



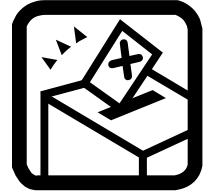
CCSPOA News

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

February 2011

Election to Revise POA Bylaws Voting Criterion Fails to Pass

The recent election to revise the voting criterion, established by the 2005 amendment of the POA Bylaws, failed to achieve the proposed revision. It appears that the 2005 amendment was passed by a simple majority hand vote of members present at the 2005 annual meeting. As stated on the ballot, the sole purpose of the election was to revise the 2005 voting criterion of 51% of the TOTAL POA membership to approve revisions to read 51% of the VOTING POA membership.



In summary, there are 72 POA members in 2010. Using the 2005 criterion, 37 "FOR" votes were required for the proposed revision to pass. The ballots (counted by volunteer members who are not board members) were counted. There were 34 YES votes, 19 NO votes and 19 NON-RESPONSES. Even though there was a super majority (64%) of the voting membership that favored the proposed revision, it failed to pass because it did not reach the 37 criterion value. Inclusion of Non-Responders in the base is equivalent to counting them as NO votes. This Board strongly feels that the bylaws need to be revised to (1) ensure a POA BYLAWS REVISION ELECTION PROCESS where all POA members are made aware of the issue to be voted in advance of the election, (2) all members are provided the opportunity to vote (e.g., certification that ballots are mailed to those members unable to attend a meeting announced in advance), and (3) the election outcome is determined by the simple majority opinion of the voters. Those members that fail to cast a ballot should not automatically count either FOR or AGAINST the revisions under consideration. In this election, a minority vote determined the outcome.

The current bylaws need a significant number of revisions to bring them up to date. There are several blanks in the document that need filled, some outdated concepts (e.g., use of the telegraph for notifications, etc.), specification of quorums, establishment of a voting process that provides all members an opportunity to vote and establishment of a voting criterion that reflects consensus of people willing to vote.

What happens next with respect to POA Bylaws? The outcome of the current election, which dealt with only one of the needed revisions (Article 14 in the current bylaws), makes it clear that revising the entire bylaws document using the existing criterion in Article 14 for revisions will be a very time-consuming process - perhaps impossible. Consequently, the Board decided to set the bylaws aside and focus entirely on the deed restrictions that terminate in 2015. Whenever the proposed deed restriction amendments are passed, the board plans to return to the bylaws and possible revisions.

A lot of effort went into developing proposed revisions to the existing bylaws (e.g., Bruce Weir and Mickey Moore worked several months on the revised document before handing it off to the Board). The proposed revised document will not be discarded but it must wait until the more pressing work on the deed restrictions is completed. Deed restrictions affect all property owners (not just POA members) and are set to terminate in 2015 - just around the corner. This is a critical issue and we, as responsible property owners, cannot allow that to happen.

Amendment of existing CCS deed restrictions.

As discussed in the past, there is a 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 approved process, which is filed with Burnet County, provides us a tool to update our current deed restrictions as determined by property owners. The CCSPOA Board has been working on this effort for several months and has written a proposed amended version that is currently being vetted by property owners for which we have email addresses (60+ property owners). The Board believes that the large number of property owners being given the opportunity to review and feedback on the proposed amendments will reflect the feelings of all property owners to a reasonable extent - acting as a "sounding board" for the community. This will increase the likelihood that the Board can propose specific amendments that will be accepted by all property owners. What can you expect next with regard to our expiring deed restrictions? In the relatively near future, after the Board reviews and analyzes the feedback from the "sounding board" sample of property owners, you can expect an election to be held in strict accordance with the approved process that was filed with Burnet County in 2009. A description of this process is available on the CCSPOA website, councilcreeksouth.org.

Neighborhood Cleanup

The annual neighborhood neighborhood collects a lot of sorts of "treasures"! Come Meet in the park at 9 a.m. and provided. This is another your community.



cleanup is scheduled for Saturday, April 16. Our lovely trash on the roadside every year. We have found all help us clean up—you never know what you might find. bring your gloves and nail sticks. Trash bags are great way to get to know some neighbors and help

Arterial Route Established

Burnet County Commissioner's Court approved our request to transfer about 1000 feet of road to the county as an arterial route. CCS cost for materials was \$3400. The county did the upgrade work and will maintain the route in the future. The arterial route includes a portion of Acorn, starting at CR 137 and runs to Lookback, then Lookback to Whistle, and Whistle to Paul. When our housing density increases on Paul, we hope to extend the arterial route to Eagle. It is important that all residents keep in mind that parking on the surfaced road is not allowed - you must park off the pavement.

Change in cost for names on CCS sign at Crestview and CR137.

Effective immediately there will be a \$10.00 charge for posting your name on the sign at Crestview and CR137. Initially, upon repair and installation of the damaged sign, it was estimated that the cost would be \$8.00 per name. The actual cost has turned out to be about \$10.00 per name.

Firewise Update

As those of you entering the neighborhood will see from reading our new signs, Council Creek South has been accepted into the Firewise Communities USA Program and we were recognized as a firewise community in 2010. The recognition ceremony was held at the November 20, 2011 POA meeting in Burnet. We appreciate County Commissioner Bill Neve attending the ceremony.

This does not mean that we are currently a fire safe neighborhood, but that we took specific firewise steps in 2010 to improve our situation and are trying to become increasingly safe with the help of the Texas Forest Service's educational programs and taking personal responsibility for the safety of the property and lives of ourselves and others. Formal recognition as a firewise community has to be earned on an annual basis and we will have to make additional, documented improvements to be recognized in 2011.

With only one way in and out of our neighborhood, no fire hydrants and a great deal of fire fuels (underbrush and hilly cedar growth), it takes little imagination to realize how vulnerable and potentially dangerous our area is. It is imperative that we work as a community and as individuals to insure the safety and well being of our community, especially during this winter season that is predicted to be warmer and drier than usual.

Your POA has made firewise planning a major consideration in community development and a major objective is to provide fire breaks and emergency response access by clearing and improving our roads. We appreciate suggestions by Jim Cooper (our representative from the ELBVFD and a member of the POA Firewise Committee) and Jan Fulkerson (our designated firewise liaison representative from the Texas Forest Service).

It is too soon to go into the details of our 5-year long range program that has the goal of being as fire safe as possible, but definitely time to inform all property owners of the first and necessary steps to securing the safety of all of us. Our first step as a community and as individuals is to respond to the number one suggestion of reducing fire fuels on our property that endangers not just you and your property but that of others. This does not mean landscaping with cement or scalping our beautiful subdivision. Claire Harrah, Chairperson of the POA Firewise Committee, will be happy to make site visits with recommendations that you may or may not choose to do depending upon your budget and or taste. It is surprising how little it takes to have a great impact on your safety.

We know many of you do not visit here often and when you do it is for peaceful enjoyment and not to earn your lumberjack patch. It is our hope that you will find the above and following information helpful and that you will feel free to call Claire at 512-715-9540 for any assistance to you or your family.

For most people, the task of reducing wildfire fuel on their property requires the help of workers and equipment (e.g., chainsaws, etc.). There are several approaches to meeting this need that include hiring commercial contractors or locating workers and providing them the needed equipment. One approach that has worked well on CCS projects (both POA and private projects) is to consider the use of workers and equipment provided by one of our CCS neighbors (Ms Sherry Atherton) at a reasonable fee. They have their own tools, live in the CCS area, take checks, can work any days of the week, have transportation, and are experienced in extensive and synchronized property management. You may contact Sherry by using the information below:

Email: sherryatherton@yahoo.com or cell phone (512) 656-7698

Rates are \$15/hr

Website is up and running

The CCS website is now up and running again after extensive improvements and content updates. Susan Cowen is the webmaster for the site and, under her leadership/hard work, we can now post information and update material in a more timely manner - and do it more economically than past arrangements. Please visit the website at councilcreeksouth.org and provide any constructive comments and/or suggestions to Susan via the "contact us" feature now provided on the site.

Summary Of Texas Forest Service News Release On Firestorms

Released on Dec. 16, 2010. The full article is posted on the CCS website.

Disastrous wildfires could sweep across the Southern Plains this winter

SOUTHERN PLAINS, Texas - The West Texas town of Cross Plains was decimated by a massive and deadly firestorm in 2005. Three months later, a similarly-destructive firestorm forced the evacuation of seven communities in the Panhandle. More recently in 2009, another 14 counties - this time in North Texas - faced the same fate. Considered a true force of nature, a firestorm is a massive and destructive fire - or group of fires - that often can't be controlled by firefighters. Much like a hurricane or tornado, it can't be stopped. All you can do is get people out of the way on the day they occur. During just the last five years, 10 firestorms - also known as Southern Plains Wildfire Outbreaks - have been documented. These day-long Firestorms have resulted in 287 fires that burned 2.5 million acres, destroyed 1,065 structures and killed 22 people.



Texas Forest Service fire officials and National Weather Service fire weather forecasters are predicting that such a storm could happen again, possibly this winter. As a result, Texas Forest Service is launching a new website - www.texasfirestorm.org - and 12-minute informational video to help the public understand firestorms and why they happen, and learn what they can do to protect themselves.

Conditions must be just right for these devastating wildfires. Occurring mostly in winter and spring, it takes the perfect mix of low relative humidity, strong winds, an abundance of dead grass and other weather factors to produce the Southern Plains Wildfire Outbreak pattern. When that pattern develops, it means conditions are ripe for a firestorm. Once a firestorm ignites, the weather is in control.

As its name implies, the weather pattern and resulting firestorms occur in the Southern Plains, an area that spans from eastern New Mexico west to the Dallas-Fort Worth area, and from Oklahoma south to the Texas Hill Country. However, the Interstate 20 corridor leading from just west of Abilene to the Dallas-Fort Worth area - and 100 miles north or south of it - seems to be a particular hotspot.

CCS POA Board Comment. It is recommended that all CCS property owners visit the above Texas Forest Service website for more detailed information on firestorms and how you may help protect yourself and your property.

Request For Board Nominations

Three positions will be up for election at the annual CCSPOA meeting. Positions currently held by C.B. Harrah, Susan Cowan and a currently unfilled position will be up for election. If you are interested in having your name placed on the ballot for election to the CCSPOA board, please submit a short biography that addresses your 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 jsmith532@austin.rr.com. Nominations will be accepted through March 25 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.

2011 Annual Meeting and Picnic

Join us for the members Annual Picnic and hot dogs

will be available for a nominal charge at m. So come on down, bring a side dish, what the Board has been working on and Hope to see everyone there!



on April 30 in the park. Hamburgers

noon, and the meeting will begin at 1 p. get to know your neighbors and hear what plans we have for the future.

Don't Forget to Winterize Your Home

With the cold weather we have been having, here are a few reminders to keep our homes safe:

- Locate your water main in the event you need to shut it off in an emergency.
- Drain all garden hoses.
- Insulate exposed plumbing pipes.
- Drain air conditioner pipes and, if your AC has a water shut-off valve, turn it off.
- If you go on vacation, leave the heat on, set to at least 55 degrees.
- Cap or screen the top of the chimney to etkeep out rodents and birds.
- If the chimney hasn't been cleaned for a while, call a chimney sweep to remove soot and creosote.
- Buy firewood or chop wood. Store it in a dry place away from the exterior of your home.
- Inspect the fireplace damper for proper opening and closing.
- Inspect exterior for crevice cracks and exposed entry points around pipes; seal them.
- Use weatherstripping around doors to prevent cold air from entering the home and caulk windows.
- Replace cracked glass in windows and, if you end up replacing the entire window, prime and paint exposed wood.



Kudos to Jim Cooper, who noticed a water break at his neighbors, and immediately called the water company to shut off the water. Remember to keep an eye out for anything unusual in the neighborhood, and remember to be sure we have correct contact information for you in case of emergency.

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

HELP US SAVE YOUR MONEY ! 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

