

July 2014

Issue 11

# ***La Buena Reader***

**La Buena Vida Property Owners Association Newsletter**

*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**

Allow me to introduce myself as the new President of the Board of Directors at La Buena Vida. My name is Gayly Opem. My husband Robert and I bought our home #21 in March 2011. We moved in later that year and are now residents. I retired from a 30+year as a marketing executive in 2008, having worked for several companies headquartered in Chicago such as Playboy, and Allstate. My last two positions were in international travel, first with a group travel company and then an accredited international study abroad program for college students.

We knew we wanted to move to a warmer climate after retiring and immediately started the search in 2009. We traveled around Florida and Arizona, but settled on the Texas Coast, and are very glad we did. I am active in the community as a member of a number of organizations including the Art Center, the Humane Society, Rockport Country Club, and the Aquarium as a founding member of the Skip the Plastic initiative. I hope you and your family enjoys the Rockport area much as we do.

It has been a very busy year to-date – both on a business and personal standpoint – and as such our “summer” edition of the newsletter is a bit late. That said, your Board has been working hard to maintain the beauty of La Buena Vida, address owner needs and suggestions, and perform some improvement projects as well. Please feel free to contact me or any of the other Officers of your Board.

## **Annual Meeting**

The 2014 Annual Meeting of the LBV Property Owners' Association will be held at the home of Michael and Fronia Scharck on **October 25, 2014** (22 La Buena Via Drive). Please mark this date on your calendar (Saturday afternoon) and plan to attend. In addition to conducting official POA business, this is a great opportunity to meet other property owners. The official meeting notice, including the ballot to elect officers will be mailed later.

## **Board Volunteers Solicited**

The affairs of the Association are managed by a Board of Directors, elected each year for a one year term. Several of the Directors and Committee Members have volunteered their time for several years and we would like to add another Director and several committee members. If you are interested in working with the Board or with the Architectural Committee, please contact one of the current Board members. If you have experience with writing newsletters.....we could use your help.

## **NEW Owners – WELCOME to La Buena Vida**

Please welcome our new owners and residents:

- Adam Phillipi of Ingleside is the new owner of Lots 3 and 4 in Phase I
- Lot 14 has a new owner – Randy Stewart and his family plan to build within the next year or so.
- Lot 44 has a new family –Skip and Rae Harmon and their three children moved into this home in May 2014. Skip is President and General Manager of the Allen Samuels Chevrolet Dealership in Corpus Christi.

Welcome to all new owners and residents....we look forward to meeting you soon.

## **Island Plantings**

Several property owners asked the LBV Board to investigate if trees could be planted on the fill islands in our lake. Before investing money in what would be an expensive project, the Board decided it would be prudent to find out why the first palm trees planted on the islands failed and if the islands are able to sustain plantings.

We consulted with two companies: Native Dave, (Dave Ilfrey) a native plant landscaping specialist, and Belaire Environmental Inc. (BEI), a company specializing in wetland habitat creation. BEI was involved with the development of LBV. Both companies made on-site visits to the islands. Concerns raised from these visits are the elevation of the islands, the tidal levels and the salinity of the earth.

Soil samples were taken and analyzed by BEI. Of the five samples taken, two measured in the high salinity range, two in the moderate range, and one slightly lower. It was noted that the holes dug for the samples filled with hyper saline water, which would likely limit plant survival, and salt crystals were visible on the soil surface. BEI concluded their report with "BEI is not aware of any native or non-invasive trees that would survive in the current saline conditions."

The Board spent additional time investigating if the islands had access to fresh water. No access could be found, and it could not be easily provided. Running a water line to the islands would require permits from the Army Corps of Engineers and be a very expensive and complicated process.

In light of the results from the research, the Board determined that attempting to plant trees on the islands would be highly risky, extremely expensive and likely to fail, and voted not to proceed.

## **Architectural Committee Report**

Construction continues within La Buena Vida:

- Lot 35 – The Marable residence is really looking like a home these days! The exterior is nearing completion, with the roof, windows and stucco finished. Plans for the dock will be submitted later this year.
- Lot 30 – Exterior construction on the Ellingsworth home continues, with work on the roof and stucco progressing.
- Lot 20 – Plans were approved to enclose a portion of the driveway with a privacy fence and gate at the Becker residence. Work has been completed, and it looks great.

As you can see, both new homes are beautiful, and nice additions to the area.



*Home under construction on Lot 35*



*Home under construction on Lot 20*

## **Golf Carts Allowed**

Did you know that golf carts are allowed on some roadways in Aransas County? Commissioner Betty Stiles sponsored the bill, and Gov. Rick Perry signed the law allowing golf carts on public roadways in June 2013. Soon afterwards, Aransas County Commissioners voted to allow golf carts in the unincorporated area of the county.

Here are the answers to most questions you might have regarding golf carts on roadways:

- Can I drive on a public road? **YES, if the speed limit is 35 mph or less**
- Can I drive across a road if the speed limit is more than 35 mph? – **YES, but not parallel**
- Do I have to be a licensed driver? – **YES, age 16 or older** or with a learner's permit with an adult
- What equipment is needed? – Headlights, taillights, mirror, parking brake and reflector (slow moving triangle recommended)
- Do I need insurance? – Liability insurance is recommended
- Can I drive at night? – **NO!**

The Board has recently approved a policy to adopt the Aransas County Golf Cart Rules and Regulations on our private street. Our speed limit is 15 MPH. Golf Carts must be parked in driveways, garages or other approved enclosed areas. Please drive with care!

## **New Plants at Front Entrance**

Drought tolerant plants were planted with rock and weed deterrent material added. Michael Lucente donated some of the plants. Total cost for this improvement was less than \$1,000.



## **Proposed Deed Restriction Changes Recommended**

Deed restriction changes were discussed briefly at the 2013 Annual Meeting. Following this meeting, the Board had several meetings with our new attorney. Our attorney has reviewed our current Restrictions, and has recommended a few changes. The major changes recommend include the following:

1. **Article 2.13** The current restriction attempts to define parking areas (driveways and garages), plus states that boats or trailers are permitted to remain visible on lots for a total of not more than 30 days a calendar year. Monitoring, tracking and documenting the 30 days have proven to be unmanageable. The Board is reviewing other waterfront homeowners' association restrictions looking for other options. We want to recognize the fact that we are a waterfront community, but not turn the appearance of our neighborhood into a storage yard for boats and trailers. Most high end neighborhoods have restrictions which define allowable parking areas, and do not permit long term storage of boats and trailers which are visible, including our close neighbors The Islands of Rockport and Bahia Bay
2. **Article 5.1 and Article 5.3** These two articles address the membership of the Architectural Committee and the term of office. The current restrictions lists the members by name, for a total of 3 members and states that they would remain in office until a home is built on every lot. The attorney pointed out that it is unrealistic to maintain the same members for as many years as it will take for homes to be built on all lots. It is more common to adopt rules which allow for a rotating membership. The proposed change would:
  - a. Increase the membership to no more than 5 and no less than 3 members.
  - b. Members would be appointed by the Board and would serve a three year term, with no limits to the number of re-appointments.

The current members of the Architectural Committee have reviewed the proposed change and do not have an issue with the proposed changes.

As a reminder, the Covenants, Conditions and Restrictions (CCR's) help ensure we have a beautiful place to live. Your help in working with the Board to modify and change the restrictions so that they work for all of us would be appreciated. We hope to finalize the proposed changes soon. Once completed and approved by the attorney, we will be requesting your vote to approve the changes.

**The Board will be recommending changes, but your vote is necessary for any changes to the restrictions. When you receive your ballot....Please vote!**

## **Another Oil Spill on Our Streets**

An Allied Waste truck spilled oil on our street in April. Mike Lucente worked with the crew assigned by Allied Waste, and most of the spill has been removed. This is the second incident involving a trash company allowing the load to shift and damaging our streets. Allied Waste did pay for the cleanup on both occasions, but it required several meetings and the time of a Board member. Please remind the contractors you hire for trash removal, lawn maintenance, pool maintenance and other services to check their vehicles for leaks, and to be careful on our streets. Let's all work together to prevent oil leaks on the street...talk with your contractors and please check their vehicles. Thanks!



## **Website**

If you have pictures or information you would like to share with other property owners, please contact us. We love pictures – especially ones we can post on our website. If you have not visited our website, please check it out at [www.lbvpoa.com](http://www.lbvpoa.com). All of the official POA documents are posted there, as well as the past newsletters and some pictures. If you have not provided us with your email address or a current phone number, please do so. Official notices and ballots will be sent via the USPS mail, but we prefer to send everything else via email.

## **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 occasional exception of executive sessions. The meetings typically start at 4:30 pm, but specific date and time is subject to change – depending on our business travel schedule. Please contact Jeanne Hunter in advance if you wish to attend a Board meeting.

## **LBV Board**

President	Gayly Opem	(361) 790-0015 (262) 681-7720	<a href="mailto:gaylygopem@yahoo.com">gaylygopem@yahoo.com</a> Gayly until Oct 15th
Vice President	Michael Lucente	(361) 877-9316	<a href="mailto:mikel@lpexploration.com">mikel@lpexploration.com</a>
Secretary	Jeanne Hunter	(361) 729-5436	<a href="mailto:wrie.hunter@gmail.com">wrie.hunter@gmail.com</a>
Treasurer	Michael Johnson	(361) 729-9707	<a href="mailto:cpaman@hotmail.com">cpaman@hotmail.com</a>

## **Architectural Committee**

Chairman	Randy Hunter	<a href="mailto:rockport.randy@gmail.com">rockport.randy@gmail.com</a>
Member	David Becker	<a href="mailto:dkbecker1137@sbcglobal.net">dkbecker1137@sbcglobal.net</a>
Member	Byron Fields	<a href="mailto:Byron.Fields@att.net.com">Byron.Fields@att.net.com</a>

## **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.*

**Photo Copyright Cissy Beasley 2014** – Looking south with the Islands of Rockport in the forefront, La Buena Vida in the middle, and City by the Sea at the top. Cissy granted us permission to use this photo which was taken in March of 2014 in our newsletter. Thanks Cissy!



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