

Apache Shores Update

Winter Edition / February 2002

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

2002 Election Affords Opportunity for Continued Success

Election Details

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Designated Assessment

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The Board will extend its contract for professional management through fiscal year 2002. Our community has definitely benefited from hiring these experienced professionals to make certain that owners comply with the deed restrictions. Before we hired Pioneer Property Management, the Board was nearly powerless to stop health and safety violations because there was no penalty for noncompliance.

Pioneer moved forward quickly, sending out warnings and assessing a Board-approved schedule of fines to those who would not budge in cleaning up their properties. As a last resort, Pioneer took those who refused to comply to court.

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Passage of the designated assessment in 2001 allowed the Board to hire Pioneer Property Management to guide ASPOA in establishing policies and procedures to enforce deed restriction compliance. All members were advised of these new policies, including those for warnings and fines. Here is an overall view of the violation/warning/fine effort:

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A hearty thank you to all who recognized the need to make changes and cooperated. We hope that, in time, more owners and neighbors will voluntarily read the legal documents that govern each lot in Apache Shores and do the right thing, without the need for harsh letters, warnings, fines, or lawsuits.

NOTE: *If you see what you believe is illegal construction going on, give Pioneer Property Management a call at 447-4416 or notify him by e-mail at psmeisler@aol.com. His office will investigate and stop the construction if it does not comply with our building codes.*

What's With the Mess on Longbow?

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Relief from continually muddy ruts is in sight! After considerable analysis, the ASPOA Board determined that the best way to avoid continual depletion of road funds is to pave those sections of roads that continually wash out. Both ends of Tishomingo and Paleface Court at the drop will be paved first. Paving begins in a few weeks.

Paving of the identified sections will be done to *driveway specifications*. Paving material used will be chipseal, a tar-and-gravel mix that is used for roads such as Debba Drive. The paved sections will be crowned, meaning that they will be level in the center and slightly curved to the sides so that water runs off. No ditching (providing for drainage) will be done.

You may ask what took us so long. As usual, the answer is lack of money to accomplish large, permanent road upgrades. Passage of the 2001 designated assessment allowed us funds to *maintain* the roads; *judicious use* of that money provided a resource of \$9,000 to begin a permanent solution to a nettlesome, never-ending problem — we will pave the problem areas instead of patching them, which never lasts. If you have questions, please contact Lance Hadley, Director of Maintenance and Roads, by e-mail at Lance_hadley@hotmail.com. You can also drop off a note at the ASPOA office with your name, the road you live on, your phone number, and a time of day that Lance can call you.

The Rest of the Story . . .

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Keep This in Mind . . .

- ASPOA will pave **first** the road sections most in need of paving that receive the highest dollar amounts in pledges to support the paving from members who live on the roads.
- **The contractor with the lowest solicited bid must begin work right away to fill a window of opportunity.**
- We have enough money in our road budget to do a matching funds program up to a point for these eight roads. We will not spend all the money on one road.

What You Can Do . . . Getting Your Road Considered for Paving

If you live on a hilly road section that washes out and you want to have it paved, talk to your neighbors and come up with an approximate dollar amount that all of you are willing to commit to match what ASPOA will spend to pave that road.

Then come to the ASPOA Road Committee meeting on February 20 with your plan. The Road Committee will evaluate it on the basis of need and financial commitment from members and will prioritize the order of paving in terms of the highest commitment of dollars.

The Community Needs You for the Board of Directors

Apache Shores needs members who are interested in serving on the 2002 Board of Directors. A candidacy form is included with your annual maintenance fee billing, which you should have received by now.

On an average, Board members spend approximately 15 to 20 hours per month on ASPOA business and attend at least two meetings per month. If you're interested in serving the community, please fill out the purple candidacy form and return it to the Apache Shores office. In order to have your name appear on the ballot, your form must be postmarked by February 4, 2002 to meet printing and mailing deadlines. Candidates may register up until the election date, but their names will not appear on the ballot unless postmarked on time. A candidate's 2002 annual maintenance fee of \$35 per lot owned, plus any remaining balances on the account, must be current in order to run for the Board or to vote.

Five members have served out their 2-year terms on the Board. You can meet the candidates running for the 2002 Board at the Board meeting scheduled for March 20. Each candidate will be introduced and invited to make not more than a 2-minute statement regarding their vision for Apache Shores and what they intend to contribute to the Board.

Donated Lots, Improved Collections Finance Significant Improvements

You've read in this newsletter previously about lots that were donated to ASPOA that were not part of our amenities. These lots have sold, and the Board poured the proceeds back into the ASPOA community by funding the following amenity improvements:

Community Hall — Insulated and sheet rocked the walls, added sound-control drop ceiling, updated bathrooms, installed new electrical panel and updated wiring for power and heating, purchased microwave oven

Boat Launch Ramp — Broken, cracked concrete removed, new rebar-reinforced concrete ramp poured with improved launching depth

Greenbelt Access and Hike and Bike Trails — Enhanced the long-neglected green belt trails for hiking and biking and created greenbelt parking areas.

Note: No motorized vehicles are allowed on ASPOA amenity grounds.

Security Patrols Tally Success in Protecting ASPOA Assets

Last year the Board hired a professional security company, Secure Com, now known as Ranger Security, to do regular patrols of our community assets, which include the office complex, swimming pool, tennis and basketball courts, boat launch area, and lakeside park. We are pleased to report that almost no vandalism occurred this past year in any areas. Ranger also asks nonmembers not to use our facilities.

If you see activities occurring that are harmful to our community, we encourage you to call Ranger Security at 844-03346. Ranger will send a security person out within a matter of minutes.

More Than 40 Tons of Trash Hauled Out at Fall Clean Sweep

More than 10 roll-off containers were filled with unwanted items such as appliances, brush, bicycles, tires, metal, and construction left-overs at the joint ASPOA/Texas Disposal Systems clean sweep conducted in November. The Board presumes that the large increase in refuse was due to members cleaning up in response to enforced deed restriction compliance and an increased awareness of improving the community. A hearty thank you to the Brownies of Troop 1683, who scoured the roadsides and earned their community service patch in the process.

Kudos — We couldn't have done it without you!

To Doug Saile and Bob Cawthon — ASPOA directors who are licensed contractors and donated more than 2 weeks of their time to design and make improvements to the Community Hall, doing the actual physical labor to complete the project.

To Lance Hadley, Doug Saile, and Bob Cawthon — ASPOA directors who spent a full weekend making environmental improvements to the lakeside park, which included steps, erosion control, and barriers to exclude motorized vehicles

To Roger Schuck — Travis County Transportation Department liaison on the county road improvement plan for Apache Shores, who spent considerable time listening to concerns of residents in the Longbow and Running Deer area and who made design changes to keep the area as pretty and natural as possible.

To Carl Van Norstrand and Judy Wilcox Phelps— Carl is a resident of the Long Bow/Running Deer area. He and Judy, ASPOA Board President, were indispensable in working with Travis County to bring about the recent plan changes to that area.

Donate That Car: An Opportunity to Help Others and Yourself

A number of charitable organizations have advertised in the *Austin American-Statesman* that they are seeking donations of autos, boats, real estate, and RVs. Most will take them running or not, offer free pickup, and will do the paperwork for you to have a tax deduction, which is the fair market value per the IRS. Usually you must have the title.

The Board is interested in having members clean up their cluttered lots for health and safety reasons and to increase property values for our neighborhood. If you want to get rid of an old auto, boat, or RV, give one of these organizations a call.

- American Council of the Blind, Texas 210-354-4922
- Heidi Search Center, 1-800-711-2235
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- Park your cars completely off the roadways and facing the proper direction.
- Keep your pets in your yard or leashed if walking with them.
- Store your boats away from the roadways.
- Store your unsightly refuse behind fences.
- Think about the visual impact on your neighbors of junk cars, stacks of building materials, and unused appliances stored on your property.
- When you are out walking, take along a bag to pick up trash; leave the area looking better than you found it. You'll feel good, and you'll improve your surroundings.
- Respect your neighbors and their opinions. Maybe in return they'll respect yours.
- Get to know your neighbors. You have common interests in increasing property values. Speaking to your neighbors promotes warmth and a sense of community.
- Come to ASPOA meetings and find out what's going on in the neighborhood instead of waiting until you are mad about something.
- Suggest something positive for the neighborhood and be willing to participate in it.
- Bring your ideas and thoughts for Apache Shores to the Board of Directors. They are receptive to your ideas.
- Volunteer to help improve your neighborhood and then follow through with participation.
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Executive Vice President: Doug Saile	VP, Deed Restrictions: Mickey Decker
Secretary: Jackie Wheelless	VP, Communications: Judy Higgins
Treasurer: Bob Cawthon	VP, Amenities: Terri Stewart
VP, Administration: Charles Johnston	VP, Architecture/ Building Plans & Permits: Dave Heckler
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