



# CCSPOA News

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

August 2010

## CCS Firewise Community Effort

CCS has formally applied to become recognized as a firewise community. During recent weeks, several activities were completed by the new Firewise Committee and CCSPOA Board. The new Firewise Committee consists of Claire Harrah, Chairperson, and Jim Cooper, member and ELBVFD and Fire Chief for CCS.

Some of the key events and activities that have been done over the last several weeks include:

- Claire spoke at the 24 April 2010 annual POA meeting and presented information on firewise planning to the members in attendance.
- On June 7, 2010, Claire and C.B. Harrah met with Jan Fulkerson, Texas Forest Service, to conduct a baseline firewise assessment of CCS. Jan Fulkerson is the designated wildland/urban interface (WUI) specialist for CCS as we strive to become a recognized firewise community.
- The Firewise Committee has been developing since 2008 but, formally, it was established January 1, 2010. The committee

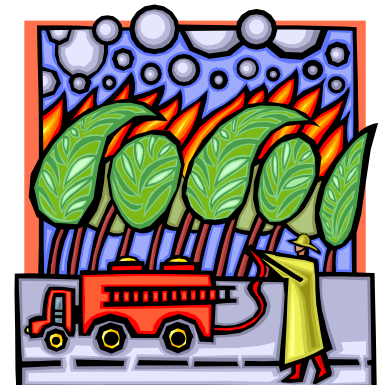


charter was recently completed in July.

- The Firewise Community Development Plan was completed in July 2010. It is an appendix to the CCS Community Development Plan.
- The spreadsheet, which is being used by the Committee to track the CCS investment (combination of property owner activity and relevant POA projects) in firewise activities, was updated about 1 July. At that time, CCS investments greatly exceeded the required amount for a subdivision of this size.

A formal application for being recognized as a firewise community was submitted on July 4, 2010. Attachments to the application included the Firewise Plan, Firewise Assessment, spreadsheet showing actual and/or in-kind expenditures, copies of CCS plat maps, and Firewise Committee Charter.

We will let property owners know when we get the results from our application.



## Safety when using PWC's

With summer in full swing, more people than ever are out enjoying our lakes, especially with the rise in lake levels this year. Use of personal watercraft — such as Jet Skis, Sea Doos and WaveRunners — continues to grow on our lake. These watercraft are small, fast and highly maneuverable. They can also be very dangerous if operators don't take the time to understand how they operate and learn the safety rules for this type of watercraft.

Personal watercraft (or PWCs) are subject to all boating laws, plus regulations specific to operating PWCs. Check the Texas Water Safety Act for a complete list of rules and regulations.

Here are some important rules for personal watercraft:

- Children under 13 are prohibited from operating a PWC unless accompanied on board by a person at least 18 years of age.
- A Texas Parks and Wildlife boater educa-

tion certificate and photo ID is required for operators between 13 and 17 years of age. A person is exempt from mandatory boater education requirements if they are at least 18 years of age.

- Each person riding on or towed by a PWC must wear a Coast Guard-approved life jacket or PFD.

It is illegal to:

- Operate a PWC between sunset and sunrise.
- Operate a PWC within 50 feet of the shoreline, structures (including NO WAKE buoys), swimmers or other watercraft unless at HEADWAY SPEED (or "no-wake speed," just fast enough to steer the boat straight).
- Jump the wake of another watercraft recklessly or unnecessarily close.



Let's stay safe out there!

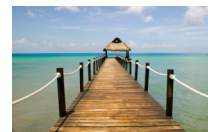
## Have you paid your maintenance fees this year?



Please be sure that you are up-to-date on your road maintenance fees. Property owners voted to increase the fee this year to \$120, to allow us to keep up with inflation. Most property owners have paid the 2010 assessments but several have not yet met that obligation. In some cases failure to make prompt payment is simply an oversight but, regardless of the reason, it is important that the badly needed assessments be brought up to date - it is also a matter of fairness to those property owners that do pay on time. If you are not sure if you are current, please contact CB Harrah and we will be happy to let you know your status.



## Boat Dock Finally Becomes Reality



As many of you know, the POA voted years ago to place a boat dock at the park. Members felt that this would increase the safety of launching and loading their boats and passengers. Unfortunately, due to other pressing budget items, the Board felt that it was not feasible to fund the cost (around \$5,000) of the dock and set up a line item account for donations. Economic times are tough, and donations were slow, and the project has languished. But recently the project came to life again with the generous donation of a walkway from Bruce Weir. We began investigating how to secure and use the walkway, and contacted Kyle Spillar at Spillar Docks. Mr. Spillar agreed to sell us a used 8x10 platform and secure the walkway at the very reasonable cost of \$1,500. We had about \$600 dollars in the boat dock fund, and one of our members agreed to contribute funds to \$1,000, and the Board voted to contribute up to \$500, so we can finally see this project completed. Remember, you do need a free sticker for your vehicle to use our park. Email or call any Board member for directions on how to get one if you have not already done so.

We are continuing to solicit donations, to ease the burden on our budget as much as possible. If you think this is a worthwhile cause, and would like to help out, send your contribution to CCSPOA, 120 Council Park Drive, Burnet, Texas 78611. Just make a note on the check that it is for the boat dock fund.

---

## Proposed Changes to CCSPOA Bylaws

As reported in the past, the Bylaws Review Committee developed and recommended some modifications of the existing bylaws to the POA Board. The recommended bylaws were structured in a table format, alongside the existing bylaws, so the two documents could be reviewed and compared in some detail. This comparison table allowed the Board to review and make some changes to the recommended revisions provided by the committee.

A final version is being worked by the Board to submit to the membership for a vote. Unfortunately, because of an amendment passed by hand vote at the 2005 annual meeting, it will take 51% of the total POA membership to approve revisions, not 51% of the VOTING membership as is normally the case in elections. What this means is that any vote NOT submitted is equal to a

"no" vote. Therefore, to prevent non-responses from having the same effect as a vote **AGAINST**, the Board will present the proposed revised Bylaws to the membership in two steps. First, we'll propose an amendment to change the text from " These Bylaws may be altered, amended, or repealed and new Bylaws may be adopted by a majority (51 percent) of the members of Council Creek South Property Owners Association, Inc." to "These Bylaws may be altered, amended, or repealed and new Bylaws may be adopted by a majority (51 percent) of the VOTING members of Council Creek South Property Owners Association, Inc." We will be asking for a vote on this in the near future, so expect to see a ballot in your mail in the near future. Then, assuming that passes, we'll present the entire proposed revised bylaws for a vote.

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

**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](mailto:jsmith532@austin.rr.com)

