



OAK FOREST

Property Owners  
Association

# Neighbor

March/2007

## Oak Forest Web Site

It is official. Oak Forest has a new web site located at [www.oakforestpoa.org](http://www.oakforestpoa.org).

The screenshot shows a web browser window with the address bar displaying "http://www.oakforestpoa.org/". The page title is "Oak Forest Property Owner's Association". A navigation menu includes "Home" and "Contact". The main content area features a "Home Page" section with a sidebar of links: ACC Updates, Announcements, Board Members, Documents & Forms, FAQs, Neighborhood Watch - Alerts, Newsletters, POA Meetings, Useful Tips & Links, and Water Board Meetings. The main text reads: "Welcome to the Oak Forest Property Owner's Association serving the Oak Forest subdivision in Hays County, Texas." Below this is a note: "Note: The officers of the OFWSC encourage all water users to conserve water by following water tips found at http://www.bseacd.org/". A small image of a sign that says "OAK FOREST NEWS & INFORMATION" is also visible. At the bottom, it says "For website comments and suggestions contact: webmaster@oakforestpoa.org | ©2007 Oak Forest POA."

The new site does not require registration, so if you have internet access, you should not have any issues in accessing the information. The web site will be used to post meeting minutes and provide general communication to the residents of Oak Forest. Check it out and stay informed. Feedback is welcome and should be provided via the webmaster email address provided on the site.

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### ACC Update

#### ACC Amnesty Period

The ACC amnesty period will come to an end on March 31st. Please take these last few weeks to review the deed restrictions (available on the web site) and to look around your lot and remedy any issues or discuss any issues with your neighbors that may be remedied between neighbors. The ACC will begin discussing deed restriction issues at the April POA Board meeting. If you have any questions, comments, concerns or violations for the ACC to respond to, please email the

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## Water Update: Another Step Closer

On Friday, January 19, President Phil Suit and Board Member Emily Pruitt, attended a hearing at the Travis County courthouse along with John Carlton, attorney for the Oak Forest Water System. It took less than ten minutes for a judge to decide that the Oak Forest Water System should be owned by the Oak Forest Water Supply Corporation (OFWSC)– that's you.

No date has been announced for the purchase of the system yet, and there are still a few details to attend to. President Suitt has been meeting with Texas Commission on Environmental Quality representatives and completing forms in an effort to expedite the process. If you would like to learn more about the status of the water system, make plans to attend the OFWSC annual meeting scheduled for March 13 at the Southern Hills Church of Christ, on FM 967 at 7:00 PM. We need 10% attendance by water customers at this meeting to conduct business.

If you have questions regarding the Oak Forest Water Supply Corporation, contact Phil Suitt 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.

March 6, 2007

March 13, 2007 (Annual Meeting)

April 3, 2007

May 1, 2007

### Rains Offers Relief

The recent rains have brought much-needed water to the region. Onion Creek, which was dry for most of 2006, now flows gently under the FM 967 Bridge. And the aquifer received enough recharge for the Barton Springs Edwards Aquifer Conservation District (BSEACD) to change the drought status from Critical Stage to Alarm Stage. Good news. Yes, but keep in mind that the return to Alarm Stage Drought means we are still

### *Water continued from previous*

required to reduce pumpage by 20% from non-drought monthly pumping amounts. Dr. Bob Larsen, BSEACD Board President, cautions all groundwater users, "This could be only a temporary reprieve from the more stringent restrictions of Critical Stage. Unless we get substantial amounts of more rain this spring, the District may re-enter Critical Stage as early as April or May."

The fact is that this region has a limited supply of groundwater and a growing number of straws siphoning that supply from the underground rivers that flow beneath our homes. The subdivisions that have sprung up in the last 10 years – Creekside, Cullen County, Bradfield Village, and Plum Creek, are pumping water from the aquifer at an unprecedented rate. The 1800 homes destined for the intersection of Hwy 967 and 1626, and the commercial development that will follow will increase the demand. And while the City of Buda just last year secured surface water from Canyon Lake, 70 miles to the southwest, they also purchased water rights from the Dahlstrom well, behind the school.

Conservation of water resources now will pay off later. This neighborhood can have an impact on that pressure. Use water wisely. Read your meter. Be aware of how much water you are using. Try to cut down. Plant native plants. They don't need as much irrigation. Report obvious leaks in the system to the operations company, PGMS. Their number is 1-866-643-3472 and it is on the Oak Forest Web Site <http://www.oakforestpoa.org/>.

## Lighting Contest Winners

The Oak Forest Holiday Lighting Contest Winners for 2006 were:

1<sup>st</sup> place – 201 Oak Hollow Lane

2<sup>nd</sup> place – 220 Oak Forest Cove

3<sup>rd</sup> place – 110 Mourning Dove Lane

Congratulations to all the winners and thank you everyone who had light displays for lighting up our neighborhood

## 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:

April 14, 2007

May 5, 2007

June 2, 2007

### Committee News

#### Newsletter

If you have items you would like to include in the newsletter, please email them to [mclaughlin@austin.rr.com](mailto:mclaughlin@austin.rr.com). Items should be submitted by the end of February, May, August, and November for inclusion in the next newsletter.

In light of the new web site which will carry an electronic copy of the newsletter, any resident who

would like to discontinue receiving a printed copy of the newsletter in the mail, can also contact [mclaughlin@austin.rr.com](mailto:mclaughlin@austin.rr.com). If the name or address is incorrect on your newsletter, please send corrected information to [mclaughlin@austin.rr.com](mailto:mclaughlin@austin.rr.com). We invite you to tell us how we are doing in communicating with the neighborhood. If there additional communication needs that are not being addressed please contact any board member or provide that feedback via the email addresses listed on the web site.

#### Common Areas

Although we have some helping hands in mowing the ROWs, we would like to ask every resident to make an effort to maintain and mow their own ROW so as to minimize the effort by our volunteers. The ROW is the area between the light posts and the roadway. Due to the wildflower season being in full swing for the next several months, we will discontinue any mowing of the ROWs until after the wildflowers go to seed which is usually June or July.

#### Neighborhood Watch

Bill Pruitt regularly forwards watches and alerts received from a variety of sources to anyone interested from Bill Pruitt through Phil Suitt. If you would like to receive these alerts in your email, please forward your email address to Phil Suitt at [psuitt@austin.rr.com](mailto:psuitt@austin.rr.com) to be added to the neighborhood watch distribution list. Most are of a time-sensitive nature making email the most expedient means of communication.

ACC at [acc@oakforestpoa.org](mailto:acc@oakforestpoa.org).

## Uncontained Dogs

Hays County and the Oak Forest C&R's require dogs to be contained. Hays County specifically prohibits dogs running at large which is defined as not completely confined by a building, wall, or fence of sufficient strength or construction to restrain the animal except when a dog subject to these regulations is under the direct supervision of the owner and is:

- On a leash
- Held in the arms of the owner or within the limits of the owner's private property and is obedient that owner's verbal commands.
- Within an automobile or vehicle of its owners and properly restrained.
- Participating in a field trial, dog show, or obedience classes.

Our deed restrictions state that "all animals shall be contained within the lot lines either by fence, leash, or other comparable device. Animals shall not be allowed outside an owners lot."

These regulations are both for the safety of the residents as well as the safety of the animals. Animals running free might get hit by a car. Owners should also consider that although their dog is harmless, they don't appear harmless to a person walking in the neighborhood when an unfamiliar dog comes running toward them. It is even possible that your "harmless" dog might get hurt when they approach individuals that may have all sorts of good reasons to distrust an advancing animal.

Please be a considerate neighbor and contain your dogs for the safety of all. For reference, Hays County Animal Control can be accessed at [http://sheriff.co.hays.tx.us/Patrol/aco\\_home.php](http://sheriff.co.hays.tx.us/Patrol/aco_home.php). Animal Control can also be reached by telephone at (512)393-7896.

## Oak Forest Bulletin Board

A new regular feature of the Oak Forest Newsletter is the Oak Forest Bulletin Board. The bulletin board is for posting of announcements or other information from the residents of Oak Forest. If you wish to post something to the bulletin board, please email Margie Laughlin at [mlaughter@austin.rr.com](mailto:mlaughter@austin.rr.com).

- **Musicians Wanted** - Oak Forest resident wants to start a regular jam night in the community. I play mostly acoustic guitar, but welcome all genres and skill levels to a weekly 2-hour session to play, share and learn. If you sing, bang drums, strum, pluck etc, call David at 922 6311.

## Road Construction Update

If you haven't noticed, there is much activity along FM 1626 between FM 967 and Brodie Lane as well as on FM 967 between FM 1626 and Onion Creek. While we don't have any information on dates, the following web site [http://www.capco.state.tx.us/crd/transportation/cartpo/CA\\_RTPO\\_TxDOT\\_ProjectsbyCounty.asp](http://www.capco.state.tx.us/crd/transportation/cartpo/CA_RTPO_TxDOT_ProjectsbyCounty.asp) shows that plans to expand FM 1626 and FM 967 are in Develop status meaning that authorization has been given to prepare construction plans and acquire right of ways. We can expect that both roads will be under construction in the not too distant future.

## Kudo's

The Oak Forest Property Owner's Association wants to send a big **THANK YOU** to the following individuals for providing services or material goods to the association. It is really a great help to the neighborhood as a whole that we have so many people willing to help out.

- **Sam Odunsi** for providing the Oak Forest POA with letterhead and envelopes.
- **Raul Martinez** for making copies of both this newsletter and recent mailings by the Oak Forest Water Supply Corporation.
- **Bob Fritz** for tidying up and helping to maintain the landscaping at the front entrance.