them. Some roads may benefit from programs like the one Fort Smith is being funded by, but others will have to be funded by Apache Shores Assessments. The longer, more populated roads in the greatest need will have to be done in parts, or through a county program. Current costs are around \$1,000,000.00 per mile, and we have some that are near a mile long. Another \$4,000.00 was just approved to start work on this year's potholes. If you have some you want patched near your house, or in your travels throughout the neighborhood let Nancy know at 266-2719 and we will get them filled.

Doug Saile,  
Vice President, Roads Director

Deed Restrictions were instituted by the developer when the community was established in the 1960s to ensure an enjoyable quality of life for all residents. These are legally binding--when you purchased your property, you entered into this legal agreement. Policies are put into place by the Board of Directors to help the community adapt to a growing population, changing circumstances and evolving needs over time. These are officially adopted and filed with Travis County to accompany Deed Restrictions. Deed Restrictions and Policies prohibit the following items, and Pioneer Property Management is hired as our agent of enforcement. Residents are kindly asked to respect and comply with applicable regulations.

- Unsightly litter (examples: improperly stored trash, brush piles, bulk items)
- Noxious or offensive trades and activities (for example, improper use of residential property, commercial vehicles; unsightly storage, numerous recreational vehicles; abandoned houses; odors, unreasonable noise, disruptive lighting, increased traffic, parking, or patronage - particularly during unreasonable hours)
- Unapproved construction, manufactured homes, or relocated houses (permits are required)
- Multiple dwellings on one lot
- Non-compliant underpinning (stone or concrete required)
- Animals other than customary pets, fowl
- Missing or obscured house numbers (address identification is required, primarily for EMS and fire response)
- Inoperable vehicles
- Items in the Right of Way
- Hazardous or improperly maintained fences

To read the full Deed Restrictions and Policies, please visit [www.apacheshorespoa.com](http://www.apacheshorespoa.com), consult the records you received from your title agent when you purchased your property, or contact the Travis County Clerk.

### **Changes to Our Waste Service Contract**

Per Deed Restrictions, all residences within Apache Shores are required to have waste disposal service through ASPOA's contracted provider. The Board of Directors renewed our agreement with Texas Disposal Systems when the previous contract expired last month. TDS was again chosen over other providers due to competitive rates, multi-year caps on increases, performance versus industry regulations, and landfill solvency.

The new service contract includes both weekly solid waste and bi-weekly recycling pick up for all ASPOA customers, for a nominal rate increase versus the previous solid-waste-only option (and a significant savings versus the previous recycling option). The new contract also provides for individually scheduled curb-side Bulk Item Pick Up rather than Clean Sweep at the office complex. 96-gallon single-stream recycling containers were delivered to Apache Shores customers in October. If you did not receive a recycling container, if your waste or recycling cans are missed during pick up, or to schedule bulk pick up, please call TDS at 421-1340.

As in previous years, the contract terms provide for one load of free mulch and one load dumped at no charge per account each year. Contact the ASPOA office at 266-2719 to get a voucher for either.

### **Board Meetings**

3<sup>rd</sup> Wed of every month  
7pm at Community Hall

Property owners are encouraged to attend.

### **eNews**

Please sign up to receive ASPOA email. We'd like to send regular announcements to all interested property owners--but the biggest hindrance has been invalid email addresses and non-property owner registrations. Even if you have registered previously, please write to [apacheshorespoa@gmail.com](mailto:apacheshorespoa@gmail.com) to sign up. Help us build a comprehensive, verified list of property owners so we can re-launch ASPOA eNews.

With over \$300k currently in the bank, at first glance, some might wonder if we are sitting idle. But when considering the amount of these funds that are already committed, most would agree that this is far from true.

First, ASPOA has historically kept about \$100k as a contingency fund. If there were an emergency, any unexpected liabilities, or a large gap in income (failed special assessment vote, for example) we would need this to cover day-to-day operations for some period of time, until operations could be scaled back or a special election could be held. This contingency amount is a sound decision.

Next, subtract this year's road paving and patching, \$75k and \$4k, respectively. A large portion of the special assessment is needed each year for road improvements and maintenance.

Then, note that \$90-\$100k is required for operations and maintenance for the remainder of the fiscal year (through March). Most of ASPOA's income is collected between March and July (\$35 annual dues and currently, \$85 special assessment), resulting in a surplus in late summer/early fall. This covers costs through winter, until annual fees come due in the spring.

Finally, the remainder of the Special Assessment funds have been allocated to special projects like a pool deck, a message board, landscaping and irrigation, and other improvements that are planned for this winter. These will require \$25-35k.

All in all, thanks to a supportive community (voting Yes to special assessments for several consecutive years), a significantly improved compliance rate (due to effective billing and collection by Pioneer Property Management), and a cautious but optimistic board (setting priorities and spending wisely), ASPOA members should feel confident in our current financial situation.

### **Fire Prevention--Personal Priorities and Personal Responsibility**

With the severe drought and recent wildfires, the board is hearing from a lot of folks with differing opinions on the fire dangers in Apache Shores--fire prevention steps we should or should not take, and the protection of the natural eco systems in our undeveloped areas--particularly Indian Creek Trail. The board is striving to strike a balance between the two concerns, and will continue to evaluate strategies in the coming months as we do some maintenance work on the trail and other community properties.

As you evaluate your own priorities, please keep in mind that the most effective way to prevent a fire on your property is to take action on your own property. Among many preventive measures, you may be able to create a shaded fire break around the perimeter of your own lot. This entails removing dead wood and ladder fuels (brush, tall grasses, and lower limbs) while leaving higher limbs and canopies that provide shade. Metal roofs, stone or concrete siding, and other fire-retardant materials can also protect a house. For more information on wildfire prevention and living in an urban-wildland interface, visit [www.firewise.org/](http://www.firewise.org/) or [www.txforestservation.tamu.edu/](http://www.txforestservation.tamu.edu/).

### **Please Fence and Leash Your Dogs...And Clean Up After Them, Too!**

The Travis County leash law exists to protect the community. It is illegal for dogs to roam freely--whether in our streets or in our parks. Please respect your neighbors, prevent attacks, and follow the law.

When visiting Geronimo Children's Park, Indian Creek Trail, and the Lakeside Park, please take a moment to pick up your dog's litter -- We've provided the baggies and trash cans, the least you can do is use them so the rest of us (and our children) don't step in your pet's mess. On behalf of all your neighbors, thank you!

## **Amenities Improvements**

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### Projects underway or in planning

- Renovation of message board on General Williamson Rd
- New message board on Debba Dr
- Construction of new sundeck at the pool
- Indian Creek Trail maintenance and clean up
- Apache Lake dam/spillway maintenance
- Resurfacing of tennis courts
- Landscaping and irrigation near new pool fence

### Concepts being explored

- Paving of parking lot and entrance/exit road at office/community hall/sports complex
  - Rainwater collection at office and community hall
  - Relocation of soccer field
  - Community garden
- ...and much more!

### **Helpful Information**

- Travis County Animal Control, 974-2000, to report loose dogs
- Travis County Sheriff, 311 or 911 - do not hesitate to call
- Illegal Dumping Hotline, 1-877-No Dumps (1-877-633-8677)
- Travis County Commissioner, Precinct 3, Karen Huber, 854-9333
- Travis County Dept of Health and Human Services , 854-4100, to report suspected sewage violations, overgrown/abandoned properties, and other community safety concerns.
- [www.apacheshorespoa.com](http://www.apacheshorespoa.com) to report Deed Restriction or Policy violations
- ASPOA office at 266-2719 to report needed maintenance, dumped items, or potholes.
- [apacheshorespoa@gmail.com](mailto:apacheshorespoa@gmail.com) to register for ASPOA eNews
- [www.apacheshorespoa.com](http://www.apacheshorespoa.com) for more ASPOA information

### **Utility Work Stalled...Please call on behalf of Apache Shores!**

Several months ago, Austin Energy began replacing many utility poles in Apache Shores. As required, the other utilities have followed and are in the process of moving their lines from the old poles to the new. But progress has been slow, leaving our streets dotted with duplicate and partially cut poles, scraps and equipment hanging overhead, large holes and piles of fill on the ground. Please help by calling Austin Energy at 494-9400 to request they treat this task with a greater sense of urgency!

### **Board of Directors**

Michelle Dent, President, Communications  
Doug Saile, Vice-President, Maintenance, Roads  
Anita Dallas, Secretary, Architectural Review  
Wade Kokernut, Treasurer  
Pam Lougee, Administration, Communications  
Kurt Nielsen, Amenity Improvements (aka Land Use)  
Ron Wood, Deed Restrictions & Policies  
Bob Cawthon, Director  
James Coney, Director  
Gus Martinez, Director

Thank you to our volunteer board and committees!

Volunteers are welcome and needed in many areas. Please contact a board member to get involved. Visit [www.apacheshorespoa.com](http://www.apacheshorespoa.com) to email the board.

### **Pioneer Property Management**

Paul Meisler or Judy Phelps, main office, 447-4496  
Nancy LeMieux, ASPOA office, 266-2719  
Frank Bailey, maintenance and groundskeeper

Thank you to our dedicated staff!