



Summer 2007
Volume 5 Issue 4

The Arbors Improvement Association Newsletter

Bits From the Board

by Dan Mowrey, AIA Vice President

Summer in the Arbors has brought us more rain and with that more erosion projects to tend to as soon as it is dry enough to start. We have had an accumulated forty-three inches of rain this year; twenty-five inches since April 1st. The Maintenance Committee has begun some repairs and identified other areas needing attention this year and will move on these when the weather and time permits.

In the previous Arbors Angles newsletter, we mentioned that the Board was considering means to slow traffic and referenced the use of “speed bumps” as one method to control those speeding and running stop signs. In our further

investigation, it was determined that emergency service vehicles would be slowed and, as a result, the Board has put this item on the back burner. It has been noticed, however, that since this article ran in the newsletter, the number of complaints and observations of speeding and traffic sign violations has declined considerably.

The annual meeting notices will be sent to property owners via regular mail rather than by certified mail as the required percentage of total votes to do so was finally reached. The intent of this recommended change was to save the annual cost of the certified mailing which was estimated to be about \$800 per

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National Night Out

by Kathy Mowrey

This annual event will be observed on Tuesday, August 7, at 5 p.m. in our park. Pizza and beverages will be provided so please RSVP giving the number who will attend from your household.

In addition to the pizza and beverages, we would like to have a friendly competition to find the tastiest bread pudding and the best banana pudding from the chefs in The Arbors. A vote will be taken and certificates presented to the two winners. The winning recipe will be published in a future newsletter. If you're game to take on this challenge, leave that information, along with your name and phone number so that we can be in touch.

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Annual Meeting Announced

by Joann Johnson

The Arbors Improvement Association Annual Meeting will be held at 10 a.m. on Saturday, August 25th at the Methodist Fellowship Hall in Elgin located at 216 W. 3rd Street. The fellowship hall is located directly behind the church.

To get to the Methodist Fellowship

Hall from the Arbors:

Turn right on Hwy. 95; turn left on Hwy. 290, keeping to the right lane; at the first light turn right (Ochoa Street); take the second left, Ave C, and follow it to 3rd Street. The church is on the corner across from the back side of city hall.



AIA Board Nominees

Karen Wilkerson

Several years ago, my husband and I began looking for a rural, estate sized lot in a community with enforced restrictions. After a long search of subdivisions and communities surrounding Austin, we decided the Arbors at Dogwood Creek had the look, feel and requirements we had determined were important to us for the location of our new home. The Arbors has a rural feel that is not too country, benefits from an active governing body, has maintained homes, and has fellowship among neighbors. We've lived at 481 Arbors Circle for three years now and are very content with our decision to relocate to Elgin and the Arbors.

My husband and I have been married for 31 years and have two grown sons. We have our first grandchild on the way. I've been employed with the same employer, an Austin based financial institution for 24 years. During my tenure I have been responsible for many activities that require abilities and skills I believe also apply to anyone serving as an AIA Board member. My experience is in financial planning and budgeting, financial management, user surveys, dispute resolution [written and verbal], policy creation and implementation, project management, team communication, team leadership and regulation/policy compliance.

I have served on the ACC for four years, including a term before we built our home, because continuing the look and feel of the Arbors is

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John Schnell

My wife, Anita, and I bought our two lots in the Arbors shortly after it was opened in 1997. We started building our home in April, 2000 and moved in November of 2000. Anita is currently working at Ultra-Clean Technologies as a Sr. Buyer and I'm working at a company that refurbishes semiconductor tools, Silicon Services Consortium, as their Materials Manager. We have two daughters, Jenice, who graduated from the San Francisco Academy of Arts, with a degree in Graphic Design, (currently updating her portfolio); and Alison, who graduated from Texas State University-San Marcos, with a degree in Communications Studies and is currently working for a major law firm in Houston.

Anita and I both enjoy our home in the Arbors and feel very fortunate to have made some great friends here. Anita likes working on her craft projects (Stampin-Up") and gardening. My hobbies are woodworking and restoring and painting old/classic cars. My latest project is a 1957 CJ3B Jeep which I hope to have restored and completed for the Hog Eye Car Show in October. I am co-chairing the car show this year with Bob Lindsey.

I have been on the Board for 5 years. I was an original member of the Arbors Transition Team, and was elected to the Board in our first election. I have subsequently served three terms as President, one as Vice-President and one as Secretary/Treasurer. This past term has been

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Flag Pole for the Park

by Bob Reading

At the June board meeting there was a discussion about installing a lighted flagpole at our park. The board has sanctioned this project. The preliminary plan is to install a 30 foot aluminum flagpole with a thickness of .156" and a diameter of 5", this will withstand a wind of 95 mph with a 6' x 10' flag installed. The flagpole will have a internal halyard that is behind a reinforced door to prevent vandalism. The flagpole will be illuminated so the flag does not need to be taken down at night. The cost for this project will be about \$2,000.00 .

We are looking for donations from the residents to pay the cost of this project. At the ice cream social we took in cash donations of \$60.00 and we have four families that have committed to donate \$100.00 each. I am asking other residents to donate to this project. The money will be kept in a special AIA account that is designated for the flagpole project. Checks can be made out to the Arbors Improvement Association or AIA. Please send the checks to Robert Reading at 476 Arbors Circle. A donation box will also be set up at the annual meeting for those who wish to contribute to this project.



Wilkerson

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an important issue for me. Two of those service years I served as chair of the committee. During my tenure as chair, I worked closely with the previous AIA Board members and the current Board members to improve information exchange by the creation and implementation of a detailed compliance agreement for builders and contractors, as well as developing informational material for residents regarding CC&R and policy enforcement. I also implemented the 'watch only' category for the violation report, which allows owners the time needed to resolve any issue without receipt of a reminder letter. I believe it is possible to balance enforcement and reason. I endorse voluntary compliance thru education and information exchange.

Anyone who knows me is aware that I have an opinion on almost everything. It is important to note that, my opinion notwithstanding, serving as a Board member on the AIA requires listening to the people one represents and voting on matters before the Board in a manner that reflects the majority of those represented based on what is best for the community as a whole. It is understood that everyone might not agree with one another on every topic. It is also understood that all matters, regardless of impact on the majority or minority of our community, must be handled with communication and respect. Thank you for your consideration.

Aerobic Septic Systems

by Tom Henderson

Aerobic systems are similar to regular septic systems in that they both use bacterial processes to treat wastewater. However, they differ in the type of bacteria used: aerobic vs. anaerobic. Also, the aerobic treatment process, unlike the anaerobic (regular septic) treatment, requires oxygen in order to do its job.

Aerobic bacteria work much faster than anaerobic bacteria, meaning they process tank waste more quickly. Where regular septic bacteria works without extra agitation, and uses gravity feed to flood treated waste water into a drain field, aerobic treatment units use an electrical mechanism to inject and circulate air inside the treatment tank, accelerating the treatment process. Aerobic treated waste water can then be dispersed onto a field's surface via a pump and sprinkling system.

Because of the extra electrical mechanisms involved, aerobic systems cost more to operate and need more routine maintenance than most regular septic systems. However, when properly operated and maintained, these systems can provide a high quality wastewater treatment alternative to regular septic systems.

If you have installed (or plan to install) an Aerobic Septic system, there are some important factors of which to be aware concerning Bastrop County requirements.

Bastrop County requirements for an aerobic septic system are as follows:

1. The system must be inspected by a licensed maintenance contractor three (3) times a year.
2. The homeowner must have
see Aerobic page 5

Schnell

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very challenging as we have tried to better the communications between the Board and the homeowners. I think we've had some initial successes, but will continue in those efforts.

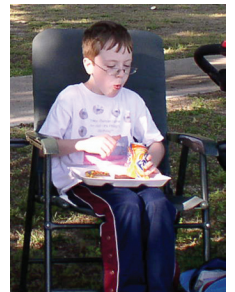
Anita and I have been active in the community since we moved here from Austin. We truly believe that the Arbors is one of the most beautiful places to live in Central Texas, and we will continue to do everything that we can to help maintain the beauty and tranquility that we appreciate in the Arbors.

Night

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Please RSVP the number attending or to enter the tastiest bread pudding or best banana pudding contest by calling Kathy Mowrey at 281-4601 or e-mail her at dmowrey@austin.rr.com.

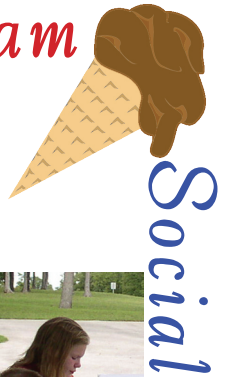
We also plan to have a visit from Rusty Kohler from the Bastrop County Sheriff's Office. As always, bring lawn chairs and plan to stay and visit with your neighbors.



Spring
Pot Luck



Ice Cream
Social



Ice Cream Social

by Kathy Mowrey

Our neighborhood 4th of July Ice Cream Social was held in the park on June 30 and about sixty residents attended wearing their patriotic colors. Everyone enjoyed ice cream sundaes and the opportunity to visit with their neighbors. The youngsters had bubbles and sidewalk chalk to keep them busy and a great time was had by all.

A large "thank you, soldiers" card from the neighborhood was available for residents to sign and a basket was available to collect individual cards for soldiers. Diana Reading sent the cards to a soldier she knows who is currently stationed in Iraq and he will share the cards with his fellow soldiers. Thank you Diana for taking on this project.

Rainwater Collection

by Tom Henderson

If you want to know more about the ins and outs of installing a rainwater collection system for watering during the "not so wet times", plan to attend the September 2007 AIA meeting.

Immediately following the AIA meeting, Dr. Hari Krishna will give a short presentation on this subject.

Dr. Hari Krishna is an Engineer with the Texas Water Development Board assigned to the Innovative Water Technologies Group. He is the current vice-president of the International Rainwater Harvesting Association and former president of the American Rainwater Harvesting

an ongoing maintenance contract with a State of Texas licensed aerobic septic system maintenance contractor.

3. If the homeowner is going to change maintenance contractors, they must notify the Bastrop County Health Service 30 days in advance.

If the above regulations are not adhered to, the home owner can be given a citation for \$250.00. If the system is not properly repaired and maintained, the fine will be issued on a daily basis, including weekends, for \$250.00 each citation.

The Bastrop County Health

Aerobic

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Services has recently installed a new computer system that will not only document all licensed installations but will track the inspections of all the Aerobic Septic Systems in the County. The County is currently in the process of documenting septic systems in our subdivision.

If you are not sure whether your aerobic system was installed by a licensed contractor or you have questions concerning the County requirements, please call 512-581-7100 and ask for Leslie in Bastrop County Health Services.

Note: All the requirements listed are by Bastrop County officials, not the AIA.

Arbors IA

arborsia.org

or

arborsatdogwoodcreek.com

Website

Arbors Pot Luck

by Kathy Mowrey

Our annual spring potluck dinner was held on May 19 in the park. It was a time of great food and conversation. The weather was gorgeous and there were about eighty in attendance. Special thanks go to the Roper's for lending us their grill, Ken and Karen Nelson for doing the grilling duties, and the ladies of the Welcome/Social Committee who helped plan, set-up and clean-up after the dinner. They give so generously of their time and talent.

Arbors Forum

by Anneke Henderson

Currently we have thirty-six registered users and one hundred sixty-nine posted articles on the Arbors Forum.

The Arbors Forum now has it's own Photobucket account. Members will be able to use this 3rd party account to upload photos that can then be posted in a message to the Forum. ie, "For Sale" items, Pets, or avatar images. (Photobucket offers the option to downsize any image to an avatar.)

A visual of the item you wish to sell is always helpful to the potential buyer. And for those who have pets, posting a pet's picture under the Pet forum is an excellent way to insure that IF your pet should roam, neighbors will know to whom the

*see **Forum** page 7*

ACC and Summer Projects

by Randal Wilkerson

Submissions for ACC review have slowed during the past quarter. Even with the Sabine lot close out 'sale', most of the projects submitted are for existing home owners vs. new construction. Recently, the committee has approved one new home on Sycamore Cove and few fences. Now that the rain is finally over and the heat of summer is finally arrived, I expect that there will be a few more projects getting underway.

I want to remind the community that any project other than landscaping [fences, outbuildings, gazebos, pools, room additions etc] requires ACC approval. If you are planning

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year. Thanks to all those who sent their ballots in a timely manner in order to achieve this savings. We can use our community resources to benefit the betterment of our subdivision rather than spend these on administrative fees.

The Board recently authorized funds for the mowing of the RT 95 fence line and the pressure washing of the vinyl fencing. Bastrop County has failed to mow the frontage and it had become an eyesore to anyone passing by our subdivision. The fencing had never been cleaned since it was constructed some 9 years ago. The mowing of the frontage will be done on an as-needed basis for the remainder of the year and will be included in future landscaping contracts. We have also authorized funds for new

a project, please ask early in the planning stage if approval by the ACC is required. Send a quick email to me at rswaustx@aol.com, and I will clarify if a submission for your project is needed. If no approval is required, you may proceed with the project, keeping in mind that even projects that do not need approval must still protect the right of way. Projects materials cannot be placed in the right of way and access to your lot must be completed thru the installed driveway.

If approval of your project is required, I will provide information on what documentation is needed as part of your submission and

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Board

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signs for the South gate (similar to those on the North gate) and these are now being fabricated and will be installed when completed.

In closing, the board would like to welcome the new residents who have moved into the Arbors during the past three months and invite them (and any Arbors property owners) to attend the monthly board meetings. These usually last an hour or so and you have an opportunity to voice any concerns, ideas or constructive comments toward the operation of our community as well as meet other neighbors in a casual forum. We would also like to again thank all the volunteers who generously give of their time and talents to keep our community prospering and operating as well as it does.

Yard of the Month

by Kathy Mowrey

This award is given from April through September so be sure to watch for the sign as you are driving through the neighborhood.

Yard of the Month for May:

Bill & Linda Day
172 Pin Oak Crossing

Yard of the Month for June:

Charlie & Anita McGuire
100 Pine Point Cove

Yard of the Month for July:

Paul & Kitty Shively
103 Whispering Oaks Cove

Welcome Neighbors

by Kathy Mowrey

The Arbors Improvement Association would like to welcome our new neighbors:

Zoe Belledonne

George & Pearl Morgenstein

381 Arbors Circle

Rufus & Deborah Vasquez

261 Maple Leaf Trail

John & Colette Garcia

Amy Büettner

105 Ironwood Cove

Mark & Victoria Lundgren

507 Arbors Circle

Rick & Donna Minks

120 Sycamore Trail

Ann Carter

Kelli Blankenship

149 Spanish Oak Trail

Douglas & Dara Rice

148 Maple Leaf Trail

David & Karen Heidelberg

418 Arbors Circle

*Welcome
Neighbors!*

Projects

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provide information for a review time frame. If an ACC meeting is already scheduled, I will provide that information to you so that you can get your submission to the committee in time for the meeting. A complete and timely submission allows the ACC to issue you an approval as soon as possible and allows you to get started on schedule.

Cards for Troops

by Diana Reading

The residents of The Arbors at Dogwood Creek, Elgin thought that Independence Day would be a great time to send greeting cards to some of the troops serving in Iraq. We wanted them to know we appreciated their service to our country and that they aren't forgotten by us.

On June 30th at the Arbors community July 4th ice cream social we enjoyed good ice cream, good conversation, and saluted our men and women in the service of our country, past and present. On July 5th Diana Reading delivered the greeting cards to the Elgin post office to send them on their way to Iraq.

We are hoping to get more people involved and make more greeting cards to send in the future. If interested call Diana at 512-285-3168.

Forum

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pet belongs.

If you would like to post an image, please contact arbors_webmaster@arborsia.org and request the Photobucket account password.

If you are unable to provide a digital image, but would like to post a photo, drop off a hard copy photo at 116 Kingwood. I will scan it, upload the digital image to the Photobucket account, and email you the appropriate coding to use in order to insert the photo(s) in your forum message. (Please note: this service is for registered forum members only).

Annual Meeting Info

by Joann Johnson

The annual meeting is just a short couple of weeks away. One board position is up for election. Members in good standing (no outstanding fines or dues) will have a chance to vote for one of the nominated candidates. Currently there are two candidates, John Schnell, and Karen Wilkerson, but others may be added from the floor at the meeting so it is important to attend.

Members will receive an Annual Meeting notice by mail in the coming weeks. A proxy form will be included in case a member cannot attend allowing the member to designate another person to vote for them. Please take the time to fill out the proxy if you will be unable to attend.

Association Contacts

by Joann Johnson

Do you need to contact the Arbors Improvement Association?

Pioneer Property Management

Paul Meisler

(512) 447-4496

psmeisler@aol.com

Board of Directors

John Schnell

jsmcss@aol.com

Dan Mowrey

dmowrey@austin.rr.com

Tom Henderson

willie_trucker@yahoo.com

AIA Web site

arborsia.org

Annual Meeting
Saturday, August 25, 2007
Methodist Fellowship Hall
216 W. 3rd Street, Elgin
For map and directions see *pg. 1*



The Arbors Improvement Association
Newsletter
c/o Pioneer Property Management
611 S. Congress #510
Austin, TX 78704

For property owner information check out our web site at arborsia.org