



Canyon Lake Hills Property Owners Association

1045 Scenic Drive

Canyon Lake, TX 78133

Phone: (830) 899-7622

www.clhpoa.org

Current News and Information

June 2008

2007-2008 Board

President:
GUY MUNDER
President@clhpoa.org
Info@clhpoa.org

1st Vice President:
CLES EDEN
Board@clhpoa.org

2nd Vice President:
BARBARA TOLMAN
Newsletter@clhpoa.com

Treasurer:
PHILLIP STRICKLAND

Secretary:
BETTE GILBERT

Building/Architectural
DANNY MEADOWS
Building@clhpoa.org

Compliance:
BILL BERES
Compliance@clhpoa.org

Pool:
ROLF SCHMITZ
Pool@clhpoa.org

Grounds/Sports:
TOM TOLMAN
Grounds@clhpoa.org

Insurance/Audit/
Parliamentarian:
BILL ROPER

Records Clerk:
RENNEA HENN
Records@clhpoa.org

Volunteer Needed!!

We need a new treasurer to serve on the POA Board.

Please contact President
Guy Munder at
President@clhpoa.org

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

If you would like to receive this newsletter via email instead of via US Mail, contact
newsletter@clhpoa.org

PRESIDENT'S MESSAGE

"Do you know where your children are?" This was the slogan of a very successful public service announcement aimed at parents during the '60s, '70s, and '80s. While this question is still extremely valid today, as a parent, you should also be asking yourself "Do you know what your children are doing?"

If more parents were able to answer these two questions, perhaps we would not have had the incidents of vandalism to our pool and park, as well as private property, over the past years. Recently the pool was vandalized and the vandals left a pair of boxer shorts (pictured) on the flagpole as a souvenir.

While I can't say the shorts belonged to the vandal(s), they did belong to someone and hopefully one of you reading this will recognize them. They are Abercrombie brand shorts with a green blue plaid and yellow/gold pin stripe mixed in, with a white waist band. We hope the parent(s) who recognize the shorts will take appropriate action with their child or notify the parent(s) of their child's friend(s) if that is the case.



It is beyond my comprehension that people would deliberately deface, damage, and destroy their own property. Yet that is exactly what happens when our community facilities are vandalized. Because we want to keep our facilities in tip-top condition, we quickly fix the damaged facilities, using your money paid through the POA maintenance and capital assessment fees. Please help us keep our facilities and your neighbors' property in good condition by properly supervising your children and teaching them to be good citizens.

Update on derelict and dangerous Candlelight property:

Good news! I recently spoke with Jennifer Tharp, the Comal County Chief Civil Prosecutor in the District Attorney's Office who is handling the Candlelight problem. It looks like we are entering the final turn before the home stretch on getting rid of this derelict and dangerous property. According to Chief Prosecutor Tharp, one of the reasons it has taken so long to get to this point is that the property is owned by a corporation rather than an individual, and that has required a more extensive notification process to initiate the forced abatement process. On Saturday, 5/26/08, the DA's office posted a final 10-day notice on the property advising the owners to clean up the property or face abatement procedures. To give the cited property owners a final opportunity to speak in their defense, the DA's office has scheduled an open hearing on this issue on the agenda for the Commissioner's Court to be held June 12, 2008 at 8:15 A.M. At this hearing, the cited property owners or any concerned citizens may voice opposition or support for the abatement actions. After the open hearing, the Commissioner's Court will vote on abatement, and if approved, the County will determine the cost to remove the structure. If the cost is expected to exceed \$25,000, the County will have to open the demolition project to bids from contractors. When the structure is removed, the County will auction the property. Since we already have Commissioner Dawson's support to remove the property, I will take POA Board members to the hearing to represent our property owners and voice our support for abatement and thank the Court for taking action. Hopefully the County will be able to remove the dangerous structure before someone gets hurt. As a reminder, that structure is very dangerous, and you should insure your children are not at risk playing or "partying" in that house.

Important notice and reminder of POA Annual Meeting

As a reminder, the POA Annual Meeting is scheduled for July 12, 2008 at the Civic Club starting at 7:30 P.M. At this meeting, we need to approve several Board members that are continuing beyond their original two year commitment, and select a replacement for Phillip Strickland as Board Treasurer. We all owe a debt of gratitude to Phillip who has graciously and generously continued a year beyond his original tour of duty, but now needs to be replaced to give him time to pursue other commitments. Consequently, we are looking for a volunteer that can assume this critical Board position. Please contact any Board member if you can help us, or know of someone that might be a suitable replacement for Phillip. Also, we ask that you support us by attending this meeting. **To encourage attendance we will have several door prizes that we will all find very useful and valuable, as well as snacks and beverages.**

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Pool News

The 2008 Pool Season has begun. The pool will be open daily-11:00am until 8:00pm (weather permitting) until September 1, 2008. **ALL POOL RULES ARE POSTED AT THE POOL AREA** but please note:

Additional rules have been implemented for your safety and the safety of others.

1. Members may bring a maximum of 10 guests per day. Members must remain in pool area with their guests at all times.
2. Members 12-17 years of age are limited to 2 guests who are over 12 years of age.
3. Members 18 years or older may sign in family members and guests under the age of 12, however, **they must remain in pool area at all times.**
4. Members are responsible for their guest's actions at all times. Should disciplinary measures be required, members may be subject to the same as those of their guests.
5. **Parents MUST BE IN THE WATER WITHIN ARMS REACH of children ages 6 and under!**
6. Parents will be responsible for their children. Diaper age children must wear plastic pants in the pool area.

Enjoy the Summer Season! Please help us keep your pool clean and safe!



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PRESIDENT'S MESSAGE (Continued from cover page)

POA Maintenance and Capital Improvement Assessment

The 2008 POA assessment notices have been mailed to you. If you have not received your notice, please contact Rennea Henn, our Records Administrator through our website email at www.clhpoa.org or records@clhpoa.org. The assessment is due and payable in advance on or before June 1st, 2008 and if 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. In addition, starting with this billing cycle, the deed restriction specified 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 particular assessment remains unpaid. To illustrate: Starting with this billing cycle, invoicing for late fees on deed restriction assessments will be as follows: assuming the property owner is overdue for four years starting in 2008.

	2008 Bill	2009 Bill	2010 Bill	2011 Bill
Penalty due in the year				
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 in late fees at the end of the 2011 billing cycle and so on until the entire bill is paid (\$5 for each and every year a particular year's payment is late). In the example above, the assessments are compounded in the following manner: If the property owner is overdue for four years (2008-2011) as described above, overdue fees would total \$50 (\$20 cumulative for the 2008 bill, \$15 cumulative for the 2009 bill, \$10 cumulative for the 2010 bill, and \$5 for the 2011 bill). In other words, each year's late fees are compounded and continued until paid. In this example, if the four years late becomes five years late in 2012, the total owed at the end of the fifth year jumps to \$75 (add another \$5 in each of the columns above and then add another \$5 for 2012). In addition, the POA does file liens against property owners that are in arrears for payment of POA deed restriction specified maintenance 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.

Community and Park Clean-Up Day

This year's clean-up day was a huge success. Thank you to those property owners who took advantage of this opportunity to clean up your yards, get rid of your junk and beautify our neighborhood.

The Comal County Recycle Center accepts 'Brush' free on Saturday mornings. While burn bans are in affect and to keep our neighborhood clean and safe, CLH property owners are encouraged to take advantage of this free service. The center is located at 4755 State Hwy 46 West. For more information call 830)620-1494.

Keeping Your Kids Hydrated

Parents, please remember to provide fluids for your children while they are at the pool or playing outdoors this summer!

Don't Forget:

If you live near a fire hydrant please mow the brush that grows around them so that they are visible to the Fire Department.

Thank you!



Let your patriotism show!
Fly your flag!