

August 25, 2017

Issue 21

La Buena Reader

LBV Property Owners Association Newsletter – DELAYED due to Hurricane

LBV POA Officers

Gayly Opem
President
(361) 790-0015
gaylygopem@yahoo.com

Larry Muenster
Vice President
(512) 560-4861
ljmuenster@gmail.com

Jeanne Hunter
Secretary
(361) 729-5436
wrije.hunter@gmail.com

Michael Johnson
Treasurer
(Johnson & Creekmore
Certified Public
Accountants)
(361) 729-9707
coaman@hotmail.com

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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.

From the President

Dear Property Owners,

The LBV POA Needs You Now!

Please heed my call and volunteer today for the open position on our Board of Directors election slate. Texas law requires three Directors minimum on a POA Board, but only two property owners have expressed a desire to run for office at the present time. We must have a third. I answered the call in 2013 and my four years have been a positive experience, both educationally and personally satisfying. I am stepping down now so other property owners can participate. It's a great opportunity to meet your neighbors, and have an active voice on the governance of the POA and the maintenance of our beautiful environment.

The Board works together to build a consensus among our 38 property owners on rules and regulations, ensures the association is financially sound and maintains our common property and infrastructure. Board responsibilities are split among the three officers, who also supervise the accounting responsibilities of Johnson & Creekmore, our CPA. It is a group effort and I have several people to thank for their dedication and many volunteer hours during my time as President.

"Thank You" to Jeanne Hunter who has served as Secretary of the Board for nine years. Her financial, budgeting and recording skills are unsurpassed, not to mention her judgement and knowledge of the Bylaws, Covenants and Restrictions of the LBV Association.

"Thank You" to Randy Hunter, Chairman of the Architectural Review Committee, and Manager of the maintenance crews for landscaping, sprinkler systems, mowing and general repairs on our large property. After nine years making sure LBV Operations run smoothly, Randy recently relinquished his maintenance responsibilities.

"Thank You" to Larry Muenster who joined the Board as Vice President two years ago and will be running for election again this year. He spent the last year under Randy Hunter's tutelage, learning the intricacies and schedules of LBV's maintenance routines. Earlier this year, he assumed responsibility for LBV maintenance, and oversaw the installation of the new street lights. Larry and his wife Marlene currently reside at City by the Sea, enabling him to make daily visits to his new home, currently under construction on Lot 1, as well as keep an eye on the well-being of the common area. The Muensters plan to move into their new home this fall.

As of now, two property owners are running for Board Director positions next year, Larry Muenster and Bruce Ellingsworth. LBV POA is required to have three Directors, so it is critical for a third property owner to volunteer to fill the vacant position. Please contact me, Jeanne or Larry to answer questions about running for the Board and to be included on the ballot to be release in October.

Gayly Opem, President

New Owners

Please welcome our new owners:

- Linda and Henry Davila are the new owners of Lot 2, undeveloped at this time. They currently have a vacation home in the Rockport area, but are looking forward to building in La Buena Vida. They live and work in San Antonio, but have been seen walking their new lot several times....hope to see building plans soon.

Welcome to our new ownerswe look forward to meeting you soon.

Improvements, Repairs and Projects

Street Lighting - As discussed at the last Annual Meeting, and highlighted in the February 2017 Newsletter, the LBV streets lights have been replaced with new LED fixtures. Michael Scharck helped with the selection, negotiated a great price, coordinated the order, and personally reviewed the direction the light cast down on the street. Larry Muenster supervised the Installation and made sure necessary adjustments were completed by the installer. These fixtures have a great warranty, and should last many years. The entire project came in under budget.



Plants - Several small plants and palm trees were lost in the unexpected freeze to the area this past winter. Several robellini palms were replaced, and we are now attempting to keep them alive during the long hot summer. In addition, we added plant rings around all the smaller palms, to protect them from the weed eater, and to permit us to add and contain mulch at the base. Unfortunately, we had an invasion of Cut Ants, and lost several of the new plants at the highway and in the fountain. The ants are gone, and the plants are beginning to recover, or are being replaced.

Streets - A fund for future street repairs was established this year, and additional funds will be included in the upcoming budget planning cycle. The goal is to clean and seal at least the entrance area, and then work on sections of the main road.

Perimeter Fence – The stucco portion of the perimeter fence was redone in 2015, but the metal portion of the fence and the gate needs work now. The Board is planning to go out for bids on painting the black wrought iron fence section at the highway. It is several years old, and is beginning to show it. Now is the time to paint it, and prevent any additional rust issues.

Architectural Committee Report



ABOVE: Philippi home (Lots 3&4)
LEFT: Muenster home (Lot #1)

Architectural Committee

Chair

Randy Hunter
(361) 205-3887

rockport.randy@gmail.com

Members

David Becker
(361) 884-3613

dkbecker1137@sbcglobal.net

Byron Fields

(361) 883-4721

Byron.Fields@att.net

Michael Zotzky

(832) 656-4123

michaelzotzky@gmail.com

Robert Opem

(361) 790-0015

robertaopem@yahoo.com

Two homes are nearing completion, and both are looking great. No plans are pending approval at this time. As a reminder, if you are contemplating building soon, or adding a fence, boat dock, pergola or pool, please check the website for information and the approved Checklist. If you have questions, call Randy Hunter or any of the other Architectural Committee Members.

The Committee is working on finalizing a Fence and Screening Wall Policy.....look for it to be released soon.

REMEMBER: Contact the Architectural Committee prior to construction, or making any exterior changes.

If you are interested in serving on this important committee, please call Randy to discuss.

New Gate Hours

Changes to the gate hours were announced earlier in the year, and were implemented in July 2017. No issues have been reported, and it appears that everyone knows their own unique codes, packages are being delivered, service providers have access, and construction crews are able to come and go as necessary. Several owners have expressed their appreciation for this change.

Sandollar ordered additional remotes, and if you still want a remote, please contact them at 729-9856.

New Xeriscape Policy and Updated Fence

The Board and the Architectural Committee are working on approving the following policies:

Xeriscape – Article 3.7 of the restrictions require that the landscaping include a sod yard. Since the passage of SB198 in the Texas legislature, HOA's may not restrict a homeowner who desires a landscape that saves water. The HOA must adopt standards and set guidelines for homeowners that decide to xeriscape. The Board has reviewed Xeriscape Policies on file for several Texas Home Owners Associations, and has come up with a set of standards and guidelines that will allow owners to plan for up to 60% of the available vegetative space for drought tolerant plants and ground covers, and the remaining 40% must be turf grass.

Fence and Screening Wall Updated Policy – The Architectural Committee has been reviewing the current Fence Policy (Article 3.6) and attempting to clarify some confusing language regarding what is permitted, and what is not allowed.

Both the Xeriscape Policy and the Fence Policy will be mailed to all owners shortly. Please look for these documents in your mail. In addition, they will be available on the website, www.lbvpoa.com

ANNUAL Meeting of the Members

Please mark your calendars!

The 2017 Annual Meeting will be held on:

Saturday, November 4th at 2pm

Location to be announced later. We hope to have it at the new home of Larry and Marlene Muenster, but before we are able to announce this location, they need to finish building and move in!

This is a great opportunity to meet other property owners and your Board.

We look forward to seeing you then! Please plan to attend.

As highlighted by Gayly, two of our current officers will be leaving the Board at the end of this fiscal year. We are looking for owners that are interested in volunteering for a position. If you would like your name to be included on the ballot for the election of officers, now is the time to volunteer. You do not need to be a full time resident. Please contact one of the current officers as soon as possible.

CPA Contact Info

c/o Johnson &
Creekmore
Certified Public
Accountants
2611 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

Watering Restrictions

Stage 2 Restrictions continue for La Buena Vida, and anyone that gets water from the City of Rockport. Please make your best effort to conserve your water use, both inside and outside your home. Landscape Watering Restrictions include the following:

- **Watering limited to once a week between the hours of 6 pm and 10 am**
- The watering schedule for Stage 2 is:
 - Even numbered residence – TUESDAY
 - Odd numbered residences – WEDNESDAY
 - Commercial (including the POA) - THURSDAY

Board of Directors Meetings

The Association Board meets on **the second WEDNESDAY** of selected months. Meetings for the rest of this fiscal year are scheduled as follows:

- September 13th – Home of Bruce Ellingsworth (18 La Buena Vida Drive) 5pm
- October 11th – Home of Gayly Opem (21 La Buena Vida Drive) 5pm

All meetings are open to property owners of La Buena Vida, with the exception of executive sessions. The meetings typically start at 5:00 pm, and the agenda is available on our website www.lbvpoa.com. The meeting schedule for the year December 2017 through November 2018 will be established once the new Board meets in January 2018. The January 2018 meeting is tentatively scheduled for January 10, 2018.

Please contact Jeanne Hunter in advance if you wish to attend a Board meeting or need additional information.

Website Update

Just a reminder - all of the “official” La Buena Vida documents – such as bylaws, restrictions, rules and policies – as well as the schedule for upcoming Board of Directors meetings plus copies of newsletters, are posted on the LBV website at www.lbvpoa.com. If there are any other items you would like to see included on the website – or even better yet, have pictures for us that are relevant – please contact one of the Officers

Reminder: Annual Meeting November 4th See you then.

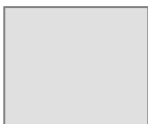
Election of Officers – Ballots will be mailed approximately 3 weeks before the meeting.

Please VOTE – Hope to see you at the meeting

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.



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

