

Arbors Angles

April 2005
Volume 3 Issue 3

The Arbors Improvement Association Newsletter

Management Memo

by Paul Meisler

Congratulations to the hard working committee chairs and members on such a successful Fall and Winter season. Many events were held with positive results and the increased community involvement is a benefit to everyone.

We would like to remind all owners to join the email tree by giving your email address to the association by sending an e-mail to:

ArborDirectory@austin.rr.com.

It is now past time for dues to have been paid for 2005. If you did not receive your invoice or misplaced it, the dues of \$330.00 are the same for every lot. If you own more than one lot, you must pay dues for each legal lot owned. The dues are due every year on January 1st and late after January 31st. Pioneer has been working with the board to insure all addresses are correct in the mailing system so that each owner receives all correspondence.

The Arbors is a small development in terms of number of owners, but a very active and involved community in terms of the number of owners

see Management page 4

Bits From the Board

by John Schnell, AIA Treasurer

Spring is here and summer is just around the corner. The Arbors annual meeting and Board election is about 4 months away. This August the Board will have one of the positions up for election for a 2-year term. The other 2 positions still have another year to run before election in 2006. If you are interested in running for the Board position, please send your Notification of Intent to Paul Meisler at Pioneer Property Management (PSMEISLER@AOL.COM). All Intentions (including a short biography on yourself and statement of how your election will benefit the community) need to be into Pioneer by July 1, 2005. The nominees and their biographies will go out in the first mailing notification along with the proxy.

The Board has also tasked the ACC with ensuring that all properties

are in compliance with the Arbors CC&R's. Pioneer will be sending out notification letters around the first of June which document the observed violations (eg: fencing, trailers, and motorhomes). It is quite possible that documentation is in your possession that would show us that a waiver or approval has been granted. Please forward the documentation to Pioneer so it can be added to you file.

Summer also means that the homeowners are having more activities that involve trailers and motorhomes. If those need to be parked in your driveways for more than a couple of days, be sure to send a request for time extension (detailing length of time needed) to Pioneer so we don't send you a warning letter.

Have a great Spring and Summer.

County Animal Control Ordinances

by Tom Henderson and Joann Johnson

Barking dogs have been a nuisance for some residents here in the Arbors. Bastrop County does have ordinances that provide remedies for this problem, according to Betty Wade, phone number 321-1963, who heads up Bastrop County

Animal Control. The criteria that must be met are:

1. Location of the animal or
- see County Ordinances page 4*

Maintenance Updates

by Ken Nelson

The Maintenance Committee has been hard at work on the problems with the south gate. Unfortunately, storm damage to the road easements has taken precedence. Once the storm damage has been repaired, the Maintenance Committee and the Board will discuss what can be done financially about repairing or replacing the gates at the south entrance.

With spring in full swing, the mowing of Association property will be starting on March 29, 2005. Mowing of the road right of way is optional and the property owner may contact Ken Nelson or Kenny Lange if the mowing along their

right of way is not desired.

The landscaping of the area at the front (Elgin) gates has been completed. Dead shrubs and underbrush have been removed and new plants have been planted. A new water hose bib has been installed for ready watering.

Work will begin soon on erosion areas in the right of way. The committee will also be assessing damage done by the recent storm. If you have noticed damage caused by the recent storm please report it to Ken Nelson.

As all or those who drive by the
see Maintenance page 4

The Arbors Welcomes New Residents

The Arbors community would like to welcome to our neighborhood:

Robert & Diana Reading
476 Arbors Circle

Larry & Rebecca Moseley
206 Arbors Circle

David & Doretha Brinkmeyer
267 Arbors Circle

Diana Hernandez & Susan Baca
115 Arbors Circle

**Edward Ruvalcaba &
Brenda Renteria**
129 Pin Oak Crossing

*Welcome
Neighbors!*

ACC Approvals

by Karen Wilkerson

Since the last newsletter, the ACC has approved the following activity:

New home- 570 Arbors Circle

Outbuilding and mailbox- 116 Sycamore

Pool and fence- 165 Pin Oak

Culvert variance- 517 Arbors Circle

Recently Approved Policies:
Large Animal Policy

Recently Submitted Items:
Community Protection Plan and
Compliance Agreement [Builder
and Owner Agreement]

ACC Updates Violations Process

by Karen Wilkerson

Spring has arrived and so has the spring weather. Hope everyone made it thru the March 24 storm without damage. During March, the ACC and the Board met to discuss options for the violation identification and notice process. Utilizing the input from that meeting and several other working sessions, the Board, ACC and Pioneer have worked together to streamline the violation letter process. The friendly reminder, warning and fine letters have been tweaked and other parts of the process adjusted to make the whole process a better fit for the community. The adjustments to the process have been implemented.

In addition to the realignment of the process, the ACC wants to provide

information to owners to prevent the need for sending a violation letter. To support this goal, the ACC has created a short document called Outline of Community Review Items to assist owners with compliance regarding what items would place them in the violation letter/fine process. Please take some time to look at www.arborsia.org and review the information included in the Outline of Community Review Items. If you do not have web access, call and ask Mary Luke at Pioneer, (512) 447-4496, for a copy. Hopefully, it will answer your 'is this okay' yard and other questions. Additionally, all board policies and the deed restriction documents are available on the website.

Venomous Snakes in the Arbors

by Anita Schnell and Joann Johnson

Venomous snakes are common in the Arbors. There are three main species of poisonous snakes in this area: copperheads (the most common), rattlesnakes, and coral snakes.

Coral snakes, while very venomous, are quite shy and non-aggressive. They can be identified by their distinctive pattern of a broad black ring, a narrow yellow ring and a broad red ring, with the red rings always bordered by the yellow rings. The saying “Red on yellow, kill a fellow; red on black, venom lack” can help to distinguish this snake from nonpoisonous snakes of similar coloring. In general, a coral snake will quickly retreat from humans and pets.

The western diamondback rattlesnake can also be found in the Arbors. It has brown diamond markings down its back and black and white rings on its tail. A rattlesnake will usually rattle its tail prior to striking unless it is surprised. Although more aggressive than either the coral snake or the copperhead, it will also retreat if possible.

Perhaps the most common poisonous snake in the neighborhood is the copperhead. The copperhead has chestnut or reddish brown crossbands on a lighter colored body. They blend into the leaves on the ground so well that they are not often noticed. Copperhead snakes are not aggressive and will retreat if given the opportunity.

The following is excerpted from the North Carolina University Cooperative Extension:

“A copperhead snake’s bite needs medical attention, is extremely painful, and may cause extensive scarring. Many people are bitten while trying to kill or handle the snake. Don’t take chances – avoid these snakes.

The initial threat display of a copperhead is to strike. It lashes out at any enemy as a warning. If the enemy is close enough, the fangs may penetrate the skin. However, because this is a threat display, not an attempt to kill, the snake injects little venom. A copperhead has no intention of wasting valuable venom if it can scare away the menace with a minor bite.

“Copperhead bites are typically not fatal,” says Dr. Peter Bromley, N.C. Cooperative Extension Specialist in Zoology. Small animals, like small dogs, may receive a fatal bite from a copperhead. The venom causes local tissue destruction and secondary infection often sets in. If you or your pet is bitten, get medical attention immediately!!”

Rattlesnake bites are also a danger to our pets, particularly dogs. There is now a new vaccine available for dogs which stimulates the dog’s own immunity. It is available from the Elgin Veterinarian Hospital for twenty dollars a dose. The dog gets two doses, one month apart, the first year and the a booster every year

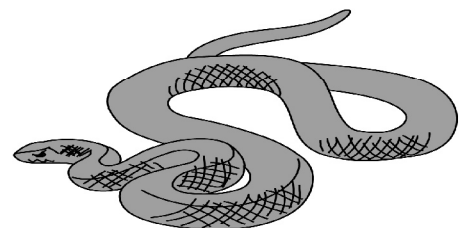
thereafter. Although the dog will develop antibodies to rattlesnake venom (of the western diamondback variety), it should still be taken to the veterinarian if it is bitten. For more information about this vaccine visit www.redrockbiologics.com or ask a veterinarian.

Avoiding poisonous snakes is the best way to prevent bites. Here are some tips:

1. Snakes like tall grass so keep the grass around the house mowed.
2. Remove any brush, wood, or rock debris from around the residence as they make great hiding places for snakes and their prey.
3. Always wear shoes while outside (the fangs on snakes are fragile and generally do not penetrate even canvas tennis shoes).
4. Never put your hands where you cannot see them as a snake may be hiding there.
5. Watch where you walk-copperheads in particular blend in and can accidentally be stepped on.

For more information on Texas snakes visit:

www.tpwd.state.tx.us/adv/kidspage/snakes/psnakes.htm



Yard of the Month

by Anita Schnell

Yard of the Month contest starts in April. Now is the time to plant all those spring flowers. Make your home the prettiest in the Arbors! Our judges will be driving the neighborhood the end of April to choose the Yard of the Month.

Maintenance

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Park have noticed, the overall area of the park property received wind damage during the storm of Friday, March 25th. The most significant damage was done to one of the bar-b-que gazebos, which was hit by a falling tree and is now leaning. We have placed hazard-tape around the structure. Do not use this gazebo until the tape is removed. The Maintenance Committee is researching corrective measures and will, hopefully, correct the problem soon.

The excessive tree damage clean up was addressed on Saturday, March 26th initially when six or seven residents came to the rescue with personal equipment and manpower to cut, trim, and haul most of the damaged trees to the front of the park area. A work crew of about 15 residents volunteered their time on April 9 to finish the clean up.

Management

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who attend meetings and functions. As a property manager who sees many communities, I am happy to be associated with the Arbors and proud of the accomplishments of the association.

Hummingbirds Return

by Joann Johnson

The hummingbirds are back so it is time to put out the feeders. Hummingbird food can be purchased from local stores but you can also make your own by mixing one part sugar with four parts water. It is recommended that you boil the water to kill any bacteria. Allow the mixture to cool before putting it out for the birds. Never use honey or other sugar substitute as they can be harmful to hummingbirds. Be sure to clean your feeder often as the mixture will sour and bacteria will grow.

Flowers are a natural source of food for hummingbirds. They like many types of flowers, including lantana, verbena, petunias, paintbrush, red-hot poker, impatiens, begonia, and geranium, to name a few. Flowering shrubs and vines, such as azaleas, butterfly bush, honeysuckle, trumpet creeper and morning glory, will also attract hummingbirds.

County Ordinances

continued from page 1

- animals;
2. Description of the animal or animals;
3. Names of the owner or owners, if known;

A citation will be issued only after officers have been called to the same location twice. Once the citation has been issued, a court date will be set and the complainant will be required to testify in court. This process usually takes several weeks depending on the availability of court dates.

Social Activities in the Arbors

by Anita McGuire

Approximately fifty residents enjoyed the Valentine's Appetizer Party held on February 12. We had an array of delicious appetizers and a grand time. Many thanks go out to Michelle Gregory who chaired this event, to other members of the committee who helped, and to the Schnell's for opening their home for this special occasion.

Plans are on the table for a 4th of July celebration. Please watch for upcoming emails.

Association Contacts

by Joann Johnson

Do you need to contact the Arbors Improvement Association?

Pioneer Property Managemnt

Paul Meisler

(512) 447-4496

psmeisler@aol.com

or

Mary Luke

mary@austinusa.com

Board of Directors

Tom Henderson

willie_trucker@yahoo.com

Kathy Kuligowski

kkuligowski@austin.rr.com

John Schnell

jsmcss@aol.com

AIA Website

arborsia.org

AIA Policy on Signs and Fences

by Karen Wilkerson

During the last several drive thru reviews and due to owner's observations, it has been noted that some fences, real estate signs and other items located in the Arbors are not in compliance with the deed restrictions and board policies. Compliance is important and will be enforced.

For fences, the rules state:

Fences shall be constructed of wood, brick, rock, stuccoed block, wrought iron or pipe with the maximum height not to exceed six feet. If vertical board fencing is used, the horizontal boards must face to the inside of the yard being fenced such that only the vertical boards will be visible from the street or adjoining property owner.

No chain link will be permitted on any lot unless it is not visible from the street. No barbed wire may be

used on any lot.

Beginning June 1, 2005, installed fences will be reviewed to insure each fence complies with the standards required. If any fence is viewed that is not in compliance, a reminder notice will be sent prior to any further actions. However, please note that correction of any fence out of compliance will be required. If you have documentation of a variance granted, please provide a copy of this documentation to Pioneer Management.

For signs, including real estate signs, the rules state:

1. Sign will be no more than 2' x 3' or six square feet. Only a single sign may be placed on personal property.
2. The sign must be set back a minimum of 16' from the edge of

the pavement.

3. Any flyer holder must be placed with the sign. No other signs may be placed on common property including the entrance to the arbors.
4. No directional signs to the advertised property will be allowed.

Please review your property for compliance.

For other items the ACC reviews, please visit www.arborsia.org. The Community Review Items document posted on the site will assist all owners with information regarding what is reviewed and how the process is handled.

Thank you for your voluntary compliance and assistance in these matters.

Arbors Garage Sale

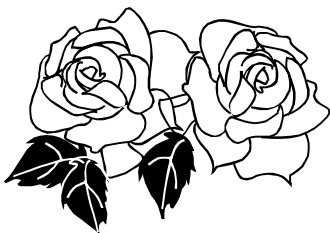
by Anita Schnell

Date: Saturday, May 7

Time: 9 a.m. to 1 p.m.

Ads will be placed in the Elgin and Bastrop newspapers. The park has been reserved if you would like to set up tables there instead of at your home. A sign board with balloons will be placed at the front entrance on Highway 95.

Any questions, please call Anita Schnell at 281-0900 or email jnaschnell@aol.com.



Arbors Directory Updates

Directory updates, address changes, email updates, and phone numbers should be sent to:

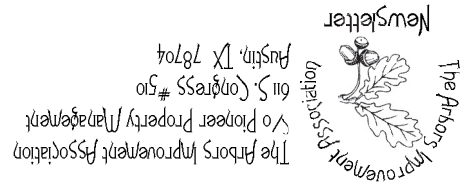
ArborDirectory@austin.rr.com

Please help keep us up to date.

Arbors Neighborhood Watch

by Anita Schnell

Keep our neighborhood safe!!!! Rusty Koeller from the Bastrop Sheriff's office will be at the Arbors park on Saturday, April 30 at 4 p.m. to provide us with crime prevention tips, what to look out for, who to call, and what to do. Bring your families out to learn how to make the Arbors a safe place to live. Please RSVP by Wednesday, April 27. Anita Schnell 281-0900 or email jnaschnell@aol.com. Please bring lawn chairs. Pizza and soda will be provided.



Neighborhood Garage Sale

Date: Saturday, May 7

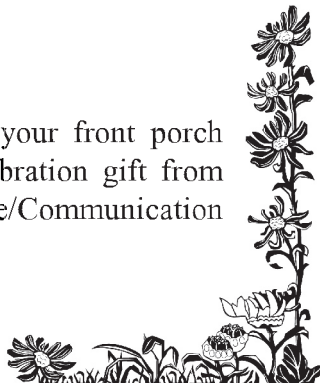
Time: 9 a.m. to 1 p.m

Improvement Association Meetings

Meetings are held monthly on the second Wednesday of the month at the First National Bank Community Room located on Hwy. 290 at 7pm. Meetings are open to the membership. Please attend!

May Day

Be sure to check your front porch May 1st for a celebration gift from the Social/Welcome/Communication committee!



Neighborhood Watch Meeting

4 pm on April 30 at the Park