

June 2015

Issue 14

# ***La Buena Reader***

**La Buena Vida Property Owners Association Newsletter**

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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**

A warm LBV welcome to our three new homeowners.

Two newly constructed homes and the resale of an existing home were completed recently. All three home owners have invested in more than just their houses, adding swimming pools and landscaping, and are in the process of constructing docks. Please welcome these new families to our development.

#13 La Buena Vida Dr. Constructed by Patrick and Eve Marable of Dripping Springs, TX

#14 La Buena Vida Dr. Purchased by Lindon and Cheri Frazer of Colleyville, TX from Michael and Linda Lucente

#18 La Buena Vida Dr. Constructed by Bruce and Dorinda Ellingsworth of Colleyville, TX

If you are a lot owner without a house, and have not visited La Buena Vida recently, there are a number of changes taking place around our development. Schedule a visit sometime soon. The land along Highway 35 from Aransas Pass to Rockport is experiencing quite a bit of development in the last two years, both residential and commercial. I think you will find it an interesting drive from the Conn Brown Harbor development north all the way into Rockport. Stop for a bite to eat at the new restaurant in the area, Paradise Cove Restaurant at Cove Harbor, with an outdoor deck overlooking the marina, salt marshes and birding areas nearby.

Your Board of Directors has committed to ongoing maintenance and continued improvements of our property in the coming years, while being vigilant to control our expenses and minimize increases in our assessments. The restoration of the entrance gate and wall is a good example of necessary maintenance to ensure that owners and visitors have a positive first impression of LBV. Our landscaping projects have two objectives: first, to provide attractive plantings and views as one drives through LBV and second, to move toward plants and trees that are low maintenance, salt tolerant and low water users, reducing the amount of grass that requires significant water through much of the year. Water usage is and will be a high-level concern for all of us in the Coastal Bend and all of Texas.

Best Regards and hope to see you soon!

Gayly Opem, President

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## Stucco Wall Repairs & Painting

The stucco wall and gate was part of the original plan developed for La Buena Vida, and is the first thing owners and visitors see upon entering La Buena Vida. Over the years, it began to show its age. The Board agreed it was time to do something about it, and approved stucco repairs in the areas that were damaged, and painting all columns and panels plus the sign on the south side with a stucco elastomeric paint. (Phase I and Phase III). The 2015 Budget did not include funding for this effort, but savings in other areas has allowed this work without depleting our reserves or requesting a special assessment. The work is not quite complete, but you can see it looks great! Take a look at the before and after pictures in this newsletter.

## New Landscaping

Drought tolerant plants were a major topic at the 2014 Annual Meeting. The 2015 budget included \$7,000 towards the goal of converting some of the grass in the common area to more drought tolerant plants. Bloomers Nursery developed a plan which included Red Weeping Oleander, Florida Sable Palm Trees and crushed granite in the open area next to the south fence separating La Buena Vida and City by the Sea. The oleanders have already started blooming a brilliant red, adding color to that corner of the common area. They will grow to a height of approximately 5 feet, and help block the view of the weeds on the other side of the fence. This planting area was completed in March, within our budget, and is the first step in a multi-year effort to enhance the common area landscaping. The Board intends to include a planting budget every year going forward. Take a look at the pictures included in this newsletter.



*Before & After  
Pictures –  
Stucco repairs and  
painting to the front  
wall - Phase I &  
Phase III*

*Photo courtesy of  
Jeanne Hunter*

## Conn Brown Harbor Plans

Several Board members attended the City of Aransas Pass Town Hall Meeting on February 3, 2015. The planned development at Conn Brown Harbor designed by developer Hal Jones was unveiled to the public. The master plan attempts to provide a low risk, stable economic base for the city that includes long-term land leases, both commercial and residential. The plan includes restaurants, shopping, a resort hotel and other hotels, residential homes and condos, plus public spaces with walking trails and play areas. If you are not familiar with Conn Brown Harbor, it is a large, man-made protected harbor in Aransas Pass that was the home base of a shrimping fleet, now gone. It is located about 5 miles south of La Buena Vida and is visible north of the causeway to Port Aransas or by turning east off Highway 35 once you enter the Aransas Pass city limits. The City of Aransas Pass is working towards final approval, with construction planned for later this year. An overview of the project, named Harbor Towne is available on the City of Aransas Pass web site. This is a much needed and welcome addition to the area and when completed will provide convenient retail businesses, restaurants and hotels near LBV.

See this website:

<http://wp.aransaspasstx.gov/about-aransas-pass/conn-brown-harbor/harbor-towne>

## Gate Code Changes

As announced by Gayly Opem in May, the entry code for the gate will be changed soon. The changes include:

- Each owner will be assigned two personal codes unique to your property
- One code to be your primary code for you and your family
- Second code will be for you to give to guests, delivery people, cleaning services, yard workers, pool services, etc.
- Initial programming costs covered by the LBV POA funds
- Request for additional codes will have a pass-through charge from Sandollar Security
- Your unique codes will be mailed to you as soon as available
- Codes will be increased to five digits

These changes will allow owners to better control who has access to their property when the gate is closed. Fire, EMS, Police, City of Rockport Water Department, newspaper delivery will be assigned codes.

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## Google Mapping Issue

More and more people have begun to rely on various online mapping programs, and it was brought to our attention that Google Maps does not correctly locate and identify all of the individual home addresses on La Buena Vida Drive. This could be a problem for owners, especially if your property is for sale, or you have deliveries scheduled. Frank Cameron initially identified the problem and has been able to correctly map his home. Larry Muenster has worked with Google to attempt to fix other properties, and made changes, but they are not always retained by Google.

Larry provided these steps to correct Google Maps. If you enter your address in Google Maps and it does not point to the correct location, try these steps to correct it:

- Select the 3 bars (menu) to the left of the address (on your iPhone), then Help & Feedback, Send Feedback, and then Report a mapping issue.
- or Select the Question Mark at the bottom right side of the screen (on a desk computer)
- Tap the incorrectly mapped location marker
- The Option to Add a Note is available on both the desk computer and phone app

You will get a screen thanking you for improving Google Maps. It should take a couple of days for the edits to go through their system. Once corrected, you will get an email with notification that the map has been corrected (if you have a Gmail account). You may need to repeat this if the fix does not happen, or is not retained. Google Maps continually changes their options, and this fix may be a temporary solution.

*Before & After Pictures –  
Stucco repairs and painting to the sign - Phase I & Phase III  
Photo courtesy of Jeanne Hunter*



## Stage 2 Water Restrictions Continue

Yes, we have had record amounts of rain the last two months, but water restrictions set out by The City of Rockport still apply to La Buena Vida. The reservoirs that provide our potable water have risen but they still are 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.

Stage 2 Plan includes the following restrictions:

- limits watering to once a week between the hours of 6 pm and 10 am
- Anyone utilizing City water and not following the mandatory guidelines for water restrictions will be issued a citation
- Customers with questions are encouraged to contact the Public Works Department at (361)790-1160.
- The watering schedule for Stage 2 is:
  - Even numbered residence – TUESDAY
  - Odd numbered residences – WEDNESDAY
  - Commercial (including the POA) - THURSDAY



*New landscaping – Red Weeping Oleanders & Palm Trees*

## Annual Meeting – Get Involved!

The 2015 Annual Meeting of Members will be held in late October, or November. In recent years we had held the meeting at one of the homes on La Buena Vida Drive, and we are looking for a meeting place this year. If you have never hosted an annual meeting, now is the perfect time.

We will also be looking for people interested in serving on the Board as an officer, or committee member.

If you would like to volunteer your home for the meeting or would like to help manage the LBV POA ...please contact a Board Member now.



*Freshly repaired and painted  
front wall*

*Photo courtesy of Jeanne  
Hunter*



## 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 5:30 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.

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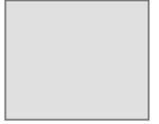
We're on the Web!

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

## Website Update

Just a reminder that all of the “official” La Buena Vida documents – such as bylaws, restrictions, rules and policies – as well as the newsletters, are posted on the LBV website at [www.lbvpoa.com](http://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.

**LA BUENA VIDA POA**  
c/o Jeanne Hunter  
19 La Buena Vida Dr.  
Aransas Pass, TX 78336



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***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.

