

Apache Shores Update

December 2002

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

Fabulous new apacheshores.com website will dazzle you

Many thanks to new Board member and ASPOA webmaster Isam Bandak for designing the newly updated ASPOA website and for sharing his technical expertise to give us a site that our whole community can be proud of! Check it out at www.apacheshores.com.

The site's home page features changing photos of our community's assets and contains links that make detailed information about Apache Shores easily accessible. One click on **Documents**, for example, takes you to information about the bylaws, deed restrictions, code of ethics, meeting minutes, and newsletter. A click on **Permits** reveals the process for obtaining all permits required to build in Apache Shores. A click on **Maps** presents interactive plat maps that reveal detailed street information. Other links are to facilities, events, board members, newsletter, dues, utilities, and classified ads.

Those of you who have had to gather this information yourselves before we had this website can appreciate the amount of painstaking time and effort that it took. Hats off and hearty thanks to Isam for a thoroughly professional result.

Neighbors seek to define “noxious and offensive trade”

Approximately 25 persons attended the November ASPOA Members' Forum to contribute their thoughts on the definition of a “noxious and offensive trade or activity.” These words are found in the ASPOA Deed Restrictions to describe some of the activities banned in our single-family residential community. The deed restrictions read as follows:

“No noxious or offensive trade or activity shall be permitted on any lot, nor shall anything be done thereon which shall be or become any annoyance or nuisance to the neighborhood.”

The Board will arrive at a definition of these words that Pioneer Property Management can use as the basis for fining owners who conduct activities that intrude on their neighbors' lives with noise, fumes, congestion, and other behaviors that negatively affect the quality of life in our community.

Good progress being made on new Indian Creek nature trail

One of Apache Shores' prettiest greenbelts is being readied for community use as a nature and hiking trail. The Indian Creek greenbelt, which is about ½ mile long, runs from where the creek crosses Geronimo Trail to where it crosses Indian Creek. Parking and access to the trail will be built on both ends.

No bicycles and motorized vehicles will be allowed on the trail, which is designed as a quiet place where people can walk and enjoy the beautiful surroundings without being annoyed by noise and unleashed dogs.

Designated assessments — What are they? Why do we need them?

A designated assessment is a proposal from the ASPOA Board of Directors to assess each member a single fee that **must (and can only)** be spent on the proposed tasks. Members who are eligible to vote (are current in paying their dues) must approve the proposal. At the end of the fiscal year, the Board must show that the assessment was spent on the designated tasks.

The \$35-per-lot annual maintenance fee established in 1968 is sorely inadequate to run Apache Shores 35 years later. It's hard to buy a pair of athletic shoes for \$35! However, the ASPOA Board must do its best to make 1968 dollars stretch in a 2002 economy.

This is why ASPOA Boards request designated assessments. This past year, the assessment monies were used as follows:

- **Professional management** — Pioneer Property Management made dramatic inroads this year in abating health and safety issues by forcing neighbors not in compliance with the deed restrictions to clean up their lots
- **Road maintenance** — Despite hard and long downpours that were particularly hard on our roads, ASPOA maintained the 20+ miles of roadway by repairing washouts, filling potholes, and maintaining right-of-ways.
- **Road right-of-way and litter control** — This is an organized program that provides maintenance work every month in each section.
- **Security patrols** — Little vandalism occurred in Apache Shores this year, and the Board believes that increased security patrols helped contribute to this statistic.

Follow-up to Clean Sweep — Use your voucher

Didn't get to Clean Sweep? All is not lost, because you are entitled to one Texas Disposal Systems voucher that allows you to dispose of up to 3 cubic yards of material at no cost to you. This is approximately one standard-size pickup truckload. You also are entitled to 1 cubic yard of mulch or compost. The voucher is available at the ASPOA office.

The annual fall Apache Shores Clean Sweep was a resounding success! Despite an unrelenting downpour, neighbors lined up from the office complex to Longbow to get rid of unwanted material at the October event. Special thanks to Board members Doug Saile, Dave Heckler, Bob Cawthon, and Judy Higgins; volunteers Marje Whitehead and Deanna MacNames; and office employees Linda Goodall and Nathan Boehler. All slogged through puddles and muddy grounds to help make this event a success.

First Annual ASPOA fall picnic draws a nice crowd

About 100 persons were treated to food, drinks, and live music at the first annual ASPOA picnic held on ASPOA complex grounds on Saturday, November 9. Members of the Hudson Bend Fire Department were our special guests. This is a new Board initiative aimed at helping us get to know our neighbors and the Board members in an informal and relaxed environment.

Ensure that you don't pay for a new owner's violations

If you sell your property without going through a title company, make certain to file a change of ownership form at the Travis County Courthouse to prevent confusing legal problems from arising. For example, if the new owner commits a deed restriction violation and your name is still on the deed, Pioneer Property Management may inadvertently issue a warning or fine to you even though you no longer own the property.

**Apache Shores Property Owners Association
Profit and Loss**

March 1 through December 4, 2002

Income	
2002 Designated Assessment	69,271.20
2002 Maintenance Fee	42,199.81
2003 Pre Payments	759.79
ASPOA Owned Lot sales	14,391.04
Building Permit fee	6,250.00
Community Hall Revenue	2,100.00
Deed Violation Fines	2,047.00
Equipment Sale	2,500.00
Interest - Money Market	716.58
Lien Release fee	660.00
Newletter Ads	25.00
Payment Plan Administration fee	285.66
Pool Keys	2,525.00
Pre 2002 Delinquent Accounts	38,119.57
Transfer fees	12,600.00
Total Income	194,450.65
Expense	
02 DESIGNATED ASSESSMENT	49,233.92
AMENITIES	11,487.77
CAPITAL EXPENSE	9,958.52
COLLECTION CO	335.04
COMMUNICATIONS	2,050.45
GEN OFFICE EXPENSES	3,305.97
INSURANCE	18,810.68
LEGAL & PROF	1,186.14
MAINTENANCE	47,286.48
MEETING EXPENSES	3,141.47
MEMBER SERVICES	720.59
PAYROLL	20,073.82
Permit Inspection Fee - McComis	450.00
POSTAGE	233.27
PROPERTY TAXES	715.71
Uncategorized Expenses	0.00
UTILITIES	6,879.67
VEHICLE EXPENSE	3,782.04
Total Expense	179,651.54
Net Income	<u>14,799.11</u>

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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 January 3, 7 p.m., Community Hall

Helpful Information

Pioneer Property Management

512-447-4496, 512-443-3757 Fax

Texas Disposal Systems

512-421-1300

ASPOA Building Permits

The ASPOA office has prepared packets available.

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, Special Projects and Webmaster: Isam Bandak

VP, Architecture: Dave Heckler

VP, Policies and Procedures, Judy Higgins