



Canyon Lake Hills

Property Owners Association

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Current News and Information

December 2007

2007-2008 Board

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For more complete
property owner
information, visit our
website at
www.clhpoa.org

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PRESIDENT'S MESSAGE

In our last newsletter I introduced your new and continuing Board members. Unfortunately, the biographies of two of our key members, Bill Beres, Director of Compliance, and Rolf Schmitz, Pool Director, were inadvertently omitted from the newsletter. Before I introduce them, I would like to personally thank them for "work above and beyond the call" for their effectiveness in their respective duties and contributions toward a better Canyon Lake Hills community. Bill Beres has been exceptionally effective in identifying, tracking down offenders, and enforcing subdivision compliance issues. Thanks to his selfless dedication, we have seen numerous junk vehicles towed off to junk yards, often to the cheers of many of our neighbors. Rolf Schmitz has not only kept our pool in tip top shape, but he has been instrumental in working with Texas H2O and the Texas Commission on Environmental Quality (TCEQ) to help resolve water rate issues for our Unit 1 property owners. Rolf volunteered to be the Board's representative in the negotiation process, even though he knew that effort was going to require a lot of time, aggravation, and numerous trips to Austin. Thanks to the negotiation skills of his team, we hope to have the issues favorably resolved in the near future.

***Rolf Schmitz and his wife, Ann, moved here in July 2005 from Ohio. They have four children and nine grandchildren. Rolf served for 30 years in the US Army, retired as a Colonel. He also holds a Doctorate in Education and retired in 2005 from his 15 year long second career as Director of a Graduate Teacher Education Program, in which he still teaches each June in Ohio. They speak German fluently and travel extensively.

***Bill Beres and his wife, Mary, have been residents of Canyon Lake for 7 years. They have 3 grown children. Bill is a retired Senior Customer Service Agent for a major airline and a transportation inspector for the city of San Antonio Aviation Department. One of Bill's favorite hobbies is power boating.

As I mentioned in our last newsletter, your Board's primary goal is to work aggressively to beautify Canyon Lake Hills and protect our property values and quality of life. We will continue to concentrate on providing affordable upgrades to our amenities and cleaning up our neighborhoods by actively pursuing covenant building and compliance issues. As an example, we have significantly increased the funds allocated to playground upgrades and improvements in an effort to give our children a better place to play. Thanks to the efforts of Tom Tolman, our Director of Parks and Grounds, we now have the first installment of the new playground equipment. On another issue of fire hydrant placement, Bill Roper, our Insurance Director, is also working aggressively with the fire department and water companies to insure that we have adequate fire hydrants and to repair damaged fire hydrants. We will also continue to aggressively pursue violations of our subdivision covenants because we recognize that even a few junk vehicles or improperly built or maintained homes can have a disastrous impact on the beauty and property values of an entire neighborhood. Since we cannot police every street each week, we are relying on you to help us identify problems and work with us on the solutions. As an example, Bill Beres, our Compliance Director has been very effective in helping several property owners dispose of junk vehicles and boats that have been eyesores and points of conflict between neighbors. Most of the time, Bill has been able to have the vehicle/boat removed at no expense to the property owner. We are also working closely with the Comal County Roads Department and the Comal County Commissioners Court to favorably resolve a problem with a particular property on Candlelight that has been a long term eyesore and health hazard. That issue will be resolved, but the county must follow established legal procedures for forced abatement. Please be assured that the POA is taking every action possible and working closely with the county to have the house condemned and removed. For those of you planning to build or add to your home/garage, please work closely with Danny Meadows, our Building Director, to insure your plans comply with our covenants. Your time will be well spent, and may save you a lot of aggravation and money. Please continue to help us keep Canyon Lake Hills a desirable place to live, and remember to thank your Board members for the great jobs they are doing on your behalf. A very special thank you to Barbara Tolman, our 2nd VP, for an outstanding job keeping you posted on all activities with our a professionally produced newsletter.

This next item, a change to the way annual assessment late fees will be levied, is very important to you so please read carefully and retain for your future reference.

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 the 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.

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Help us keep an eye on our Neighborhood! Please continue to report violations of the P.O.A. Deed Restrictions. Since the last newsletter, coupled with the tremendous efforts of our new Compliance Director, Bill Beres, good things are starting to happen. 'Thank you' Bill for your hard work thus far, and to our neighbors who have already eliminated the junk on their property and helped improve our neighborhood!



PRESIDENT'S MESSAGE (continued from cover page)

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 next 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	2012 Bill
2008	\$5				
2009	\$5	\$5			
2010	\$5	\$5	\$5		
2011	\$5	\$5	\$5	\$5	
2012	\$5	\$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 in late fees and so on until the entire bill is paid. **Notifications for late fees sent out this year will remain as stated in your notification. However, starting with the next billing cycle, past due late fees will be added 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 up-grades 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.

At the Playground

The next time you are driving through the neighborhood-take a drive by the park. Many additions and improvements have been made over the last year to the park and pavilion area. A Double-Fort with a connecting bridge, 2 slides, a climbing wall and a ramp has recently made its debut. Stop by to check it out and remember:
Help us keep your park safe and clean.

POOL IMPROVEMENTS

The deck around the pool has been resurfaced and has greatly improved the overall appearance and safety of the pool area. Once the pool reopens next summer, be sure to stop in, say hello to your neighbors and check it out.
The issue with the septic system at the pool is still being monitored. Property owners will be notified if there are any delays in the opening of the pool next season.

Comal County ESD No. 3 has made our neighborhood safer through department improvements. In a recent report by an independent rating company-which many insurance companies use to set their premiums-ESD3 improved dramatically. The lower the rating the better: Our old rate: 7/9. Our new rate: 4/8b. Since our neighborhood is within 5 miles of a fire station and we have hydrants within 1000 feet of our properties-we are now rated Class 4.

Check with your insurance agent...you could save anywhere from 10% to 50% on your premiums.

For the safety of our community-Please help us keep over grown brush from hiding our fire hydrants. When mowing or raking up your yard- include clearing the brush from around the hydrants so that they are visible to the Fire Department.

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