

## Welcome Back to the Neighborhood

The Oak Forest POA Board has recently turned over new membership as a result of the last community meeting in October. The new Board members met in November and elected new officers and began the process of establishing what we hope to be a revitalized relationship with the Community. As the new President I look forward to working on your behalf to maintain and improve the quality of life we enjoy here in Oak Forest. There are several new neighbors (besides myself) on the Board this year so we have a great mix of "old salts" and "newbies". I'm excited and confident that with this mix of experience we'll see some new and fresh approaches to some of our lingering neighborhood issues and promotion of new ideas. We'd like to start the new calendar year with a 'welcome back to the neighborhood' campaign, an effort to rebase our relationships with each other as neighbors and collectively as members of our Oak Forest Community. Every one of us share a most important value and that is property ownership – we should know one another and work collaboratively to guard, protect and improve that value and our quality of life.

I'm an ardent believer that our Board should be open and transparent to those it serves, your ideas and suggestions are always welcome as is your participation. There are a number of committees that need your support so if you have an interest, please volunteer; what a better way to get your opinions and observations turned into action than by being an active member of a committee. We are working to make our webpage more functional and reliable so that it becomes a

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### ACC Update

As you are probably all aware, each lot in the Oak Forest Subdivision is bound by the Covenants, Conditions, Easements and Restrictions (C&Rs for short), as they are legally tied to the lot as a "deed restriction" and recorded with each sale or transfer of property. Ownership of a lot in Oak Forest requires and entitles the owner to membership in the Oak Forest Property Owners Association and obligates the owner to adhere to the requirements of the C&Rs. The goal of the C&Rs is to provide a framework for upholding the property values in the subdivision.

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The Architectural Control Committee, or ACC, is a group of interested homeowners and POA board members who review any plans for any types of development that would be visible from the outside of the home to either a neighbor

## Water Update: One Step Closer

If you've lived in the neighborhood longer than a few years, you probably know that our water system was once so out of compliance with state regulations that it was taken over by the Texas Commission on Environmental Quality (TCEQ). The system, which was owned and operated by Rocket Water Co. has been in receivership and operated by a third party since September 2003. It has also been brought back into compliance and has had only a few water outages since then.

Early in 2004, the Oak Forest Property Owners Association authorized the formation of the Oak Forest Water Supply Corporation (OFWSC) with the intent of purchasing the water system and giving homeowners a stake in how the system is operated. Three years later, negotiations continue between the Oak Forest Water Supply Corporation (OFWSC) and Stan Putnam, the court appointed receiver of the water system.

Your water board is working hard to purchase the system. As with any bureaucratic process, it has been a long difficult process. President Phil Suit and the rest of the Water Board have spent an inordinate amount of time coordinating activities and working with various agencies and our attorney to purchase the system. The OFWSC attorney believes we are close to setting a court date and ultimately purchasing the system.

Oak Forest currently gets its water from two groundwater sources. We pump about 500,000 gallons per month from our well and receive about 500,000 gallons of water per month from wells owned by the City of Hays. Hays has been very generous by allowing Oak Forest to purchase their water, but the current drought has stretched the aquifer thin and City of Hays has indicated that they will not be able to provide us with water indefinitely. Once the system is owned by OFWSC, we will begin to plan for alternative sources of water.

In the meantime, the region continues to be in the worst drought we've seen in years with more people using the aquifer as a source of water. Barton Springs Edwards Aquifer Conservation District has declared a critical stage drought. Drought stages are based on actual water

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**Water** continued from previous levels in monitoring wells. Critical stage drought requires mandatory water restrictions including no outside use of water. The officers of the OFWSC encourage all water users to conserve water by following water tips found at <http://www.bseacd.org/>.

If you have questions regarding the Oak Forest Water Supply Corporation, contact Phil Suit at 497-2010 or David Cowan at 922-6311

### Water Board Meetings

Water Board meetings are held at 7:00 PM on the first Tuesday of each month at Southern Hills Church of Christ on FM 967. All residents of Oak Forest are invited to attend these scheduled meetings.

January 9, 2007

February 6, 2007

March 6, 2007

**Welcome** continued from page more useful and timely avenue for two-way communication with our community. I believe that you will see a concerted effort over the next several months to improve our communication with you; I hope that you will take the opportunity to make that communication two-way!

I look forward to this next year as the President of the Board and appreciate the opportunity to serve this small community. I've been a Naval Officer and Aviator for 25 years and am coming to the end of that career, so I have a vested interest in the future of this Community, just as we all do, so what interests you fascinates me!

## POA Board News

### OFPOA Board

President – R.A. Rall

Vice-President – Clover Clamons

Treasurer – Paul Gravett

Secretary – Susan Patty

Members – Randy Copeland, Skip Gibbons, Margie Laughlin, Mariah Nelson, Arlis Walker

ACC – Clover Clamons, Arlis Walker, Chris Gravett, Jon Nelson

### Committee Chairs

ACC – Clover Clamons

Welcome – Susan Patty

Neighborhood Watch – Bill Pruitt

Newsletter – Margie Laughlin

Web Site – Kathleen Lossau

Common Areas – Mariah Nelson

### POA Meetings

Oak Forest POA meetings are held at 8:00 A.M on the first Saturday of each month at Southern Hills Baptist Church. All residents of Oak Forest are welcome to attend . The next three scheduled meetings are:

January 6, 2007

February 3, 2007

March 3, 2007

### Committee News

#### Newsletter

The Oak Forest newsletter will be published on a quarterly basis as a vehicle for the POA to communicate with the neighborhood. It is also intended to serve as a way for the residents of Oak Forest to announce events or communicate information that is of interest to the residents of Oak Forest. If you have items you would like to include in the newsletter, please email them to

[m. laughlin@austin.rr.com](mailto:m. laughlin@austin.rr.com). Items should be submitted by the end of February, May, August, and November for inclusion in the next newsletter.

#### Web Site

We are in the process of standing up a new web site to support open communication with the Oak Forest residents. More information will be provided in the next newsletter.

#### Common Areas

**BIG THANK YOU --** to resident **Daniel Perez** for mowing the right-of-ways in our subdivision. Daniel has donated his time and equipment to mow these areas, thereby benefiting each resident by improving the appearance of Oak Forest. We appreciate his time and effort in our behalf.

**NOTE:** It would be a big help to Mr. Perez if each owner would walk their right-of-ways on a regular basis and remove any garbage that may have been tossed or blown onto your property. It takes much longer to mow when cans, bottles and other trash must be picked prior to mowing.

#### Outdoor Burning

We continue to be under extreme drought conditions in which outdoor burning is often banned in Hays County. At the time of this writing, Hays County was under a burn ban that prohibits all outdoor burning. Before doing any outdoor burning, you should contact the Buda Fire Department at (512)295-2232 or the Hays County Fire Marshal at (512)393-7339 for current burn ban information. When the burn ban is lifted, you should also adhere to the Hays County Burning Rules posted at <http://budafire.org/data/hcburnrules.pdf>.

**ACC Update** continued from page 1

or from the street against the C&Rs. Development could include but is not limited to the construction or reconstruction of a house, fence, shed, pool, etc.

The current ACC is comprised of me, Committee Chair, Clover Clamons, POA Board Member Arlis Walker, and POA residents Jon Nelson and Chris Gravett. As someone that is very new to Oak Forest and the POA, I'd like to make a fresh start and try to get the ACC back to doing what we can to support the neighborhood and C&Rs as professionally, clearly and consistently as possible.

In an effort to start the year off on the right foot, the ACC Committee and POA Board would like to offer a period of ACC amnesty until March 31, 2007. The intent of this time is to allow everyone to self check their property and review the C&Rs. If you have questions after you have read, or need a copy of the C&Rs for your section contact me at [cclamons@austin.rr.com](mailto:cclamons@austin.rr.com).

Try standing along the road right-of-way or walking your lot to take a look at your house and property from your neighbor's perspective. Does anything catch your eye? Do you have any of the following commonly received complaints like boats, trailers or campers in your driveway, construction that was never reviewed or approved by the ACC or animal containment issues? Try talking to your neighbors to see if there is anything that they might see that you may have missed. If there is something that is in violation of the C&Rs or questionable, use the amnesty time period to bring your property into compliance or to speak with the ACC and POA Board about your issue or questions.

If you have an issue with your neighbor, please try and work things out directly with each other. Keep the "golden rule" in mind; treat others only in ways that you're willing to be treated in the same exact situation. My goal would be for everyone to try and solve any problem at the lowest possible level to avoid using POA funds and time on legal action wherever possible.

The ACC amnesty period does not allow for new

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**ACC Update** continued from previous column

construction. Any project not previously approved by the ACC is still required to submit information as stated in the C&Rs. If you have plans to do any type of development, begin by reading the C&Rs for your section. You can find your section by a plat map or by the legal description of your property (ex. Section Two, Lot 10, Block C). If you have questions after you have read, contact me at [cclamons@austin.rr.com](mailto:cclamons@austin.rr.com). If not, submit your plans, as specified in the C&Rs to the ACC either via email or to P.O. Box 911, Manchaca, TX 78652.

The POA Board and ACC plans to approve any improvements or other C&R issues with property owners who have made an effort to comply with the C&Rs unless legal reasons are brought to the attention of the ACC and POA as to why these items should not be approved. After March 31, 2007, if you receive a letter indicating that you may have a violation of the C&Rs, please feel free to contact any ACC member or POA Board member. The POA board meets on the first Saturday of each month and welcomes all POA members to attend, especially to discuss remedies to potential C&R violations.

## Holiday Lighting Contest

Judging for the annual Oak Forest holiday lighting contest will take place on December 17 between 6 and 8 in the evening. Prizes will be awarded as follows:

1<sup>st</sup> place - \$25

2<sup>nd</sup> place - \$10

3<sup>rd</sup> place - \$10



Oak Forest Property Owners Association  
P.O. Box ?????  
Manchaca, TX ?????

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