

June 2012

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# La Buena Reader

La Buena Vida Property Owners Association Newsletter

## LBV POA Officers

Michael Zotzky  
President  
[mzotzky@comcast.net](mailto:mzotzky@comcast.net)  
(281) 587-8913

Michael Lucente  
Vice President  
(361) 226-1627  
[mikel@Impexploration.com](mailto:mikel@Impexploration.com)

Jeanne Hunter  
Secretary  
[wrhunter@cablone.net](mailto:wrhunter@cablone.net)  
(361) 729-5436

Michael Johnson  
Treasurer  
(Johnson & Cate Certified  
Public Accountants)  
[cpaman@hotmail.com](mailto:cpaman@hotmail.com)  
(361) 729-9707

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*The La Buena Vida 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.*

## From the President

Apologies for not getting this newsletter out sooner, but a combination of business and personal issues have precluded work on it. As such, this is the first "full" newsletter since the Annual Meeting (albeit an abbreviated version was sent in November 2011 with election results and gate instructions). As the POA is required by law to report minutes of the Annual Meeting, they are included in this newsletter. We have also addressed the Member business raised during the meeting, and as well been busy with several capital improvements at LBV. Please contact any of the Officers if you have any questions, issues, etc.

## New Front Entrance Lighting!

We have lights again - illuminating the 17 large Canary Island palms trees at the highway frontage, the palms and the fountain at the two entrance islands, the three flags, and the signage. And it looks fantastic! Many of you may remember years ago when the development began, there were in-ground "can" lights in front of each of the palm trees. Over the years, these lights failed and only one or two worked recently. One of our budgeted capital projects for 2012 was to install new above-ground lights in SonaTube (which should provide protection from lawn mowers, and have less issue with groundwater intrusion) to replace the non-working system. Some existing conduit was used, and some new conduit was required for the islands. New transformers were installed. The signage fixtures were serviced, and bulbs replaced. In total, 28 LED fixtures were installed, which should provide years of service. The new lighting looks fabulous. This project was quite an undertaking and we would especially like to thank Randy Hunter for overseeing the work, and Michael Scharck (of Putterman, Scharck & Associates, Inc., and LBV resident) and his representatives in fixture selection and installation recommendation, as well as lighting discount.

We tried to take some pictures, but as none of us are professional photographers, they really do not do justice to the lighting. Please come see it in person!



Photo courtesy of Linda Lucente

**Architectural Committee****Chair**

Michael Zotzky  
 (281) 587-8913  
[mzotzky@comcast.net](mailto:mzotzky@comcast.net)

**Members**

David Becker  
 (361) 884-3613  
[dkbecker1137@sbcglobal.net](mailto:dkbecker1137@sbcglobal.net)

Byron Fields  
 (361) 883-4721  
[Byron.Fields@att.net](mailto:Byron.Fields@att.net)

Randy Hunter  
 (361) 729-5436  
[wrhunter@cableone.net](mailto:wrhunter@cableone.net)



Photo courtesy of Jeanne Hunter

**Minutes of the Annual Meeting – November 5, 2011**

The Annual Meeting of the Members of LBV Property Owners' Association, Inc. (the "Association") was held at the home of Linda and Michael Lucente, 14 La Buena Vida Drive at 2:00 p.m. on November 5, 2011. A quorum was present in person or by proxy, including the following Members who were present in person:

Directors: Michael Zotzky, Michael Lucente and Jeanne Hunter  
 Owners: Randy Hunter, Laurie Zotzky, Linda Lucente, Caroline and Larry Walker, Larry and Marlene Muenster, Michael and Fronia Scharck, Patricia and Hank Nuss, Bob and Gayly Opem, Steve and Vonnie Fagerland.

In addition, Michael Johnson and Teresa Creekmore of Johnson & Cate attended. County Commissioner Jack Chaney and Constable "Doc" Thomas were invited guests and attended.

Michael Zotzky, President, served as chairman and welcomed everyone to the meeting. Jack Chaney spoke for a few minutes and provided information on activity in Aransas County, including growth to the area.

The minutes of the 2010 Annual Meeting were approved as submitted.

Michael Johnson presented the Treasurer's Report as of October 31, 2011:

Cash in Bank	\$67,649.42
Accounts Receivable	\$ 7,121.09
Prepaid Insurance	\$ 701.46
Total Assets	\$75,471.97
Total Liabilities & Deferred Income	\$12,442.01
Association Equity	\$63,029.96
Total Liabilities & Association Equity	\$75,471.97

Michael Johnson presented the 2012 budget as approved by the Board. The budget reflects an increase in annual fees to \$1,300 per lot.

Michael Zotzky presented the Architectural Committee report. No construction plans are pending at this time.

With a total of 25 of the eligible 47 property owners voting via proxy or in person the following individuals were elected as Directors of the Association: Michael Zotzky, Michael Lucente and Jeanne Hunter.

The following topics were discussed under new business:

1. Questions concerning the potential need to dredge the canal entrance were asked. The Board agreed to look into dredging costs, and recommend changes to the reserve requirements if necessary.
2. Front Gate – The front gate general operating procedures, gate access code and the hours the gate are closed were discussed. The Board agreed to continue to publish information regarding the gate, and to proceed with installing another key pad inside the area for bikers and walkers to open the gate to exit. The current gate code will be changed on December 1, 2011 and the code will be released to all owners via email or US mail.

## Annual Meeting (continued)

3. Watering costs were reviewed, and there was a discussion whether an on-site water well would be feasible. The Board will evaluate.
4. Front Entrance Lighting – The board is in the final review stages of accepting a bid to upgrade the front entry lighting with new LED fixtures. Michael Scharck is working with us to obtain the fixtures, and the Board is reviewing installation bids. Lighting should be installed in early 2012.
5. Island plantings – A discussion about the appearance of the lake islands, and the possibility of replacing the palm trees that were placed on the islands by the developers was held. The Board will research what can be done with the islands, but since they are designated Wet Lands, the options may be limited.

It was noted that the overall appearance of the neighborhood was great, and that both the common areas and individual lots were being well maintained. Special thanks were given to Frank Cameron and Randy Hunter for their efforts to maintain the sprinkler system and adjust settings as required during the drought times.

With no other items to be discussed, the meeting adjourned at 4:25 PM.

## “Inside” Key Pad Installed

There have been several requests by residents – including at the Annual Meeting – to install a key pad inside the LBV gate so that walkers and bike riders have a way to exit the premises without having to carry a gate controller. Some gated neighborhoods achieve this with a simple button on a post that opens the gate. As we wanted to retain security – and not be compromised by someone just climbing over the fence and hitting the button – we chose to install a second keypad. Although this will require the exiting walker or biker to know the security code, it also provides for the desired level of security. The new keypad is located on a separate post on the west side of the road, inside the gate.

*(Inside key pad is on the black post about two feet off of the edge of the curb, to the left of the tall palm in the picture. Photo courtesy of Jeanne Hunter )*



## Rockport Center for the Arts – Tour of Homes

The 2012 Tour of Homes to benefit the Rockport Center for the Arts was held on April 14-15. The annual tour features the best in Texas coastal living, providing a self-guided tour thru private homes in Rockport. Allen and Donna Samuel's La Buena Vida home was featured in the tour, and reportedly over 750 people attended on Saturday, and another 500 on Sunday. Several LBV residents also attended the tour and said the houses were all great.

For those that missed the tour, here is a link to an article in the Corpus Christi Caller Times that features the Samuels house: <http://www.caller.com/news/2012/apr/08/thesweet-life-12000-square-foot-home-has-water/> (Editor: I did not want to risk copyright infringement by posting any of the article pictures in this newsletter, but recommend accessing the article fairly soon as it might not be available indefinitely)

## Other POA Business – Water & General Maintenance

At the Annual Meeting, Larry Walker requested the Board investigate the feasibility of drilling a water well on-premise, to be used for lawn watering. Michael Zotzky talked with David Becker - one of the developers - who indicated there were two fresh water wells drilled in City by the Sea. Both were too salty to use for watering grass or landscaping. David said they considered this when doing early development plans for LBV, but given the drilling success in the area, decided not to bother. Although a well would be “fairly cheap”, the likelihood it would be fresh enough was very low. Also, his recollection is that the water sands could provide enough water to run a hose, but would pump off (dry) if you tried to get any more volume than that. Considering David’s input regarding the water well, it does not appear worth pursuing further.

We are currently in the process of installing master valves on all of the sprinkler controllers in the subdivision. These valves shut off the system if a leak is detected. Due to the drought conditions last year – and ground shrinkage and cracking – we had several leaks in sprinkler system trunk lines. Although they were found fairly quickly, the water loss was still fairly expensive. The new valves will alleviate that expense in the event of a trunk line leak. Installation is complete on the front systems, and only the back three systems remain to be completed by Cochran Irrigation.

Our work on the sprinkler system has revealed that the water spigot at the marina is actually tapped into a sprinkler trunk line, downstream of the anti-siphon valve. While it is unlikely that any ground water could flow back into this section of the pipe, we have advised marina slip owners not to drink this water. We will install a non-potable water sign soon, and eventually provide potable water service to the marina. Until then, please **do not drink the water from the marina spigot**. It should be sufficient for boat washing and other uses in the meantime.

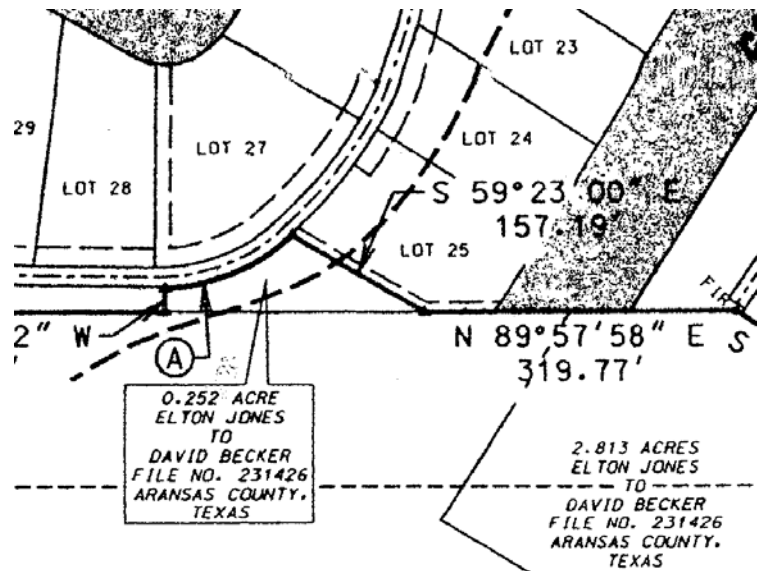
Finally, the Board hired a general maintenance crew in March, and to-date has completed front wall cleaning, refinished the wood at mailbox building, ant and gopher treatment, front entry flower bed plant replacement, gate repair and paint, and final installation of the remaining light fixtures. An insurance binder is on file for this crew – in accordance with our POA liability insurance requirements.



*(Aerial photo of La Buena Vida taken Dec 31, 2011, courtesy of Hunter Properties, Inc.)*

## New Neighbors

Please welcome Gary and Theresa Lamb to our neighborhood. They are the new owners of a house originally built by David Becker in adjacent City by the Sea. David was one of the LBV developers, and as such left a driveway to access his CBTS house via La Buena Vida Drive. The 0.252 ac triangle-shaped lot with driveway is across the street from the Opem residence (Lot 27). The CBTS lot is adjacent to and shares a short section of fence with LBV Lot 25. The "triangle lot" lies within the LBV fence-line, but was legally excluded from the LBV subdivision and restrictions. In the residence sale to the Lambs, that was changed by encumbering the deed for the triangle lot with requirements they seek POA approval on any developments, as well as comply with LBV Restrictions. In return, the new owners were granted an easement to use LBV Drive to come in and out of their CTBS residence. This essentially resolves a long-standing issue with the triangle lot.



Plat showing 0.252 ac "triangle lot"

During the first quarter of 2012, the Lambs did an extensive renovation of the residence. The grounds have also been improved, and an amazing amount of landscaping added – especially palm trees. It is a beautiful property now, and reflects well on both CBTS and LBV. Again, please join the Board in welcoming Gary and Theresa to the neighborhood.

## Architectural Committee Report

In the first quarter 2012, the Hunters (Lot 29) submitted plans for wall construction. On the west side of the house, a stucco wall was proposed to shield their pool equipment from view. A subsequent submittal was made for east wall construction plans. The wall was similar design to the west side, but enclosed a garden area outside of the master bathroom. The plan and specifications were reviewed by the Committee, and approved. This work was started recently, and only final stucco remains.

There are currently no plans or other work pending approval by the Architectural Committee. If you are a property owner contemplating building, or have any questions regarding improvements, please feel free to contact Michael Zotzky or any of the other Architectural Committee Members.

## Kerry Washington Passed Away

Kerry Washington - owner of the landscaping company that mowed the LBV common area in recent years – died on April 30, 2012. Just a few weeks earlier, Kerry and his crew worked very hard to prepare the LBV grounds for the Tour of Homes. His passing was quite sudden following a very short illness. Kerry was 54 years old. The Board expresses sympathy and condolences to his family for their loss.

## Board of Director Meetings

The Association Board meets on the second Tuesday of each month. All meetings are open to property owners of La Buena Vida, with the occasional exception of executive sessions. The meetings typically start at 4:30 pm, but specific date and time is subject to change - especially as each of us also deal with business travel. So please contact Jeanne Hunter in advance if you wish to attend a Board meeting.

**La Buena Vida Property  
Owners Association, Inc**

c/o Johnson & Cate  
Certified Public Accountants  
2602 Hwy 35 N  
Rockport, TX 78382

PHONE:  
(361) 729-9707

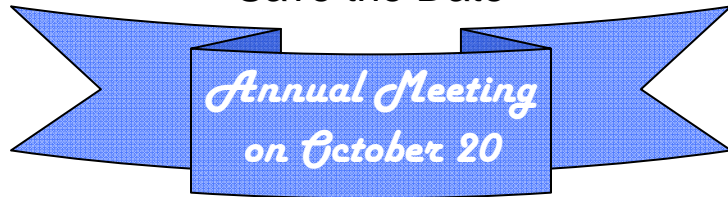
FAX:  
(361) 729-9729

E-MAIL:  
cpaman@hotmail.com

**We're on the Web!**

See us at:  
[www.lbvpoa.com](http://www.lbvpoa.com)

Save the Date



Please Mark Your Calendar Now!

***About Our Organization...***

The La Buena Vida 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.

**LA BUENA VIDA POA**

c/o Jeanne Hunter  
19 La Buena Vida Dr.  
Aransas Pass, TX 78336

