Canyon Lake Hills
Property Owners Association

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Current News and Information Winter Edition 2009

2008-2009 Board

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Volunteer Needed!

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Records@clhpoa.org

PRESIDENT'S MESSAGE

Firstly, it is painful to bring this subject up again, but recent and continued **vandalism at our pool and park** area must be stopped. So I ask once again, "Do you know where your children are?" and equally important, "Do you know what your children are doing?" If more parents were able to answer both of these questions, perhaps we may not have had the incidents of **vandalism** to our pool and park, as well as private property, over the past years. Our most recent examples include **vandals** throwing rocks in the pool, breaking into the pool area, destruction of park lighting, destruction of playground and pool equipment, graffiti (including some that you would not want to have to explain to young children), and turning on faucets resulting in a waste of 20,000 gallons of water. This **vandalism** is costing all of us as we have to use the money and resources that you pay in assessment fees to fund repairs to damaged facilities instead of making needed improvements. If the parents of these **vandals** cannot control their children and help us prevent the **vandalism**, we are going to have to take more aggressive action through the Sheriff's Office and perhaps private security agencies and other security measures. These actions are going to cost us all more money in the future, but will help catch the **vandals** and enhance criminal/civil prosecutions of the offenders. I would also ask all property owners to help protect our resources by calling the Sheriff's Office immediately if you see anything that is suspicious behavior.

We need your help to request support for passage of Texas SB979 which will give us the option to modify our subdivision deed restrictions with a two thirds majority vote as is currently available to other subdivisions. At present, we are required to have 100% approval of property owners to make those changes. 100% approval is neither realistic nor democratic. At present, one malcontent or obstructionist property owner can stifle subdivision progress. Our goal is to make Canyon Lake Hills the best place to live, and to do that, we must have some flexibility to change subdivision covenants. Our State Senator, Jeff Wentworth, supports this bill, and asks that we request our friends and relatives in other parts of Texas to ask their State Senators and Representatives to vote for the bill. The following is a brief synopsis of what you might put into your own words in a letter or email to other Texas representatives.

We request your support for passage of Texas SB979, which will give subdivisions and counties such as ours the same democratic rights and processes to change subdivision covenants as are currently available to only a few Texas counties/communities. At the present time, the Texas Property Code prevents many communities from altering covenants without obtaining 100% approval of property owners, while granting some favored subdivisions the ability to change covenants with a two thirds majority. Passage of SB 979 will provide an equal democratic process for change to all Texas communities. We ask for your vote to make the same democratic process for change available to all communities.

Property owners in Unit 1 (Texas H2O customers) recently experienced an extended period of no or low water pressure due to a major water main break. Many residents were upset at the way Texas H2O handled the repairs, distribution of boil water notices, and responses to customer complaints and health concerns. You can address your complaints directly to the Texas Commission on Environmental Quality (TCEQ), which is the governing body for water utilities, and to the CEO of Texas H2O. The addresses are as follows:

TCEQ
Chris Friesenhahn
Environmental Investigator
TCEQ San Antonio Region Office.
14250 Judson Rd.
San Antonio, TX 78233-4480
CFriesen@tceq.state.tx.us

TEXAS H20
JESS LEWELLYN CEO
TEXAS H2O, INC.
PO BOX 613
MANSFIELD, TX 76063-0613

Continued on page 2

For more complete property owner information-go to www.CLHPOA.org

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Help us save YOU money!!!!!!

Sign up to receive this newsletter via email instead of via US Mail. Send your name, email address and your mailing address to newsletter@clhpoa.org

IN CASE OF EMERGENCY ONLY
To facilitate our ability to contact as many property owners as possible-IN CASE OF EMERGENCIES ONLY-we are in the process of collecting emails of all property owners. This list would only be used for such events as the recent water main break which required a "boil water" notice. We are doing this as a courtesy only. Please submit your email addresses to info@clhpoa.org. Please specify which water company you are on so that only those affected during the emergency are contacted.

APPLICATIONS BEING ACCEPTED FOR 2009 POOL ATTENDANTS

CLHPOA is looking for pool attendants for the 2009 season. The pool season runs from May 23rd (Memorial Day Weekend) thru September 7th (Labor Day Weekend). The pool will be open daily, 11:00 am-8:00pm.
Pool attendants are not lifeguards but will be trained as '*Emergency Responders*' capable of providing First Aid and CPR. Training (paid for by the POA) will be held in May prior to the pool opening.
Interested persons must be at least 18 years old and capable of passing a police background check. Applicants must commit to work the duration of entire pool season. Pay is set at $7.50 an hour. To apply, contact Rolf Schmitz via email at children1first@gvtc.com no later than April 30, 2009.
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PRESIDENT'S MESSAGE (cont. from cover page)

Review of late fee computations for property assessments.

Since we are rapidly approaching the time when the 2009 assessment notices will be sent out, we are reprinting this information for all property owners to help avoid any misinterpretation or misunderstanding.

Article IX of the Canyon Lake Hills POA specifies the following:
The annual property maintenance assessment of Twenty-Four Dollars ($24.00) per member shall be due and payable in advance on or before June 1st of each year. In the event said assessment is not paid by thirty (30) days after due date, the non-paying member's voting rights and right to use the corporation's facilities shall be suspended until all assessments due shall have been paid. The Board of Directors shall be authorized to take such action as the Board shall deem necessary to collect delinquent assessments, including the enforcement of any liens on real property the corporation may hold, or by any other reasonable collection procedure.

All property maintenance assessments not paid by July 31st of each year shall incur a late payment penalty of Five Dollars ($5.00) for that year and each subsequent year that the assessment remains unpaid. In the event said late payment penalty is not paid by August 31st of each applicable year, the non-paying member's voting rights and right to use the association's facilities shall be suspended until such penalty shall have been paid.

Starting with the last billing cycle (billing in April 2008), invoicing for late fees on assessments will be as follows: assuming the property owner is overdue for four years starting in 2008.

Penalty due	2008 Bill	2009 Bill	2010 Bill	2011 Bill
2008	$5			
2009	$5	$5		
2010	$5	$5	$5	
2011	$5	$5	$5	$5

According to this billing structure, if the property owner is four years in arrears for payment for 2008 through 2011, the property owner would owe a total of $50.00 in late fees. In 2012, five years in arrears, the property owner would owe a total of $75.00 and so on until the entire bill is paid. Notifications for late fees sent out last year will remain as stated in that notification. However, starting with this billing cycle, past due late fees will be added according to the current system outlined above. In addition, the POA does file liens against property owners that are in arrears for payment of POA assessment fees. Such lien actions prevent the offenders from selling or refinancing the property until assessments and all overdue penalties and fees are paid in full. We have an exceptionally low property assessment fee, especially when compared to many other Texas subdivisions, and these fees are necessary to provide the maintenance and upgrades of our community facilities. Please pay your assessments in a timely manner and help all of us avoid the hassle and expense of legal action. Please work with our very capable 1st VP, Cles Eden, to clean up any overdue property assessments and liens. Remember, this is your community and it is in your best interest to insure we are able to improve the neighborhood and maintain or increase our property values.

Keep the Date OPEN

The CLHPOA Annual Meeting will be held on July 11, 2009 at the Canyon Lake Hills Civic Club facility located at 1700 Oblate dr.
The meeting starts at 7:00pm.

Property owners are encouraged to be a part of the decision making process on items affecting our community and are encouraged to serve on the board.

Please plan on attending.

SIGNING OFF

It is against subdivision covenants to place any sign in CLH without approval from the POA Board. This includes placing signs on county property such as street corners and telephone poles. Signs, such as directions to your house for parties, yard sales, or for an 'Open House', are prohibited. The signs can and will be removed by Board Members or individual property owners affected by the sign. Property owners, especially those living on corner lots, do not want their front lawn cluttered by the myriad of "directional signs" that seem to pop up like weeds.

Bottom line:
Don't get mad if your sign has been removed.