



CCSPOA News

Council Creek South Property Owners Association, Inc.
120 Council Park Road, Burnet, Texas 78611
JANUARY 2014

URGENT-HELP NEEDED WITH FIREWISE EFFORT

As many of you may recall, Council Creek South was accepted into the Firewise Communities USA Program and we were recognized as a Firewise community on November 20, 2010 at our POA meeting in Burnet. The recognition for 2011 was based on our efforts completed in 2010. We have continued our efforts, and have been recognized in 2012 and 2013. Claire Harrah, who has served as the Chairperson of the Firewise Committee and been a driving force in this effort, is no longer able to continue in this position. Despite recent rains, we are still in a drought period in the Highland Lakes area, and our wildfire danger continues to be high. Please contact the Board at councilcreeksouth@gmail.com if you are willing to help with this important effort.

More information can be found at <http://firewise.org> or the Texas Forest Service website, <http://txforests-service.tamu.edu>.

We need someone who is able to step up and take on this duty. Please contact any Board member.

Someone recently asked about the benefit to the community for maintaining this status. The largest effort to clear easements in 2012 was a joint project between CCSPOA and the Texas Forest Service (TFS). The following paragraph briefly describes the work done on Ledge Street and was taken directly from the TFS website.

“Texas Forest Service’s Heart of Texas and Lost Pines task forces completed in April 2012 a fuel mitigation project for the Council Creek community in Burnet County. The four-day project included thinning vegetation within a 1.5-acre perimeter. It was identified as a need in Council Creek’s Community Wildfire Protection Plan and also was an approved project for Council Creek’s Fire wise designation. The area protected is valued at more than \$2.5 million. One community member said that in addition to reducing Council Creek’s wildfire hazards, the “badly-needed firebreak will provide

critical emergency response access when needed.” Texas Forest Service Program Coordinator Rich Gray led the effort. “This was a great collaborative effort with the community,” Gray said”.

The “Ledge” project was an important project that provided a lot of leverage in terms of cost. The direct cost for the TFS effort was in the range of \$6500. The estimated indirect cost was estimated at about \$4000, giving an estimated overall cost estimate in excess of \$10,000 for the TFS portion. The CCSPOA rented a chipper for the project and the TFS provided the labor to operate the chipper. Additionally, the POA committed to applying road base to Ledge Street between CR 137 and Paul Street so that vehicles, especially emergency vehicles, could travel that section of street.

PREVIEW OF 2014

Request for 2014 Board Nominations

The current board strongly encourages you and/or your spouse and/or your friends to submit a nomination for a position on the Board of Directors. The submission is a self nomination stating something about your relevant background, your vision for CCS and what you would like to do as a board member to improve CCS. **We need to get more property owners involved to ensure continued improvement in our community.** We have to keep every position on the board filled with people that care about the community as a whole, have the skills to make a contribution and are willing to put forth a reasonable effort to move the community forward. The Board meets in person about 3 times per year for a couple of hours, and much of our business is conducted by email, so the time input required is not high.

Three positions will be up for election at the annual CCSPOA meeting. Positions currently held by Candy Smith, Ron Brannan and Mike Moore will be up for election. If you are interested in having your name placed on the ballot for election to the CCSPOA board, please submit a short biography that addresses your qualifications and goals for further improvement of CCS. The biography may be mailed to CCSPOA, Attention Candy Smith, at 120 Council Park Drive, Burnet, TX, 78611, or emailed to councilcreeksouth@gmail.com. Nominations will be accepted through March 22 but the sooner your name is submitted, the better, since the biographies will be posted on the CCS website prior to the election. All candidates must be CCSPOA members in good standing to be considered for election.

2014 Annual Meeting and Picnic

Join us for the members Annual Picnic on Saturday, April 26, in the park. The Board will cook up some burgers and hot dogs, and the meeting will begin at 1 p. m. So come on down, bring a side dish, get to know your neighbors and hear what the Board has been working on and what plans we have for the future. Hope to see everyone there!

Neighborhood Cleanup

The annual neighborhood cleanup is scheduled for Saturday, April 12. Our lovely neighborhood collects a lot of trash on the roadside every year. We have found all sorts of treasures. Come help us clean up — you never know what you might find. Meet in the park at 9 a.m. and bring your gloves and nail sticks. Trash bags are provided. This is another great way to get to know some neighbors and help your community.

Proposed changes to POA Bylaws to be voted on in 2014

The December 2010 election to amend the POA Bylaws failed to achieve the proposed revision. The Board subsequently analyzed the election results and now believes any concerns that may have previously existed have now been addressed. This Board strongly feels that the bylaws need to be modernized in terms of language and structurally revised to (1) ensure a POA BYLAWS REVISION ELECTION PROCESS where all POA members are made aware of the proposed changes in advance of the election and (2) all members are provided the opportunity to vote (e.g., certification that ballots are mailed to those members unable to attend a meeting announced in advance). We had planned to hold an election in 2013 but due to time constraints, were not able to get off the ground with it. Consequently, there will be another election held in 2014 to present the proposed POA Bylaws to all POA members for approval. POA members should be looking for a ballot around March 2014. You **MUST** be a POA member to vote in this election!

As a note of gratitude, a lot of effort went into developing proposed revisions to the existing bylaws (e.g., Bruce Weir and Mickey Moore worked several months on the revised document before handing it off to the Board). Hopefully, the proposed bylaws will be approved in the planned 2014 election.

Please review the current bylaws and the proposed revision at our website at <http://councilcreeksouth.org/>

ROADS

The Board had plans to complete work on Copper and Minut in 2013, however, when we discussed this with the contractor, there was not enough money in the budget to complete both projects. Doing one project at a time significantly increases the cost, so the decision was made to wait until after the first of year, when additional funding will be available. The Board also hopes to place additional road base on Ledge as was committed to with the Firewise effort.

ANNUAL MAINTENANCE FEE

As a reminder, the \$120 Road Maintenance fee is MANDATORY for ALL property owners. In 2013 the Board implemented a policy to outline how non-payment would be handled and this policy is posted on our website. Currently, we have 18 property owners in arrears, with an outstanding balance of \$7,700. As you can see, non-payment by a few property owners can significantly impact our ability to maintain our community roads in good condition. Thank you to all those who pay promptly, as this helps in setting the budget and priorities for road maintenance for the coming year.

PARK MAINTENANCE

We have agreed to purchase materials required to refurbish the picnic tables and benches in the park. The labor will be completed by Board members. Funding for mowing and dead tree removal has also been authorized. Please remember there is no regular trash service in the park, and trash is removed by Board members. Help us keep it clean!

GATE ACCESS CODE: The new gate access code for this year is 1213. Please remember the park is for the use of property members and guests only.

DO WE HAVE A CURRENT EMAIL ADDRESS ON FILE FOR YOU?

If not, please contact us at councilcreeksouth@gmail.com so we can update our records. We occasionally send out important community information via email only. Your address is not sold or given away to anyone!