



CCSPOA News

Council Creek South Property Owners Association, Inc.

DEED RESTRICTIONS APPROVED

The results of the election to amend our deed restrictions was approved by 73% of voting property owners; therefore the measure has passed (2/3 approval of voting property owners is required). We would like to thank everyone who voted for taking this opportunity to participate in this important election.

We would like to thank Bruce Weir, as Chairman of the Canvassing Committee, for ensuring that our election for amending the CC&Rs was conducted in a fair manner as described in our amendment process filed with the Burnet County Clerk in 2009. We also want to thank David Lucas and Jack Patton for their support to the committee. Remember our community depends on support and involvement from all owners.

BOARD PLANS ROAD MAINTENANCE PROJECTS

Road Maintenance: Many of you have seen work being done on CCSPOA roads recently and have asked about the prioritization approach used to determine what projects will be done first. The Board is currently working on updating a spreadsheet to specify projects over the next couple of years but the guiding principles are as follows:

Every road easement will be cleared of wildfire fuel – typically means the cutting and chipping of cedar and brush. Following this step, road base material will be applied to hold down grass and provide a workable surface for emergency response vehicles. The goal is to complete all easements in this manner to the subdivision boundary. We are still engaged with the Texas Forest Service to have its crew cut and chip the cedar on Ledge Street from CR137 to Paul Street. This project will include a portion of Lookback extending from Whistle to Ledge.

Application of chip/seal material to those sections of roads where there are homes.

Application of chip/seal material to the park area, which is a common area serving all CCS residents and, also, is the location of our VFD station.

It is obvious that these guiding principles don't specify specific projects. The specific projects are determined by the CCSPOA Board and must consider the schedule and budget constraints as well as requirements. As a related item, it is clearly important that all property owners pay maintenance fees in a timely manner. Most folks do this but some property owners have not done so in the past. Please take care of this business item when you receive your bill about January 1, 2012. It strongly affects our budget.

FIRE DANGER STILL EXTREMELY HIGH

Please remember that despite the cooler temps and some recent rain, the land is exceptionally dry. Visit <http://www.firewise.org/> for information on how to help prevent wildfires and how to prepare in case you are caught in one. The recent devastating fire in Bastrop serves to remind us how vulnerable we all are.

Council Creek South Property Owners Association, Inc.
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BE THE FIRST TO KNOW & HELP US SAVE YOUR MONEY !

Property owners on our email list are notified about events much more quickly than those who wait for a newsletter. Publishing hard copies of this newsletter costs money almost \$100 per issue. Please, if you have regular access to email let us know. If you didn't know about the results of our recent deed election several months ago, you are not on our email list!

Email Candy Smith at jsmith532@austin.rr.com and ask to be added **NOW!**