



CCSPOA News

Council Creek South Property Owners Association, Inc.

120 Council Park Road, Burnet, Texas 78611

February 2015

FIREWISE EFFORTS CONTINUE

The primary goal for Firewise landscaping is fuel reduction — limiting the amount of flammable vegetation and materials surrounding the home and increasing the moisture content of remaining vegetation. The home itself and everything around it up to 100 – 200 feet is known as the ‘home ignition zone.’ In areas across the country where the risk of wildfire is high, the home ignition zone extends up to 200 feet beyond the actual home structure. Within this 200 foot area, there are three zones:

Zone 1 encircles the structure and all its attachments (wooden decks, fences, and boardwalks) for at least 30 feet on all sides. *Note:* the 30-foot number comes from the very minimum distance, on flat ground, that a wood wall can be separated from the radiant heat of large flames without igniting. In this area:

- Plants should be carefully spaced, low-growing and free of resins, oils and waxes that burn easily.
- Mow the lawn regularly. Prune trees up six to ten feet from the ground.
- Space conifer trees 30 feet between crowns. Trim back trees that overhang the house.
- Create a ‘fire-free’ area within five feet of the home, using non-flammable landscaping materials.
- Remove dead vegetation from under deck and within 10 feet of house.
- Consider fire-resistant material for patio furniture, swing sets, etc.
- Remove firewood stacks and propane tanks; they should not be located in this zone.
- Water plants, trees and mulch regularly.
- Consider xeriscaping if you are affected by water-use restrictions.

Zone 2 is 30 to 100 feet from the home, and plants in this zone should be low-growing, well irrigated and less flammable. In this area:

- Leave 30 feet between clusters of two to three trees, or 20 feet between individual trees.
- Encourage a mixture of deciduous and coniferous trees.
- Create ‘fuel breaks’, like driveways, gravel walkways and lawns.
- Prune trees up six to ten feet from the ground.

Zone 3 is 100 to 200 feet from the home and this area should be thinned, although less space is required than in Zone 2. NOTE: Because of other factors such as topography, the recommended distances to mitigate for radiant heat exposure actually extend between 100 to 200 feet from the home – on a site-specific basis. In this area:

- Remove smaller conifers that are growing between taller trees. Remove heavy accumulation of woody debris.
 - Reduce the density of tall trees so canopies are not touching.
- (From firewise.org)

The community behind the gate has become significantly more fire-wise due to a great deal of tree trimming and chipping. This is being done by John Clemons at [979-778-1080](tel:979-778-1080) or cell 512-755-3342. Their services include clearing, mowing, tree trimming, weed control along with several other services.

While the machinery is in the local area, together with the season being advantageous, it is a great time for property owners in Council Creek South to get bids for their property. Claire Harrah, our FireWise Committee Chairperson, is willing to work with lot owners if they need help in determining what steps should be taken to minimize the threat of wildfire. Contact Claire at [214-542-7445](tel:214-542-7445)

PREVIEW OF 2015

Request for 2015 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 should describe the nominee's relevant background, vision for CCS and what the nominee 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 2-3 times per year for a couple of hours, and much of our business is conducted by email, so the time commitment required is not high.

Two positions will be up for election at the annual CCSPOA meeting. Positions currently held by Jim Smith and Susan Cowan will be up for election. If you are interested in having a name placed on the ballot for election to the CCSPOA board, please submit a short biography that addresses your nominee's 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 April 1 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.

2015 Annual Meeting and Picnic

Join us for the members Annual Picnic on Saturday, April 25, 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 11. 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.

POA Bylaws Amended in 2014

The election committee, chaired by Bruce Weir, with members David Cardiff and Lily Berard, and presided over by Candy Smith, Board member, met in August 2014 to tally the votes from the recent election on adopting new CCSPOA By Laws. The results were as follows:

FOR-66%

AGAINST-33%

The measure has passed, and the new By-Laws are officially adopted.

Thank you to all who took the time to participate by voting, and a huge thank you to Bruce Weir and Micky Moore for all the work they put in on this revision. The new By-Laws can be reviewed at our website, councilcreeksouth.org

ROADS in 2015

We hope to have a road maintenance budget on the order of \$15,000 this year. While this represents a big improvement over previous years, at this rate it will take several years to get the neighborhood roads up to par, so the Board must prioritize which projects need the most immediate attention. We plan to consult with Hill Country Paving, the road contractor that substantially upgraded some crumbling roads last year and determine how much we can have done this year. Projects under consideration include: re-paving the portion of Paul that was previously paved, applying road base on Eagle, cleaning up Lookback and Whistle, and possibly grading Echo, Lookback, Eagle, and Silver.. The Board also hopes to place additional road base on Ledge as was committed to with the Firewise effort.

SUPPORT FOR PROGRAMS IMPORTANT TO OUR COMMUNITY

Last year the Board donated \$300.00 from the POA budget to the East Lake Buchanan Volunteer Fire Department and \$500 to the Central Texas Water Coalition to support their efforts to maintain a safe and pleasant environment for our residents. If we receive support from the membership at the annual meeting the Board plans to make similar contributions again this year.

ANNUAL MAINTENANCE FEE

As a reminder, the \$130 Road Maintenance fee is MANDATORY for ALL property owners. The fee is adjusted every 5 years based on the consumer price index. Thank you to all those who pay promptly, as this helps in setting the budget and priorities for road maintenance for the coming year.

GATE ACCESS CODE: The new gate access code for this year is **1984**. 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 Candy Smith at councilcreeksouth@gmail.com so she can update our records. We occasionally send out important community information via email only. Your address is not sold or given away to anyone!

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