



# Canyon Lake Hills



## Property Owners Association

1045 Scenic Drive

Canyon Lake, TX 78133

Phone: (830) 899-7622

www.clhpoa.org

### Current News and Information

### March 2008

#### 2007-2008 Board

President:  
GUY MUNDER  
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[Info@clhpoa.org](mailto:Info@clhpoa.org)

1<sup>st</sup> Vice President:  
CLES EDEN  
[Board@clhpoa.org](mailto:Board@clhpoa.org)

2<sup>nd</sup> Vice President:  
BARBARA TOLMAN  
[Newsletter@clhpoa.com](mailto:Newsletter@clhpoa.com)

Treasurer:  
PHILLIP STRICKLAND

Secretary:  
BETTE GILBERT

Building/Architectural  
DANNY MEADOWS  
[Building@clhpoa.org](mailto:Building@clhpoa.org)

Compliance:  
BILL BERES  
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Pool:  
ROLF SCHMITZ  
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Grounds/Sports:  
TOM TOLMAN  
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Insurance/Audit/  
Parliamentarian:  
BILL ROPER

Records Clerk:  
RENNEA HENN  
[Records@clhpoa.org](mailto: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](mailto:President@clhpoa.org)

For more complete property owner information-go to [www.CLHPOA.org](http://www.CLHPOA.org)

If you would like to receive this newsletter via email instead of via US Mail, contact [newsletter@clhpoa.org](mailto:newsletter@clhpoa.org)

#### PRESIDENT'S MESSAGE

##### The lives you save may be those of your children.

"Stupid, idiotic, and irresponsible parents" are terms I have heard recently describing parents that allow their underage, unlicensed, and untrained children to ride our streets on ATVs, mini-cycles, and golf carts. A few days ago I watched helplessly as two children, who could not have been more than 10-12 years old, nearly tip over their ATV attempting to negotiate a sharp curve on my street. Their excessive speed resulted in going around the curve on two wheels and most likely requiring a change of underwear when they got home. I tried to catch them, but they were out of earshot by the time I got to my car. On another occasion, I pulled two very young girls out of a ditch when they lost control of their golf cart going around a curve and almost collided with my truck. Fortunately neither was injured. Unfortunately, on that occasion, I did not do the right thing. Instead of following them home and giving them and their mother a lecture, I should have called the Sheriff's office and had them issue the lecture and accompanying citation. Allowing your children to ride these vehicles on our streets is not only dangerous and irresponsible, it is illegal. The driver/rider of the vehicle/cycle must have a valid driver's/motorcycle license and the vehicle must be street legal. Check with the Sheriff's office for requirements.

**We need help.** Our Treasurer, Phillip Strickland, who graciously extended his service to the Board for an additional year beyond his original tour of duty, requested we find a replacement for him by May of this year to allow more time for other commitments. We are asking your help to find a volunteer to fill this vital Board position. Although some finance or accounting experience would be ideal, it is not required for this position. However, having a computer, some computer skills, internet connection and an honest character are very essential for this position. Phillip handles the monthly financial reports for the Board meetings, pays our bills, and handles bank transactions and payroll. The Treasurer position normally requires less than an hour a week during most of the year, and possibly a few hours a week during April-July when assessment checks are received. You will not have to handle heavy duty accounting, taxes, or auditing as we have a CPA that handles the complex issues. If you can help us or know of someone that can, please contact me or one of the Board members. Phillip will be sorely missed on the Board, and we thank him for his dedicated and invaluable service to our community. Thank you and best wishes.

**Review of late fee computations for property assessments.** In the last newsletter, I outlined the procedures for computing late fees for our POA maintenance assessment fee. Since we have numerous new property owners, and the 2008 assessment notices will be sent out in April, this information is being reprinted 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 1<sup>st</sup> 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.

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#### Community and Park CLEAN UP DAY

#### GOT JUNK?

If so, Saturday, April 26<sup>th</sup> will be your chance to dispose of it. Two dumpsters will be at the pool parking lot located at 1045 Scenic Drive. One dumpster will be for metal items only and one for all other items. Use of the dumpsters is on a 1<sup>st</sup> come basis so once the dumpsters are filled, any items left outside of the bins will be considered "unauthorized dumping", so get there early!

**PAINTS/THINNERS, OILS, CHEMICAL/TOXIC WASTES, CAR BATTERIES, TIRES, PESTICIDES AND FLOURESCENT LIGHT TUBES ARE PROHIBITED!!!**



#### ALSO...GRAB YOUR GLOVES AND GIVE US A HAND!

We need volunteers to come out between the hours of 9:00 am and 1:00 pm on this same day to help spruce things up around the park and playground. Our goal is to get the park in shape for the busy spring and summer seasons and for our "Summer Kick-off Barbecue" to be held on May 31<sup>st</sup>! (More info on page 2)

To volunteer with the park clean up-Contact **Grounds/Sports Director, Tom Tolman**, by Wed-Apr. 23<sup>rd</sup> at [Grounds@clhpoa.org](mailto:Grounds@clhpoa.org)

**Note:** Volunteers working for more than 3 hours will be treated to lunch once all of the work has been completed.

#### WE NEED POOL ATTENDANTS!

Pool attendants are needed to operate the CLHPOA community pool. The pool season starts Memorial Day and lasts through Labor Day. Attendants are NOT lifeguards, but are required to have "CPR" and "First Aid Training", or "First Responder Training". This training will be provided FREE OF CHARGE in mid-May. If interested, please e-mail our **Pool Director, Rolf Schmitz A.S.A.P.** or

**NO later than April 30th**, at: [Pool@clhpoa.org](mailto:Pool@clhpoa.org)

**PRESIDENT'S MESSAGE (continued)**

All property maintenance assessments not paid by July 31<sup>st</sup> 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 31<sup>st</sup> 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 this 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.

	2008 Bill	2009 Bill	2010 Bill	2011 Bill
Penalty due				
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 1<sup>st</sup> 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.

**Fire hydrant update.** We made an extensive review of our fire hydrant coverage to improve fire safety and provide the opportunity for lower property insurance costs for our property owners. After extensive negotiation with Texas H2O Water Company, the fire hydrant at Robinhood and Lighthouse should be replaced by the time this newsletter reaches you. With the installation of that hydrant, the Board is confident that we have adequate hydrant coverage to allow our property owners to request the lowest possible insurance premiums consistent with our fire department's rating. (Continued below)

**Park, playground, and pool upgrades.** If you have not visited our park recently, we think you will be pleased with the upgrades to the children's playground area. Thanks to the efforts of Tom Tolman, our Director of Parks and Grounds, with help from his wife, Barbara, our 2<sup>nd</sup> VP, your children now have access to a significantly improved playground environment. Rolf Schmitz, our Pool Director, coordinated a major project to resurface the pool area which should provide a better environment for your visits to the pool. Our pool and park are located at 1045 Scenic Drive.

As always, we would like to remind you to help us keep our neighborhoods clean and safe. Your Board is dedicated to improving the quality of life for our property owners, but it takes help and vigilance from everyone to make that work.

**"Summer Kick-off" Community Barbecue**

**Property Owners mark your calendars for May 31, 2008 for a day of FUN and FOOD sponsored by the CLHPOA. Join us between the hours of 11:00 am and 3:00 pm at the park pavilion located at 1045 Scenic Drive.**

**Get to know your neighbors, board members and check out the renovations at the pool and the park.**

**All you need to bring is your appetite, your lawn chairs; your bathing suits and be ready to have a great time!**

**Attendees must RSVP by MAY 19, 2008, to Newsletter@clhpoa.org .**

**Please include your name, address and number of people attending from your household.**

**Hope to see you there!**

**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 Highway 46 W. For more information call 830)620-1494.

**COMPLIANCE REPORT**

*Excellent progress* continues for **Bill Beres**, our **Compliance Director**. He has been on the board for less than eight months and here are the stats thus far in Bill's efforts to help get the junk out of the neighborhood.

Item	2008 YTD	OVERALL TOTAL
Cars/Trucks	4	60
Trailers	1	7
Boats	1	17
Appliances	5	14
Computer Monitors	4	4