

Arbors Angles

Winter 2006
Volume 4 Issue 2

The Arbors Improvement Association Newsletter

Bits From the Board

by Kathy Kuligowski, AIA President

As the population of the Arbors grows so can problems large and small within the community. Most of the problems can easily be addressed by using common sense and showing courtesy and having respect for our fellow residents.

We all need to help take care of the Arbors and not rely on someone else to do it. We are starting to experience more littering along our easements. We should all be aware as we drive, and make your visitors aware also, that even throwing out that one item out adds to the problem which detracts from the beauty of the Arbors.

We also need to remind everyone that anything on another person's property is not for anyone to take and use for themselves. As lots are cleared and trees are mulched on the lot, it is not there for any resident to take and use without permission. That applies to Sabine lots also. Do not remove anything from any lot without the permission of the legal owner of the lot.

It is great to see so many people out exercising in the Community. Please remember to slow down as you approach them for safety. Also, please remember to walk or run along the side of the road and

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Management Update

by Paul Meisler

It's a new year and we welcome all the new lot owners to the Arbors. Sabine has sold all but 19 lots as of January and plans to move the balance of the lots in the first quarter of 2006. Many of these owners will be building homes in the coming year. Remember to submit your plans for approval before any construction work or substantial site work begins.

The annual dues for the community were billed in early January. They are due in full by the end of the month. The board encourages all owners to pay their dues timely, so the association can maximize its operations for the upcoming year.

Also, thanks to the Welcome Committee for all their hard work and success in December in handling, coordinating and planning the holiday events.

Fire Danger Remains High

by Joann Johnson

Fire danger in Bastrop County remains high and is likely to remain so for the foreseeable future. Burn bans have been instituted in most counties in the region, including Bastrop. The recent rain has not been enough to significantly reduce the fire danger. The ban covers all fires that may produce sparks, such as charcoal grills and outdoor fireplaces. Please be aware that fires

are often begun in road easements due to cigarette butts being thrown out the window of a car or being dropped carelessly. All easements in the neighborhood, including the electrical easement, have dry grass so please do not drive on the easements or drop cigarette butts in these areas.

see Fire Danger page 5



Holiday Lights in the Arbors

by Anita Schnell

Our community was really "lit up" this Christmas. We really have some creative neighbors and it was a real challenge to judge the winners. We were lucky again to have four unbiased judges from the Elgin Extension Club and after many drive by's the winners are:

First Place

Bob and Dorothy Baker

Second Place

Keith and Gail Newman

Third Place

Kevin and Catherine Lawrence

Thank you for every one who decorated your homes. It was so much fun touring the neighborhood and looking at all the decorations. They were spectacular!!!



Valentines Invitation

by Anita Schnell

Come celebrate Valentine's Day with your special person on Saturday, February 11 from 7 to 9:30 p.m. at Dorothy and Reynolds Bixler's home (159 Arbors Circle). Please bring an appetizer to share, your favorite beverage, and your special someone. RSVP to the Bixler's at 285-5618 no later than February 8. Hope to see you!

South Gate Repairs

by Joann Johnson

The south gate was recently damaged in an accident. Repairs on the gate are being pursued but contractors have been slow with submitting their bids. The repair process should not take long once a contractor has been selected. Currently, there is no time frame for the completion of the job.

The Maintenance Committee installed the new lights at the south gate on Friday. Take a look next time you drive through! Many thanks to the volunteers for their efforts.

Community Kids Seeks Submissions

by Joann Johnson

The newsletter is looking for submissions for the Community Kids column. If your child has a notable accomplishment that you would like published in this column please e-mail the details to Joann Johnson at benttandem@earthlink.net. Please limit your submissions to children through high school that live in the Arbors. Submissions for the next newsletter must be received no later than April 1, 2006.

Santa Visits the Arbors

by Anita Schnell

What an awesome sight...Santa arrived in a 1916 antique fire truck owned by the Elgin Fire Department on Saturday December 17. Many Arbors children and grandchildren enjoyed talking with Santa and received beanie babies from Santa. It was cold, but great day and everyone truly enjoyed getting into the spirit of Christmas and watching the children interact with Santa. Thank you to the Welcome/

ACC Activity Slow

by Karen Wilkerson

Hope everyone enjoyed the holidays. ACC submissions were slow during the last quarter of 2005; however, with the continuing sale of lots [I've been told only 15 Sabine lots remain], and with many owners making plans for spring projects, the ACC is expecting an increase in submission requests. Even with limited submissions, construction is still occurring within the Arbors. Two new homes have been approved in the last few months [lot 8 and lot 72], as well as several fences and an outbuilding. Information regarding completing a submission and what type of projects require ACC approval is available on the Arbors Improvement Association web site at arborsia.org. I will also be glad to assist with questions, and I can be reached by e-mail at kacwilk@aol.com.

Voluntary compliance with the rules and policies of the Arbors is going very well. It is obvious that owners are interested in maintaining their

see ACC Activity page 4

Santa in the Park



2005



ACC Activity

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homes and maintaining the look of our neighborhood. During the past few months, a new category of review was added to the neighborhood drive report, and to date, we are comfortable this new tier is accomplishing the desired results. In years past, the neighborhood drive report contained three levels. If an issue appeared on the report, it would advance, if left uncorrected, thru three levels. These three levels still exist and are: friendly reminder level, warning level and fine level. During the late summer of 2005, a 'watch only' level was added to the neighborhood drive report. This means that if a minor issue is identified, but it appears to be temporary, the issue is added to the report for reference, and no letters

are sent to the owner. Then, when the next neighborhood drive report is created, review determines if the issue was resolved, and if it was, it is removed from the report. If the issue still exists, the watch item advances to the friendly reminder letter level. Since the implementation of 'watch only', owner letters have decreased, as many issues resolved themselves without a letter. And this makes the ACC happy. Information regarding Arbors restrictions and policies is also available on the Improvement Association web site. Becoming familiar with and understanding the restrictions and policies being enforced within our neighborhood also prevents letters and supports voluntary compliance.

Siren Proposed

by Joann Johnson

The recent dry weather and resulting fire danger has lead the AIA Board to research the installation of a community alert system in our neighborhood. The siren would be used to warn residents of impending danger, such as a fire. As cost may be a large factor in the Association's ability to obtain such a system, investigation into other methods of funding the system is under way.

The issue of a community alert system will be discussed at upcoming Board meetings. Input from members is always welcome. Meetings are held at 7 p.m. on the second Wednesday of each month at the First National Bank Community Room located on Hwy. 290.

Woodworking Group Forming

by Bob Reading

I am looking for Arbors residents interested in forming a woodworking group. I know there are woodworkers here that would like to share their interest with others. It would be an opportunity to share experience, ideas, sources and your skills. It would be a way to get help with a project that may be too large to handle by yourself,

or maybe you just need help doing something that you haven't done before. Maybe you need the use of a piece of equipment that you don't have. I have been involved in a couple of woodworking clubs, and I have found it a great way to improve my skills. If you are interested, give me a call. Bob Reading 285-3168 or e-mail me at bobjr8@msn.com.



AIA Social Events Calendar

<u>Event</u>	<u>Date</u>	<u>Time</u>	<u>Location</u>
Valentine Party	Feb. 11, 2006	7 pm	Bixlers 159 Arbors Circle
Garage Sale	May 6, 2006	9 am - 1 pm	Arbors
Spring Potluck	May 20, 2006	5 pm	Arbors Park
4th of July Social	July 1, 2006	4 pm	Arbors Park
Fall Garage Sale	Oct. 7, 2006	9 am - 1 pm	Arbors

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not down the middle of the street for your safety. You should always walk or run opposite the flow of traffic so you can see oncoming vehicles. Bicycles should always ride on the right with the flow of traffic.

The drought conditions present a very serious threat of fires within our community. We all need to be extremely careful and be sure we follow all of the warnings that are issued by the County. Signs are kept updated at the two main gates of our community with the current warnings. One careless individual tossing a cigarette or even lighting a grill could cause a disaster in the Arbors. If you notice any violation, please contact a member of the Board.

E-mail notices are sent each month reminding the residents of the

meeting and also used on an as needed basis to inform the residents of any important issues such as the burn ban and notification of incidents that affect the residents such as gates going to be closed for repairs. If you do not have an e-mail on file and would like to receive notification notices such as these, please send the information to ArborDirectory@austin.rr.com. This notification is used only for official Board business.

The Board Meeting is held the second Wednesday of every month at the FNB in Elgin at 7 p.m. Everyone is invited and encouraged to attend the meetings. Reports are given by each Committee Chairman and proposed projects in the Arbors are discussed. Plan to attend if possible. This is the proper forum for your voice to be heard in the community.



Fire Danger

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The Arbors Improvement Association has added a "High Wind Warning" to the existing burn ban signs located at both entrances. The Texas Forest Service will issue these Red Flag Alerts when fire danger is increased by high winds and dry conditions. A fire will spread quickly and easily under such conditions and can even jump across freeways.

If you would like e-mail notifications but would do not want your e-mail address to appear in the directory please indicate this preference when you send the information. Notifications from the board do not disclose recipient's addresses.

Please help keep us up to date.

ArborDirectory@austin.rr.com

Arbors Directory Updates

Directory updates, address changes, e-mail updates, and phone numbers should be sent to:

Committee Seeks Members

by Joann Johnson

The Community Awareness Committee is seeking members. This committee's main responsibility is to keep abreast of local projects that may have an impact on our neighborhood. Members attend annual meetings for Bluebonnet and Aqua Water Supply to keep the community informed about issues that may affect the service these cooperatives provide to residents in the Arbors. They also keep an eye on larger state and county projects that may affect our neighborhood. If you are interested in serving on this committee please contact any AIA Board member or Paul Meisler.

Chemical Edging Investigated

by Joann Johnson

Recently, residents have expressed concern about the use of chemical edging along our streets. John Redmon, chairman of the Maintenance Committee, has researched the use of a "green" product for weed control along the roads. The Natural Gardener suggests a naturally based product as an alternative to Roundup, the current chemical that is used in the Arbors. The information obtained indicated that the recommended "green" product is potentially more dangerous than Roundup. In addition, the "green" product is more expensive to use and would require several applications.

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

AIA 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!

