

February 25, 2016

Issue 17

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.

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From the President

It's the start of a new year and spring is in the air at La Buena Vida.

Our Spring newsletter focuses on nature and the habitat that supports it at LBV. There have been several articles in the last few months about residential developments that set aside land to support the plants and animals that live in the local area. The Wall Street Journal in particular had an article stating a greater interest in owning property with such an amenity. LBV has a number of acres set aside devoted to wetlands, a lake and islands that provide many types of flora and fauna for wildlife.

This column outlines my recent bird watching (or birding as we call it) experience on the property. A second article explains the abundant fishing opportunities available as described by one of our resident successful fishing couples, Bruce and Dorinda Ellingsworth.

On Dec. 27, 2015, I participated in the national Christmas Bird Count and spent 90 minutes covering the south end of Lake La Buena Vida, identifying as many birds as possible. Sixteen different species totaling 89 individual birds were observed and recorded for the count. No doubt, you have seen the many Great Blue Herons and Great White Egrets that frequent the islands and shallow waters, and may venture on your property. Both Great Blues and Great Whites were seen that day, but also two less familiar heron species, a Tri-colored Heron (photo 1 below) and the smaller, but similar, Little Blue Heron (photo 2 below).



From the President (cont.)



Several other less common species appeared also. Two resident raptor species hunt our property regularly. An Osprey (see photo at left) hovered above the lake and ate his catch on the Shallow Water signs in the lake.



A beautiful American Kestrel (see photo at left) hunted the grass on several lots, perching on signs and lamp posts spotting prey.

Also logged that day, a number of different birds helping themselves to our lake fish such as Double-crested and Neotropic Cormorants, Brown Pelicans, and Pied-billed Grebes, as well as a saucy Belted Kingfisher (final photo).

A flock of 100+ Redhead Ducks occupied the Lake that day, much to the chagrin of property owner Mike Scharck, a long-time avid duck hunter.



You don't have to take a walk to see colorful hummingbirds in your own yard. Attracting them is as easy as putting out a feeder or two or landscaping with native flowering plants. Their antics provide constant entertainment around our patio and pool for Bob and me as well as for visitors not used to seeing them up close.

I welcome all of you to take a few minutes for a short bird walk around LBV and look for the many different species you can find here. You might be surprised at what you see.

Gayly Opem, President

It's a Secret – LBV has Great Fishing

Did you know that the LBV lagoon is a great fishing hole? Bruce and Dorinda Ellingsworth (Lot #30) both love to fish, and they don't have to go far from home to find the fish. They have caught redfish, trout, flounder and mangrove snapper from their dock. Flounder is great from the docks at the marina during the fall. Bruce loves to take out his boat, and has caught redfish, trout, black drum, sheepsheads and flounder from the boat. Redfish are more plentiful, with several in the 26" – 28" range, but Bruce did snag a 30 incher, and has the picture to prove it!



**Remember....fishing in LBV is for owners and accompanied guests only.
No public fishing.**

Please help to keep our marina, wetlands and islands private. No Trespassing signs are posted. If you see someone suspicious, either parked at the marina or walking on the wetlands or islands, please report it to one of the Board Officers. Please take down any information you can, including license number or boat description and registration number. Our Constable has been very helpful in confronting violators. He will issue a warning for first time violations, and then ticket repeat offenders.

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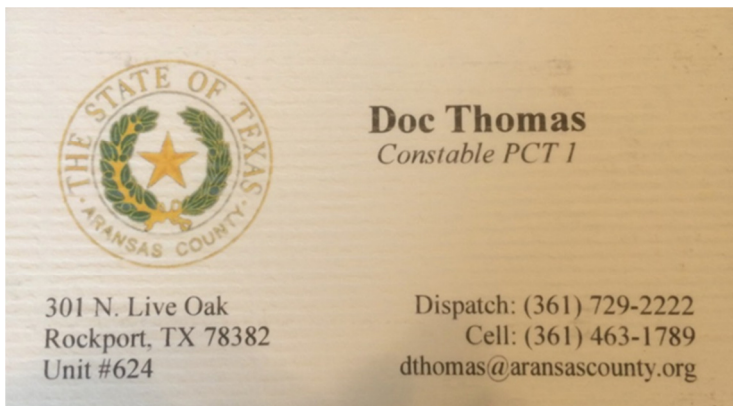
Aransas County Elections

The upcoming March 1 Super Tuesday Elections include important local elections.

Jack Chaney is running for re-election for County Commissioner Precinct 1 and 1A, and "Doc" Thomas is running for re-election for Constable Precinct 1. Both are un-opposed. We look forward to having both Jack and Doc representing us, and protecting us in the upcoming years. Many owners have had a chance to meet Jack and Doc at LBV Annual Meetings in past years. Jack Chaney worked with us several years ago to fight annexation from the City of Aransas Pass, and Doc can be seen driving the neighborhood on a regular basis. Congrats to both Jack and Doc on their re-elections.

You can reach Jack Chaney at his website www.jackchaney.wordpress.com or by cell (361) 463-6121.

You can contact Doc Thomas at (361) 729-2222 (dispatch) or (361) 463-1789 (cell).



*Keep this Business Card
Information*

*Doc provided this card to
all owners that attended
the annual meeting in
November 2015*

FEMA Flood Maps for Aransas County

The Aransas County Commissioners Court approved the revised FEMA Flood Insurance Rate Maps at their January 25, 2016 meeting.

The maps became effective February 17, 2016. Maps have been made available at public meetings, but they are difficult to read. You should contact your insurance agent to understand any changes to your property.

c/o Johnson &
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We're on the
Web!

See us at:
www.lbvpoa.com

Board of Directors 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 exception of executive sessions. The meetings typically start at 5:00 pm, and the agenda is available on our website www.lbvpoa.com. The next meeting is scheduled for Wednesday, March 9th at 5:00 pm. Please contact Jeanne Hunter in advance if you wish to attend a Board meeting or need additional information.

Watering Restrictions

Stage 2 Restrictions continue for La Buena Vida, and anyone that gets water from the City of Rockport. The reservoirs that provide our potable water have risen, but they are still not high enough to change our Stage 2 water restrictions. Please make your best effort to conserve your personal water use, both inside and outside your home. Restrictions include the following:

- Watering limited to once a week between the hours of 6 pm and 10 am
- Citations will be issued for anyone that does not adhere to the schedule
- Customers with questions are encouraged to contact the Public Works Department of the City of Rockport at (361)790-1160.
- The watering schedule for Stage 2 is:
 - Even numbered residence – TUESDAY
 - Odd numbered residences – WEDNESDAY
 - Commercial (including the POA) - THURSDAY

Are you planning on selling?

Spring is just around the corner....and most realtors will tell you this is the busy season. Don't forget, if you plan to sell, the title company will contact the Association and request information related to your property or a Resale Certificate. Seller information reported to the title company includes outstanding assessments and fines, plus any violations related to your property. A New Owners' Handbook will be provided to the Buyer. This Handbook contains By Laws, Covenants and Restrictions, Policies adopted by the Association, plus a copy of the most recent financial statements, current operating budget, and information on the existing insurance policies. Most of the information in the Handbook is available on the website, except financial statements that we do not make available to the public.

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
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