

October 5, 2016

Issue 18

# La Buena Reader

LBV Property Owners Association Newsletter

## LBV POA Officers

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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,

La Buena Vida is growing again in 2016. The Architecture Committee approved two more new houses and construction on both started this year. The new homes will be along the Intracoastal Waterway rather than around the lake. The Philippi residence on Lots 3 and 4 is well underway with frame work erected and occupancy expected in 2017. The Muenster residence on Lot 1 broke ground a few weeks ago and also expects to be occupied in 2017. Both houses are ICF construction, a significant investment and designed to withstand severe storms and wind.

Next door to the north, a number of new houses were erected in The Islands of Rockport, creating a significant neighborhood of nearby residents. The Islands is different from our unique subdivision in that it is a traditional canal community with smaller lots more closely arranged and limited waterfront vistas. It has different offerings than LBV, designed for people with different desires.

Nearby commercial development has come along with more housing in the area. An example is the new Dollar General store across Business 35 from our property and The Islands. A plus is the convenience of a general merchandise store offering a nearby selection of household merchandise, but the bright security lights installed in their parking lot were originally aimed too high, an example of "light pollution" that is usually found in large cities. After several phone conversations with the regional offices of Dollar General, their management changed the angle of their lights to focus downward and reduce the glare toward our property. While this action may seem like a small thing, it is part of our continued focus to maintain a more natural environment for our property owners as our original designers envisioned. The ability to see stars at night has become a rarer thing in the United States, and we will continue to be vigilant and monitor new construction along Business 35 to keep lights low in our area, yet maintain adequate security.

Another part of our natural environment is our wetlands, which sets the stage for LBV and provides natural water drainage without the unattractive water holding ponds found in so many developments. You may have read about the enormous and expensive project Aransas County undertook last year to remove invasive trees from the Tully East Wetlands and Reserve across from the Rockport Walmart Store. The trees overtook the area, altering water drainage and crowding out native foliage, reducing resources for birds and wildlife as well. Invasive trees have popped up in our south wetlands bordering City by the Sea. Our grounds crew will remove them by the end of the year before they multiply and create a much more expensive problem to correct.

If you have ideas about maintaining our lovely common property, your Board of Directors would like to hear them. We also request your participation at Board meetings and in such projects, serving on committees or on the Board. Please contact any Director or attend a monthly Board Meeting and bring your suggestions.

Gayly Opem, President

## Summer Bird Sightings at LBV



The Coastal Bend is famous for the many different bird species seen during spring and fall migrations, but summer has its own delights. Our own backyards can yield a colorful variety here at La Buena Vida.

Everyone can identify great blue herons which abound, but two very different looking herons were spotted the week of July 4 on the boat dock at 21 LBV. Both are short, stocky, and colorful in their own right. The Black-crowned Night Heron with its striking gray and black plumage is the most widely spread heron in the world.



The Green Heron is less common and harder to spot with its dark green crown and purplish-brown neck and shoulders.  
(*Second picture left*)



LBV's grassy fields yield other interesting non-water birds. A Scissor-tailed Flycatcher with its dramatic long black tail and peach-colored flanks was spotted in the lots along the north canal in August. (*Third picture left*)



Rockport is famous for its hummingbirds, particularly the common Ruby-throated that migrates in huge numbers through our area in September and is the main draw for the many visitors attending the Hummer Fest every year. But, other species can be seen at LBV such as the Buff-bellied Hummingbird pair at a LBV feeder in early September. These are easy to distinguish from the smaller Ruby-throats with their bright red bill and distinctive coloring, and provide an entertaining sighting for the end of summer. (*Final picture*)

### Gayly Open

*Pictures from the Cornell Dept. of Ornithology*

- *Black-crowned Night Herron by Robin Segg*
- *Green-Heron by Joshua Clark*
- *Scissor-tailed Flycatcher by Reddirtpics*
- *Buff-bellied Hummingbird by Stephen Ramirez*

## Fishing Update

With the spring and summer top water / plastic bit for trout now behind us, the red fish are starting to turn on. With the tides starting to fall now it's bringing the reds out of the back lakes on to the flats. This is making for a nice stringer for both reds and trout. Secondly, with the cooler weather starts the flounder run which should be in the beginning stages. Fishing deep water cuts is a likely spot for a flounder ambush.

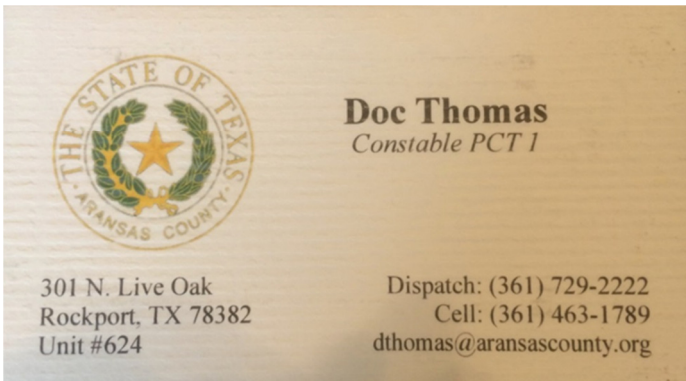
Happy fishing.

*Picture courtesy of Larry Muenster*



*Nice Trout caught by Larry & friend*

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



*Keep this Business Card  
Information*

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

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.

## FEMA Flood Maps for Aransas County

The maps became effective February 17, 2016. Check with your insurance agent to see if your property Flood Zone has changed....many have! Griffith & Brundrett Surveying provided the following link to a good website:

Here are the instructions:

Go to FEMA site <https://msc.fema.gov/portal>

Type in address

After panel pulls up click interactive map

When interactive map pulls up click on base map and choose imagery

When imagery pulls up then put in address again

## Improvements, Repairs and Projects

The **Marina has new LED lighting!** The sidewalk adjacent to the 12 marina slips was very dark, and not very inviting. New LED lights were installed at each pier this year. Drive some night and take a look!

**Street repairs** were completed this year to repair several areas that were beginning to fail. Concrete patches for 7 large holes, 25 smaller holes and several curb failures were fixed in July by Reycon Concrete Designs. Henry Reyes has recommended that we power wash and seal the streets. This will be discussed at the upcoming annual meeting.

Another **oil spill by Republic Services** was observed in July. This is the 3<sup>rd</sup> time they have damaged our streets in the past 4 years (August 2012, July 2014 and July 2016). As a reminder, other trash providers are available, and you may want to consider using either The Bag Lady or K&D Trash Services. Both of these providers use smaller trucks, pick up twice a week, and we believe they are more respectful of our concrete streets. Please remind any contractors working for you to protect our streets and if you see a truck leaking oil...ask them to remove the truck immediately, and to clean the oil completely as soon as possible!

As we discussed at the Annual Meeting last year, the **street lights** are beginning to fail, and will need to be replaced very soon. The Board has researched options, and believes replacing the fixtures with new LED fixtures is the solution. We will review the plans at the upcoming annual meeting. Total expense expected to be at least \$20,000. The current year budget provided a start on this expense, and the proposed budget for 2016-2017 will continue to fund this upcoming expense.

## ANNUAL Meeting of the Members

Please mark your calendars!

The 2016 Annual Meeting will be held on:

**November 12<sup>th</sup> at 2pm**

This year we will meet at the home of Bruce and Dorinda Ellingsworth  
**18 La Buena Vida Drive**

This is a great opportunity to meet other property owners and your Board. Last year we had a great discussion about future plans for LBV, and we have several items to discuss this year, including street lighting issues.

There are no proposed amendments to the Restrictions this year.

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

## Board of Directors Meetings

The Association Board meets on **the second WEDNESDAY** 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](http://www.lbvpoa.com).

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

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## Architectural Committee Report

The Philippe home that is under construction on Lots 3 & 4 is really beginning to take shape. Construction plans were approved the end of 2015, and the work began in the first quarter of 2016. If you have not had a chance to drive by and take a look....check out the picture taken the last week of September. Going to be BEAUTIFUL!



Plans were approved for a home on Lot 1 for Larry and Marlene Muenster in August 2016. Site work is beginning, and we are looking forward to seeing this home begin to take shape soon.

As a reminder, if you are contemplating building soon or have any questions regarding improvements, please check the website for information and the approved Checklist, or call Randy Hunter or any of the other Architectural Committee Members.

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

## Proposed Fiscal 2017 Annual Assessment

Considering expected costs for next year, including the street lighting project, the Board is reviewing an increase in the 2017 assessment level from \$1600 per lot to \$1,700 per lot. Final Budget recommendations will be reviewed and approved at the next Board of Directors Meeting on October 12, 2016. Restrictions authorize a 10% increase without a vote from the property owners. Detailed financial information will be presented at the Annual Meeting in November.

2017 Annual Assessment Invoices will be sent in November, and payment is due December 1, 2016.

### Architectural Committee

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## Household Pets – Leash Required

Lately, complaints have come to the Board regarding owners' dogs running loose on the LBV property. To clarify the Restrictions of the POA, owner's pets must be contained on their property or on a leash when outside their Owner's Lot. (Article 2.18) Dogs found running free will be contained and sent to Aransas County Animal Control.

The POA is aware of one non-owner dog recently seen on the LBV property. Aransas County Animal Control has been summoned but was not able to catch it. Currently, we have a private entity attempting to catch the dog, and hope to contain it soon. If you find a loose dog on your property, please catch it, put on a leash and call Animal Control to our property to pick it up.

Please note Animal Control operates during normal business hours so a call in the evening or weekend may not be returned until the office opens.

## Local Theft Ring

Rockport Police and the Aransas County Sheriff have been investigating what police are calling one of the largest organized criminal theft operations inside Aransas County and Rockport in recent history. Arrests have been made, additional suspects have been identified and thousands of dollars in property have been recovered.

According to Commander Lawing, several Kyaks, fishing rod and reels, coolers and other items have been recovered, but property owners should do what they can to **protect their property and be diligent against theft in the area**. Always make sure to mark your property so that you can identify it. The investigation is ongoing.

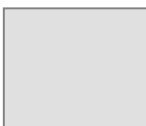
***Reminder: Annual Meeting November 12<sup>th</sup> .... See you then.***

***Election of Officers – Ballots will be mailed soon  
Please VOTE***

***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  
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Aransas Pass, TX 78336

