

CHAMBERS LANDING

Newsletter

4/1/2014

Valerie Minnick

First Quarter Overview

- ❖ On January 19, 2014 our **Board of Directors** was elected at the Annual Membership Meeting. ([Page 2](#))
- ❖ The Proposed **Amendments** to the Declaration did **NOT** pass due to the lack of the required 67% approval. ([Page 2](#))
- ❖ By the end of March, all 2014 **Assessments are current**, with the exception of the two property owners in litigation. ([Page 4](#))
- ❖ The Maintenance Committee is working on new **signs** and **lighting** for the entrance, roads and common lot. ([Page 4](#))
- ❖ Although our Declaration specifically addresses responsibility for Lot Maintenance, the Board is considering a more concise, detailed **Mowing Policy** to outline owner's responsibility. ([Page 5](#))
- ❖ In order for our association to continue to protect, preserve and enhance our community assets and our property values, **each member** of our community has to acknowledge their role in the community and, at times, be willing to expand their role to take on some added responsibility. **Get Involved!** ([Page 5](#))
- ❖ **Plans for Spring Picnic:** Please let me know if you'd be interested in attending a **Membership Picnic**. Sunday, May 18, 2:00pm at Chambers Landing! It would be a great opportunity for some good food, fun and fellowship in our community.

Drop me an email if you can make it: valminnick@att.net

Please remember to update your contact information if it changes so we can keep you updated! You may also visit: ChambersLanding.org for additional information.

BOARD/OFFICERS

• • •

PRESIDENT

Lanny Gilliam
281-686-3279

VICE PRESIDENT

Bob McWhorter
903-875-5675

SECRETARY

Jane Abel
817-480-0525

TREASURER

Paula Gilliam
281-686-5507

DIRECTOR

Matt Dulworth
972-670-6314

DIRECTOR

Tommy Dulworth
972-670-8360

DIRECTOR

Mark Abel
214-769-3396

ASST. SECRETARY

Lori Dulworth

WEBMASTER

Valerie Minnick
903-229-1065

2014 ANNUAL MEETING

The annual membership meeting of CHAMBERS LANDING HOA was held on January 19, 2014 at Harbor Inn Marina. Because our regulatory documents require that notice of the Membership Meeting be provided via certified mail, an email was sent to all members in December requesting permission to send their notice via regular USPS in an effort to conserve community funds. Authority was granted by most members. Notice was sent to those unresponsive members via certified mail. Notice was also posted on the community website and a reminder sent via email 72 hours prior to the meeting. A quorum was present to elect the new Board of Directors/Officers, as follows:

PRESIDENT*

Lanny Gilliam
281-686-3279

TREASURER

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DIRECTOR*

Mark Abel
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*Elected Board Members

AMENDMENTS TO THE DECLARATION

The Board of Directors proposed two amendments to the Declaration. Neither has received the number of votes required to pass. If you have not yet voted, PLEASE call a Board Member NOW!

The first proposed amendment was to discontinue allowing the consolidation of adjoining lots. Members who own adjoining lots may currently request that multiple lots be consolidated into a single residential lot. The resulting combined lots are then treated as one lot with regards to voting and assessments. An owner may fill out the Lot Consolidation form on the community website and submit it to the Board for verification.

A great deal of research went into this proposal. Wells Fargo currently holds title to all of the adjoining property along Paradise Drive. At some future date we anticipate the opportunity to accept or reject the planned 8 or 9 additional lots into Chambers Landing. The additional revenue from these lots would help pay expenses without any additional expenditures (no new roads). The opportunity for this additional revenue needs to be protected from multiple lot consolidation. Chambers Landing now consists of only 34 assessed lots. We have lost **seven** lots to consolidation in the past year.

- **Article IV, Section 4: CONSOLIDATION AND RESUBDIVISION**

PROPOSED AMENDMENT TO READ:

Consolidation is not permitted. No re-subdivision is allowed unless all resulting Lots from such re-subdivision contain at least one (1) acre of land. Any re-subdivision of a Lot in accordance with the provisions of this Section shall result in each of the Lots existing after such permitted re-subdivision being treated individually for all purposes of this Declaration, including, without limitation, voting rights and payment of assessments. In no event may any Lot be subdivided in a manner which results in a remaining Lot of less than one (1) acre in size.

REASON: Our Declaration currently allows for consolidation of multiple lots, which reduces the assessment income needed for maintenance and repairs. In the past year, we lost a total of seven lots to Consolidation, leaving only 34 lots to generate the assessment income necessary to operate and maintain Chambers Landing. An equal increase in annual assessments is inevitable to make up for the loss of revenue.

CONCLUSION: In an effort to prevent future loss of assessment income, the Board recommends the adoption of the PROPOSED AMMENDMENT TO ARTICLE IV, SECTION 4 of the DECLARATION: CONSOLIDATION AND RESUBDIVISION. PLEASE VOTE!

The second proposed amendment to the Declaration regards the delivery of NOTICES to property owners.

- **Article X, Section 9: NOTICES**

PROPOSED AMENDMENT TO READ:

In all instances where notice is required, Notice shall be delivered to each Member by U.S. Mail **or** email to the last known address of such person or party, and posted on the Association-maintained website, and shall be considered notice served.

REASON: Our Declaration currently requires that Notice be provided via Certified Mail, at a cost of \$6.11 per Notice, or a total cost of over \$200.00 per membership mailing. The cost for First Class would be under \$20.00, and the cost of email and web posting would be zero. This would result in a significant cost reduction for the Association.

CONCLUSION: Your Board of Directors has determined that the requirement for delivery via Certified Mail is outdated with the advancements in technology since originally written into our Declaration, and recommends the PROPOSED AMMENDMENT TO ARTICLE X, SECTION 9: NOTICES.

Texas Property and Business Codes regarding NOTICES were updated in 2011 and allow the use of personal delivery, regular mail, email, facsimile and community maintained web posting as alternatives to the outdated requirements. (see below)

Texas Statutes - Article 1396-2.11: NOTICE OF MEMBERS' MEETINGS states:

In the case of a corporation, written or printed notice stating the place, day, and hour of the meeting and, in case of a special meeting, the purpose or purposes for which the meeting is called, shall be delivered not less than ten (10) nor more than sixty (60) days before the date of the meeting, either personally, by facsimile transmission, or by mail, by or at the direction of the president, or the secretary, or the officers or persons calling the meeting, to each member entitled to vote at such meeting. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail addressed to the member at his address as it appears on the records of the corporation, with postage thereon paid. If transmitted by facsimile, notice is deemed to be delivered on successful transmission of the facsimile

TEXAS PROPERTY CODE: Sec. 209.0051 states:

Members shall be given notice of the date, hour, place, and general subject of a regular or special board meeting, including a general description of any matter to be brought up for deliberation in executive session. The notice shall be:

- (1) mailed to each property owner not later than the 10th day or earlier than the 60th day before the date of the meeting; **or**
- (2) provided at least 72 hours before the start of the meeting by:
 - (A) posting the notice in a conspicuous manner reasonably designed to provide notice to property owners' association members:
 - (i) in a place located on the association's common property or, with the property owner's consent, on other conspicuously located privately owned property within the subdivision; or
 - (ii) on any Internet website maintained by the association or other Internet media; and
 - (B) sending the notice by e-mail to each owner who has registered an e-mail address with the association.

2014 ASSESSMENTS

Our Treasurer reports that, as of the end of March, all property owners are current on their assessments, with the exception of the two owners (representing 4 lots) that have been turned over to our attorney for collection. Thanks EVERYONE, for your timely payments.

I would also like to thank Paula Gilliam for her continued dedication and efforts on behalf of Chambers Landing HOA. Without her determination to achieve such an unprecedented goal in both 2013 and 2014, we could not have succeeded. Thanks Paula, for all the time and energy spent on reminder calls!

THE MAINTENANCE COMMITTEE has been hard at work researching the effectiveness of solar lighting for the front entrance area since we currently only have access to power on the common lot (dock). Lanny Gilliam and Bob McWhorter purchased and installed the initial two lights to test their effectiveness and longevity. They plan to replace the remaining four entrance lights with solar powered lights, as well as install a small solar light to illuminate the new front signage.

Bob and Lanny have also been designing and constructing new signs for the community. The first signage frame was installed at the entrance of our lake access common lot (dock) in an effort to deter trespassers. The printed sign will be installed this week. The replacement lettering for the front entrance sign is also being printed. After 8 years, the lettering has faded and is quite hard to read. With advancements in printing materials, we look forward to this one lasting much longer. GREAT JOB GUYS!



BOB MCWHORTER AND LANNY GILLIAM

LOT MAINTAINANCE AND MOWING

The weather is warming up and we've had a few nice rains. The trees are budding out and the grass is green! It's a beautiful time to come out and check on your lot. We've been very pleased to see so much activity from owners cleaning up and it's looking wonderful. Remember, if you live out of the area and would like to see your lot's current condition, we'll take pictures for you **FREE!** We've realized a considerable amount of dead and downed trees this spring and will be happy to recommend a few exceptional contractors to clear your lot for you if you prefer.

Chambers Landing now boasts eight (8) lovely homes. For this reason it is becoming increasingly important to adhere to the lot maintenance requirements of our Declaration. The risk of wildfires in the tall grass poses serious risk to residents and property. For this reason the Board is considering a more concise, easier to understand, Mowing Policy and hopes to present the final draft at the May 18th meeting. For now, please refer to **Article V, Section 2: MAINTENANCE OF TRACTS**, in the Declaration for your obligations.

<u>Lot Clearing and Mowing</u>	Stephen Cooley:	303-619-0572	must429@aol.com
	Steve Muncy	903-8724922	
	Larry Glasgow	903-396-2438	

CREATING A STRONG COMMUNITY

A hive of bees is a perfect example of a community working together in harmony and **for the common good of all its members, each taking responsibility** for the various jobs necessary for the survival of the community.

In order for our community association to continue to protect, preserve and enhance our community assets and our **property values**, each member of our community has to acknowledge their role in the community and, at times, be willing to expand their role to take on some added responsibility.

For example: We all must obey our governing documents; we agreed to do that when we purchased our property. By obeying community rules and regulations, we contribute to our community and accept the role of a rule **abiding member**.

Each year we conduct an Annual Meeting at which time we elect our Board of Directors; although we don't have to participate in the election process, choosing to do so contributes to the success of our community. Our role expands to include that of a **voting member**.

We also have the opportunity to attend our Board of Directors meetings in order to better understand the business decisions made by the Board. When we choose to attend those meetings, our role now expands to include that of a **participating member**.

And when we choose to serve on community committees or the Board of Directors, we accept another role and become a **contributing member**.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live for **ALL** members!

WWW.CHAMBERS LANDING.ORG