

CCSPOA News



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

August 31, 2007

Annual Picnic and Elections Held Saturday, April 28

The Annual Picnic and General Meeting was held on Saturday, April 28, 2007 in the park.

Rene Villareal and David Cardiff cooked hot dogs and hamburgers on the newly installed grills. POA members supplied side dishes and enjoyed the opportunity to visit before the meeting.



The General Meeting followed lunch. CB Harrah, vice president, presided in the absence of HESSIE BRAWLEY. He shared that the board has been working toward developing a long range plan for continued growth and improvement in the neighborhood. Drafts of the plan were available for review and input at the meeting. The general consensus seemed to be that roads should be a priority. Additionally, Jim Smith and Mark Flessner agreed to continue looking into the possibility of a boat dock at the park. Micky Moore volunteered to begin looking at bylaws and deed restriction revisions.

Frank Grubbs was invited to speak about the ELBVFD. He shared information about training, services, and equipment needs. Forms were distributed to the members so they could make a donation to the VFD if they so desired.

Two positions were up for election. Susan Cowan and CB Harrah were the only members who expressed an interest in being on the board. Ballots were distributed to members present and mailed to those not present. Ed Brannen kept the ballots until May 15, at which time they were counted. CB and Susan were reelected for the next two years.

If you missed this year's meeting, make plans for April, 2008.

Floods Wreak Havoc on Roads



If you live in the neighborhood full time or have been out to your property recently, you most certainly have noticed the effect the summer floods have had on the roads. Heavy rains have eroded many of the roads, including those which have been paved and those with road fill. While CR 137 is maintained by Burnet County, the rest of the roads are not. Rather than just trying to patch the roads or add road fill only to have it washed away in the next flood, the board has been working with a couple of local contractors to determine what costs would be involved in chip sealing all of the roads in the subdivision. There may be the possibility of some aid from FEMA. CB Harrah has been investigating the requirements for completing the application in a timely manner.

You should have received a fact sheet in the mail outlining the need to raise the annual road maintenance fees in order to get the roads in shape and maintain them. Keep in mind that we all pay road dues that are the same \$20 per year per property owner that they were in the mid '60s. Adjusted for inflation, that translates into about \$131 today. If the proposal to raise the annual fees to \$120 passes, that will allow the neighborhood to move forward with a more long lasting solution. Please call or e-mail any board member if you have questions or concerns, or write them at the above address. Once members have had adequate opportunities to express their feelings about the proposed increase and have any questions addressed, ballots will be mailed to the property owners for a vote. The anticipated date for mailing ballots is the second week of September.



No Commercial Business Allowed on Residential Property

As stated in our deed restrictions, "1. The premises herein conveyed shall be used only for lodge or homesite and not for any business or commercial purposes." Help keep our neighborhood developing in accordance with the deed restrictions which are posted on the website.



Our official website address is www.councilcreeksouth.org
Visit the website for current information on the subdivision.





Financial Statement...

There have been questions asked about what the POA board is doing with the "all the money" generated by road maintenance fees and dues. Some has been spent on road fill as a stopgap measure until a more permanent solution can be found. Non-road maintenance money (POA dues) is used for month to month expenses. Costs have been cut by having volunteers mow the park and removing the porta potty from the park.

To date, 116 property owners have paid road dues, and 87 have joined the POA. The board has been working on a long range community development plan, a large part of which involves road improvement. Once the plan for improving roads has been finalized and pending the increase in road maintenance fees, the board will be looking for ways to spend POA dues to further enhance the community services and amenities.

Income		<u>Jan 1 - Aug 20, 07</u>	Expense	
07 ROAD MAINTENANCE ASSESSMENT		2,320.00	Legal Fees	-425.00
2007 CCSPOA DUES		4,350.00	Mail Box Project	1,341.81
2007 GIFTS		215.00	Misc	5.00
Gift Received		30.00	Park Maintenance	685.54
Mailbox Cover Project Donation		900.00	Picnic Expenses	85.00
			Road Maintenance	205.00
PAST DUE ROAD MAINTENANCE		480.00	Utilities	
Picnic		148.00	Electric	291.00
Sign		40.00	Utilities - Other	0.00
Total Income		8,483.00	Total Utilities	291.00
			Website	700.00
			Total Expense	2,888.35
			Net Income	5,594.65

What to do With Debris on the Lake...

As a result of the rains, there has been quite a bit of debris on the lake and washed up on the shore. According to the LCRA, if at all possible, we should pull wood up on our property and burn/discard it. If that is not possible we should take it to quiet water via boat or Jet Ski and tie it down, then call LCRA. If the item is too large to handle like a tree or dock we are to call LCRA at 1-800-776-5272 and they will try to remove it or will tag it as dangerous and attempt to tie it down. The very worst thing a person can do is push it back into the water for someone else to have to deal with as that poses a danger to all. If you have questions, you can call Stan Round-



Projects Update...

Mailbox covers should be completed in October. As a reminder, no POA funds were used for this project, but thanks to the generous donations of POA members and Mr. Jack Owen, sufficient money was raised for their completion.

A permanent stone sign at the entrance to the subdivision is also being considered. Donations will be accepted for this project.



A boat dock at the park is still being investigated as a possibility. Jim Smith is heading up the committee to continue looking into all of the ramifications involved in building a dock.