

# Arbors Angles

February 2005  
Volume 3 Issue 2

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The Arbors Improvement Association Newsletter

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## Management Update

*by Paul Meisler*

The winter season is here and the new year brings with it the dues for 2005. Owners should have received their bills already. If you have not received your invoice, the amount of the dues is the same as it was last year. You may remit payment even without an invoice and we ask that you please do so immediately to avoid any late charges.

The construction projects in the Arbors have slowed and so this is a time to focus on our existing owners and building better relations within the community. The new board of directors and all the committees are working toward this goal. Your participation is welcome and appreciated.

The board has authorized management to initiate lawsuits against those owners have not paid their dues for 2004. This action will result in a judgment against the homeowner and ultimately the property will be foreclosed on and sold at auction for the dues.

On a more positive note, we ended the year with additional reserves

*see Management page 5*

## Bits From the Board

*by Kathy Kuligowski, AIA Vice President*

In my first article as a member of the Board I am going to address three issues; Board meetings, recent break-ins and pet issues.

- First, as members of the Board, we need your input at the monthly Board meetings to properly represent you. Please try to attend the monthly meetings and hear about the issues within the Community. Get financial updates; learn what the Committees are doing, and offer your input about any issue during the Open Forum. We hope to see you there!
- Safety is a big concern for everyone in the community. We recently had some "break-ins" to a few of our resident's cars. Our increased awareness and watching out for our neighbors will quickly help to discourage more activity like this in the neighborhood. Remember

to keep your vehicles locked and anything valuable put away. Please report anything suspicious to the Board or the Maintenance/Safety Committee.

- As pet owners we all need to be more aware of our animals and the safety of the other residents in the community. We have had a couple incidents where residents have been threatened by animals that are allowed to run loose and are not under the control of their owners. Please be considerate of everyone by always being sure that your pet is not unsupervised and a potential threat to a stranger walking by your house or threatening to a neighbor in his own yard.

As always, please feel free to contact any member of the Board personally about your concerns.



## Holiday Lights in the Arbors

*by Anita Schnell*

On December 18, the judging of the Christmas lights took place. Our judges were three very special (and impartial) ladies from the Elgin Extension Club. It was a very difficult decision for them as they were so impressed by all the decorations. However, after a lot of driving around and much discussion among themselves (and absolutely NO comments from the driver and co-pilot), the awards were made on originality to:

### ***First Place***

Denise & Chris Lackey  
165 Elm Wood Drive

### ***Second Place***

Dorothy & Bob Baker  
565 Arbors Circle

### ***Third Place***

Becky & Jarrod Jarmon  
144 Pin Oak Crossing

Congratulations to the winners!

The Committee would like to extend their gratitude to Kathy Kuligowski for getting the judges and helping Anita Schnell navigate around the neighborhood. And, last but not least, to everyone who decorated their homes – they were fabulous!



## The Arbors Welcomes New Residents

The Arbors community would like to welcome to our neighborhood:

### ***Ovis and Connie Vestal***

111 Spanish Oak Trail

### ***Bruce and Linda Boatright***

106 Pine Point Cove

### ***Dan and Kathy Mowrey***

333 Arbors Circle

### ***Steven and Monica Gould***

176 Arbors Circle

*Welcome  
Neighbors!*



## ACC Policies and Approvals

*by Karen Wilkerson*

The ACC has approved the following projects. The committee has also obtained board approval for a Utility Unit Policy and has submitted several other policies for board approval. All policy proposals are discussed at the monthly board meetings. AIA members are encouraged to attend and comment on all proposals.

### **Recently Approved Projects:**

*New home-116 Sycamore*

*New home-159 Arbors Circle*

*Outbuilding and improvements-  
177 Juniper Trail*

*Home Improvement-116 Kingwood*

*Outbuilding-140 Kingwood*

### **Recently Approved Policies:**

Utility Unit Policy

### **Recently Proposed Policies:**

Large Animal Policy

Community Protection Plan and

Compliance Agreement

## Santa Visits the Arbors

*by Anita McGuire*

On Saturday, December 11, Santa arrived in style, cruising to the Park in a 1927 Chevrolet 4-door touring car (courtesy of the Potter's). Many children from the Arbors came to sit on Santa's lap and tell him what they wanted for Christmas, have their picture taken with Santa, enjoy cookies and apple juice, and make ornaments for their Christmas tree. Santa's elves appreciated the participation of all families who

came to share this special event and hope next year there will be many more families to enjoy this special occasion.

The Committee would like to extend their special thanks to Tom Henderson, Gary Potter, and our photographers, David Horton and John Redmon. Please be sure to check the website for all the pictures.



 **Santa**

**in the Park**





# ACC Submits Policies

*by Karen Wilkerson*

Hope 2005 finds you healthy, wealthy and wise. The Arbors community continues to grow and prosper. Since the last newsletter, the ACC has approved two new homes to be built within the Arbors, as well as several improvement projects for existing homeowners. We expect, with spring and summer just around the corner, that the push for new and continuing projects will increase. The ACC looks forward to the challenge.

During the last quarter of 2004, the ACC, based on suggestions and comments from owners, has proposed several new policies for Board consideration and adoption. Further defining the Covenants, Conditions and Restrictions [C, C & R's] to make compliance easy is the goal of policy submissions. Each proposed policy was submitted to

the Board prior to a regular monthly meeting, and then discussed at the meeting. Owners in attendance often have positive comments and suggestions for the fine tuning of proposed policies. Positive discussion is always welcome. The resulting proposed policy is posted on the Arbors AIA website, [www.arborsaia.org](http://www.arborsaia.org), for all owners to review.

Once approved, the adopted policy, with effective date is posted on the website. If deemed appropriate, owners are notified by mail. Be sure and visit the website for additional information on adopted and proposed policies.

The ACC continues to strive for community continuity as a whole and appreciates your support.

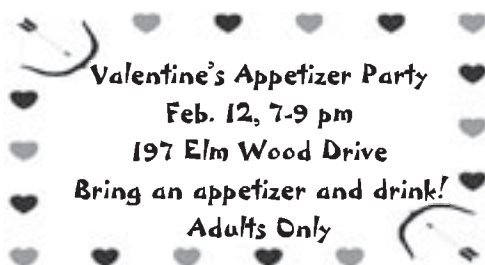


## Easements in the Arbors

*by Joann Johnson*

Easements are a fact of modern life. An easement gives the right to a particular person or company to enter property owned by another for a particular purpose. In the Arbors, each lot has utility easements on each side. This easement allows utility companies such as Bluebonnet Electric to place and maintain equipment used to provide service to the property owner.

The Arbors also has a large easement for the LCRA transmission lines. This easement crosses several privately owned lots and the park. It is a special purpose easement for the LCRA and does not include a general right of use for others or the Improvement Association. It is not a place to dump any type of trash or construction debris as the property belongs to individuals and not the Improvement Association.



## Arbors Directory Updates

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

[ArborDirectory@austin.rr.com](mailto:ArborDirectory@austin.rr.com)

Please help keep us up to date.

## Welcome/Social Committee Plans Events

*by Anita McGuire*

The Committee met twice in January preparing more Welcome Bags for our newcomers and planning a few upcoming events (watch for emails and our neighborhood signs regarding these events). So, neighbors, get ready for an exciting year with lots of activities planned! To start things off, the Committee will be hosting a Valentine's Appetizer Party for "adults only" on February 12, 7-9 p.m., 197 Elm Wood Drive (bring your own beverage and an appetizer). Then

in April, Yard of the Month will officially begin again. And, on May 7, the Committee will host a neighborhood garage sale from 9 a.m. to 1 p.m.

The co-chairmen, Anita Schnell and Anita McGuire, would like to extend their sincere thanks to the committee members for their wonderful suggestions regarding activities and for the fantastic help they have provided.

# Attract Butterflies & Caterpillars

by Lily Wright

Plant Lantana & Verbena for the butterflies! Plant Parsley, Dill, & Fennel for the caterpillars!

While many gardens are brimming with nectar for adult butterflies, a place for butterflies to raise their young, caterpillars, is seldom considered. Here are some suggestions to help the butterflies and their caterpillars thrive in your garden.

Plant Butterfly Bush (Buddleia), Lantana, Zinnias, Verbena, Bee balm, Purple coneflowers, Pentas, Sage, Butterfly Weed (Asclepias tuberosa) or other Milkweeds, Lilac, Sunflower, and Marjoram.

Do not use insecticides in your butterfly garden! If you have a pest problem, treat it manually. Pick off the unwanted insects or use boiling water on ant nests. Eliminate fire ants, as they are predators on the butterfly larvae. Use the growth hormone treatment, not poisons.

The female butterfly will lay her eggs on food plants. Butterflies love

rotting fruit, dead animal meat, and dung! Butterflies get their water from muddy patches at the edges of ponds or streams. A permanent wet patch or seep with sedges and flowers will attract butterflies.

Folks at the Kimas Nursery said that raising caterpillars in an aquarium, with lots of fresh fennel and parsley help keep the lizards and birds away.

Interesting Websites:

<http://www.enchantedlearning.com/subjects/butterflies/lifecycle/>  
[http://www.nwf.org/backyardwildlifehabitat/gulfstates\\_butterfly.cfm](http://www.nwf.org/backyardwildlifehabitat/gulfstates_butterfly.cfm)

<http://users.htcomp.net/weis/butterflygarden.html>

<http://www.enchantedlearning.com/subjects/butterfly/allabout/Garden.shtml>

<http://www.mindspring.com/~roadrunner1/garden/TexasRing.html>

<http://www.tmm.utexas.edu/tnhc/invertzoology/butterfly/bfgarden.html>



# Association Contacts

by Joann Johnson

Do you need to contact the Arbors Improvement Association?

## Pioneer Property Managemnt

Paul Meisler

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## Board of Directors

Tom Henderson

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Kathy Kuligowski

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John Schnell

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## AIA Website

arborsia.org



## Management

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that will go into the fund for road improvements. As many remember, we are a gated community with private roads and have the responsibility for maintenance of the roads. It will be costly in the future and the board is committed to increasing the reserves each year in this fund.

Deed restriction violations have been trending downward in the past few months. Most people respond promptly and cooperatively to the friendly reminders, which we appreciate. If you ever have any questions about a violation letter, please do not hesitate to contact our office.

## 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!

