

April 2022

La Buena Reader

LBV Property Owners Association Newsletter

The LBV Property Owners' Association, Inc. is incorporated under the laws of the State of Texas as a non-profit corporation, and granted powers of administering the Covenants, Conditions and Restrictions for La Buena Vida.

LBV POA Officers

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There was a lot of new exciting development in LBV neighborhood during 2021!

X19 lots were sold during the past 22 months.

New homes being built now by address:

8 Anthony & Mary Peres,
23 Thomas & Sherry McDaniel
41 David & Mary Tidholm.
47 James and Lauren Turners.
48 Kay Harlan & Bill Adam

Other land owners are planning to build soon.

New color selections and bids are in progress now to repaint the LBV's yellow wall at its entrance, along 35.

Majority of palm trees taken by the big February 2021 freeze have been replaced to maintain LBV's landscape.

LBV's private marina inside the neighborhood has had a facelift.

LBV's association yearly fees again remain at the same amount – no increase in 2022! We continue to have no expense for an outside management company as most homeowners associations use. Thanks to LBV Board, committee members, and other volunteers who give their time.

The property to the left of LBV's entrance will be developed into a new neighborhood. The 29 acres are not owned or maintained by LBV. A group of private developers are in the process. A few acres of this property are in the beautiful Wetlands, which hosts a lot of varied wildlife that we enjoy daily. This property lies between the Islands of Rockport neighborhood and LBV.

Minutes of the LBV Annual Meeting:

The annual meeting of the Members of the LBV Homeowners' Association, Inc. (the "Association") was hosted by Jeff and Denise McMahan, at their beautiful home, 16 La Buena Vida Drive at 2pm on Nov. 13, 2021. Thank you, McMahan's, for your kind meal and hospitality!

In accordance with Texas Property Code, a meeting notice sign was posted on the LBV common area. Notice of the Annual Meeting and the Agenda were mailed to all property owners.

Present at the meeting were current officers/Directors: Larry Muenster, Bruce Ellingsworth, Sylvia Imhoff. Larry has served on the LBV Board for 8 years. 2022 will be his last year to give his time and expertise. Please consider serving on the Board and get to know your LBV neighbors!

FINANCIALS:

The Financial Statement as of October 31, 2021 was reviewed. Copies were made available to all, which included the following information:

Cash in Bank	\$81,080.08
Accounts Receivable	\$ 6,151.20
Prepaid Insurance	\$ 389.17
Total Current assets	\$87,620.45
Association Equity	\$68,365.87
Total Liabilities & Association Equity	\$87,620.45

This was an unusual year with increased expenses due to the big freeze in February 2021 which caused us to spend \$24,326 over incoming revenue this year. Fortunately, there were no special assessments required to cover additional unplanned expenses. Again, the board has been able to maintain the annual fees \$1870 per lot/year.

Due to the big freeze in February 2021, \$29,523 was incurred for new plants and the removal and replacement of 45 palm tree.

Bruce Ellingsworth spent many hours watering the new palm trees to keep them surviving during the hot summer. We have since lost more palm trees due to the freeze that will require replacing with additional watering in 2022.

PROPOSED 2022 BUDGET was reviewed with a detailed copy provided to each member present. The budget includes funding for ongoing operating and maintenance expenses in 2022.

General:

Revenue proposed: \$113,400
Expenses: \$ 97,480

Marina:

Revenue proposed: \$1600
Expenses \$1020
Revenue over/(under) expenses: \$580

Annual per lot assessments:

Will again remain at \$1870/lot.

Note: LBV will continue to operate without a paid management company, which will save homeowners significant annual assessment fees. Management of LBV will continue to be done by volunteer time by LBV board, and committee members. LBV appreciates all who contribute their time and talents.

ARCHITECTURAL COMMITTEE:

Committee Members are volunteering another year: John Bradley, Kathy Tullis, and Jeff McMahan. Please stay in touch with the Architectural Committee regarding all construction plans, pursuant to LBV rules and regulations.

LBV MARINA:

LBV marina's wood walkways had deteriorated over time, and have been replaced. Height was increased by 8 inches because of high tides. This money is not coming out of LBV neighborhood funds. Boat slips on right of the Marina are for LBV landowners who live on the Intercoastal Canal and cannot have a boat next to their property. Boat slips on left side are for big boat owners. David Becker who owns x12 boat slips elected not to rebuild his deteriorating slips, so only posts were left.



BULKHEAD ISSUES:

Frank Cameron made phone calls to every landowner to discuss bulkhead erosion problems, which need to be repaired now. Please be responsible – your bulkhead requires regular inspection and repair of problems.

Bill Imhoff discussed that it is far cheaper to fix problem bulkheads now, instead of later when further erosion of your property has occurred. Signs of needed repair can be sinkholes behind the wall, cracks or missing caps on top of bulkhead wall, wall panels leaning out toward the water, exposed rusting reinforcement, etc. Bulkhead problems do not go away, they just get bigger with time.

Each lot owner's repair and expense will be different. Each lot owner is responsible to pay for his/her bulkhead repair. The top cap of bulkhead will be \$10/linear foot, and sideboards holding cap onto the top of the bulkhead \$5.50.

Several LBV owners have already fixed their bulkheads. Jennifer Maingot used Rob Watson, costing \$3500 on canal side, repairing top caps and replacing dead posts. Kathy Tullis used William Campbell from Rockport, costing \$3000.

Bulkheads generally:

Upon development of LBV, a bulkhead was built around all lots' waterfront to keep a stable separation of the land and water. Bulkheads contain and stabilize the soil behind the bulkhead wall, prevent natural erosion, prevent flooding from rising tides, and prevent damage to the unprotected property. Over time, the soil on the landside of the bulkhead can settle, leading to erosion. Once water finds its way through the bulkhead, the pressure of the water side will pull water through to the land side as water levels rise, eventually pushing it out again as they drop, taking the soil away with it (erosion).

The bulkheads built along LBV properties are not a single structure, they are a system of interlocked components that work together to protect the stability and long-term value of the waterfront property.

Deed Restrictions:

Porte-potty problems during construction: cannot be next to street, leaving blue stains on our streets. Must be moved back from street by a minimum of 25 feet.

Vehicle parking problems: please park all your vehicles on your lot. Please do not park in common areas – this causes irrigation sprinkler head damage. If you damage sprinkler heads, you will have to pay for repair.

New 2022 Elected LBV Board Members::

President - Larry Muenster
Vice-President – Bruce Hollingsworth
Secretary - Sylvia Imhoff

44 LBV property owners eligible to vote. 22 Votes were returned by mail.

Larry Muenster has served on the Board for 8 years. This coming term during 2022 will be his last year to serve as President. We need other LBV owners to assume responsibility and volunteer to serve on LBV Board and its Committees. If not, it will be costly to hire a Property Management Company to manage our 47 lots, which would increase each lot owner's fees from \$1870/year to approximately \$4500/year.

Serving on the LBV Board and Committees are an excellent way to meet your neighbors!

Covers over Boat Docks:

There have been several owners that have requested to have boat covers over the marina docks. An architectural standard and windstorm engineering would be required to be put together so that there would be some consistency to the construction.

Bill Imhoff also recommended that the neighborhood allow Boat Docks to have roofs added to their respective boat slips behind each residence property.

Both of these recommendations would require a vote from all owners at a 67% passing to move forward with either of these requests

A committee has formed to review what the community thinks of having this prior to spending many hours to developing a spec for windstorm and architectural design. (John Brandley and Kathy Tullis.

NEW LBV HOMES UNDER CONSTRUCTION NOW:



Anthony & Mary Peres



Thomas and Sherry McDaniel



Kay Harlen & Bill Adam



James & Lauren Turner

About Our Organization...

The LBV Property Owners Association, Inc (the "Association" or "POA") is incorporated under the laws of the State of Texas as a non- profit corporation, and granted powers of administering the Covenants, Conditions and Restrictions (these "Restrictions") for La Buena Vida. The purpose of the Restrictions is to preserve the natural beauty of the property, to encourage attractive improvements, which are harmonious and compatible, and to enhance the quality and economic value of the community and each lot therein.

The Bylaws of the Association govern the election of the Board of Directors of the Association, their term of office, and meetings, powers and duties. Each owner of a lot in the La Buena Vida subdivision is automatically a Member of the Association, with one vote per lot. Members elect all Directors for a term of one year.