



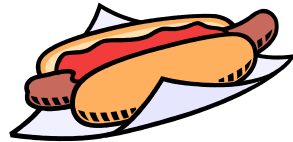
CCSPOA News

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

March 20, 2009

Annual Picnic and Elections to be Held Saturday, April 25

The Annual Picnic and General Meeting will be held on **Saturday, April 25, 2009** in the park. Lunch will be at noon, with hamburgers and hot dogs available for a nominal charge. Members are asked to bring a side dish or dessert. The



General Meeting will take place at **1:00 p.m.** Agenda items will include, but not be limited to, election of officers, deed restrictions amendment, by-laws revision, formation of architectural review and construction committee, and handbook of policies and procedures. Nominations for board positions were solicited earlier and are due by close of business April 3rd, 2009.



Boat Dock Status

The construction of a boat dock adjacent to the launch ramp in the CCS park is a topic of interest to many property owners, and the POA membership approved the project in 2005. The main problem is that it is difficult for an individual to launch a boat because there is not a good place to secure the boat while the trailer is being removed from the ramp. Additionally, a dock would allow easier/safer boarding of passengers. The ad hoc boat dock committee obtained a bid of about \$6200 for the project in 2007. However, as previously discussed at POA meetings, funding for the project does not exist. It must be accumulated from designated contributions. The POA Treasurer established a dedicated line item in the budget in 2008 to accumulate and track the needed funds. There is currently only \$105.00 in that line item so it will likely be quite a while before the dock will be a reality. We can also expect that the cost will be higher by the time we have the approximate funding in place. We will track and report on that line item periodically and, when we get in a likely cost range, we will get new cost estimates. All property owners are invited to support the boat dock project. Contributions may be mailed to the CCS POA. You should specify that it is designated for the dock construction.

SPRING CLEANUP is Saturday, April 4th. Our neighborhood seems to collect a lot of litter along the road. It takes the efforts of property owners a couple of times a year to pick up and dispose of the trash. In recent years, participation has been slim. Why not think about donating a couple of hours to spend time with your neighbors and help beautify the neighborhood?



Bring your gloves, nail sticks, etc. and meet in the park at **9:00 am**.

Process for Amending Deed Restrictions Approved by Property Owners

An election was just completed to gain property owner approval of a proposed process for amending the CCS deed restrictions. The election was conducted in accordance with Texas legislation, which required a 2/3 approval by the voting property owners. The canvassing committee certified that 76.92% of voting property owners approved the proposed process. The approved process has been recorded with Burnet County and will be followed in the future to gain property owner approval of specific amendments that will be proposed by the POA Board of Directors. It is important that you keep in mind that **the board can never amend our deed restrictions - only the property owners can make amendments via the approved election process.**

The board does have a responsibility to (1) propose specific amendments to property owners that it judges to be of overall benefit to the CCS community and (2) conduct an election in accordance with the approved process to

gain property owner approval. The board has communicated on several occasions that the most pressing near-term need to be addressed is that of road improvement and maintenance. Our CCS roads are in terrible shape and will remain so if a workable budget cannot be established by amending the \$20 annual fee (set in 1965) to allow for inflation. Such an amendment would propose maintenance fees in the range of \$120 annually. What can you expect next with regard to maintenance fees? You can expect that an election will be held in the near future to gain your approval for amending the deed restrictions for the single purpose of adjusting the existing maintenance fee upward to offset inflation.

Also, as discussed in the past, there is a second critical need that we must address as a community. Our current deed restrictions are not perpetual and will expire in 2015. It would be extremely detrimental to CCS if we (all property

owners) failed to critically review our current deed restriction and make any adjustments prior to the 2015 termination date. The newly approved process provides us a tool to update our current deed restrictions as determined by property owners. This effort is not quite as near-term as the road maintenance but we still need to start working it soon so that there is time for the board to charter a supporting committee to recommend specific amendments for consideration by all property owners. What can you expect next with regard to our expiring deed restrictions? In the relatively near future (probably in the Fall 09), the board will present a specific plan to determine what changes should be made to our current deed restrictions. This plan will address the establishment of a supporting committee, a specific charter governing the committee, the method(s) to be used for obtaining property owner input and the vetting process to be used.



No Helipad in Our Neighborhood



We occasionally get questions about locating a helipad in CCS for emergency response. This possibility was evaluated in 2007 and found not to be feasible because the overhead power lines present a hazard to the helicopters when attempting to land. There is sufficient space for a helicopter to land immediately inside the gated area near CR 137 and Telephone Road. Perhaps, as our community develops, we can construct an acceptable helipad site within our subdivision.

Mailbox Cover Project

This project was approved as an effort to construct covered mail boxes that would provide some shelter for an enclosed notice board and for the USPS delivery person during inclement weather. The overall project consists of two phases. Phase I consisted of the construction of rock slabs for two cluster mailboxes. This phase was completed in early April 2007 at a cost of \$1650.00. The second phase consists of Construction of roofs for the two cluster mailboxes. The actual date for this effort is to be determined. It depends on (1) donations to cover material and installation of metal roof and (2) the availability of AC Campagna and other volunteer labor to build the roof structures (including support columns). A line item will be established by the POA Board to allow directed donations for this purpose.

Projects

Rock Entrance Project

Regarding construction of a main entrance at 2341 and CR137, a preliminary design was provided in 2006 by Bruce Weir at no cost to the community. The estimated cost of this project was estimated to be about \$11,500.00 in early 2007. The project funding relies on donations. A line item will be established to allow directed donations. As designated contributions are being accumulated for this project, lower-cost alternative design approaches will be examined.

Boat Ramp Repair

The CCS Park boat ramp was closed for a week in December 08 for repair and upgrade. There were several reported problems with the old ramp. Primarily it was too narrow and had deep washouts along the edges in multiple locations. This resulted in people slipping off the edge while backing their trailer, sometimes into the washouts. The work consisted of widening the ramp by about 3 feet on each side for a distance of about 85 feet. The required concrete work for this project cost approximately \$1600.00.

By-Laws Revision

As reported in the past, the Bylaws Review Committee developed and recommended several modifications of the existing bylaws to the POA Board. The recommended bylaws have been structured in a table format, alongside the existing bylaws, so the two documents could be reviewed and compared in some detail. A comments column is also provided in the table that may be helpful as you review the table. We felt that it would be a good idea to share the current status of the proposed revisions with those of you who visit the POA website in case you would like to provide some feedback to the Board. We don't plan on mailing hardcopies of this working document to POA members. We do plan to review the status of the proposed version at the upcoming annual meeting. Subsequent to the annual meeting, we plan on submitting the proposed bylaws to the full POA membership for a vote of acceptance.



HELP US GO GREEN! If you would like to receive the newsletter by email and help us save a tree, please email Candy Smith at jsmith532@austin.rr.com



Personal Statements from Board Candidates...

Two board positions are up for election. The following two individuals have submitted their names as candidates...

CB Harrah: I have been a full-time CCS resident for five years. I am completing my first 2-year term as a CCSPOA board member. If re-elected, my goals will continue to be strengthening board accountability through improved communications with property owners, and updating board policies and procedures to better encourage good community development planning. I have extensive experience in environmental and occupational health program development and management. This includes 26 years in the Air Force and 18 years in industry as a consultant. Previous volunteer work includes coaching youth sports activities, supporting the Air Force Association fund-raising and membership efforts, and serving as a board member for the St. Mary's Forum for Entrepreneurship in San Antonio. I believe that CCS can be a model residential community for this region if the board operates with a good plan in mind that supports the interests of property owners. If elected, I look forward to helping achieve this vision.

Susan Cowan: My lake home is located at 205 Lookback. My goals are assisting the board with developing and implementing long range plans for our community and continue coordinating updates to the CCSPOA website ensuring the site includes useful information for both current and future property owners. The board has made a lot of progress in being transparent starting with open meetings, financial reports, spending plans and project planning. We have many more exciting projects ahead and I would like to be a part of them. I have over 25 years of volunteering experience and I would like to continue dedicating my time and service to improving our community if re-elected.

Reminder—If you are unable to attend the general meeting on April 25, your ballot will be mailed to you. Be sure to vote and return the ballot within the specified time-lines.

