

CHAMBERS LANDING

Newsletter

7/1/2014

Valerie Minnick, Editor

Second Quarter Overview

- ❖ The Maintenance Committee reports that all road shoulders have been sprayed to kill and retard the growth of weeds and grasses encroaching into the road asphalt. ([page 2](#))
- ❖ The Common Lot sign has been completed, including solar lighting. We hope that this will help deter unwanted guests. ([page 2](#))
- ❖ Entrance Lighting Project completed. All electric lighting fixtures have been replaced with solar powered lights. ([page 2](#))
- ❖ Chambers Landing was in full bloom with Texas wildflowers this April and May. If you missed this colorful display this year, mark your calendars and plan to visit your lot next April. ([page 3](#))
- ❖ Second quarter mowing success: Every lot in Chambers Landing was mowed during the second quarter of this year. ([page 3](#))
- ❖ Lake levels remain low causing growth along the beach and waterfront.
- ❖ Mowing vs Shredding: What's the difference? ([page 4](#))
- ❖ Chambers Landing Mowing Policy: to provide minimum standard mowing and maintenance guidelines to facilitate a greater understanding of our responsibility, as outlined in the Declaration. ([page 4](#))
- ❖ The next Board of Directors Meeting is scheduled for August 17th at 2:00. 287 Paradise Drive, Chambers Landing. All members are encouraged to attend!
- ❖ Community Aesthetics is an Economic Issue. ([page 4](#))

BOARD/OFFICERS

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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.

ROAD SHOULDER MAINTENANCE

Over the past 5 years, the weeds and grasses along our roadways have continued to encroach onto and into the asphalt, narrowing our streets. In April, the Maintenance Committee researched the cost/benefit of having our road shoulders sprayed to reduce this damaging effect.

After visiting several other communities around the lake, a decision was made to hire Stephen Cooley to do the initial spraying of all roadways. One week after spraying the grass was dead and Stephen completed a second application to ensure successful elimination of problem areas.



COMMON LOT SIGN COMPLETED



Our first signage was installed and completed, along with solar lighting, at the entrance to our lake access common lot, to deter trespassers. Bob and Lanny *donated* a great deal of time and energy to this project. Thanks Guys!

If you have the interest and time to lend these guys a hand on any of our ongoing projects, I'm sure they'd welcome your offer!

From this photo you can also see the narrowing of our roads from the grass encroachment **BEFORE** they were sprayed. Quite a difference from the current condition.

All six (6) entrance lights have now been replaced with solar powered fixtures. After testing the first two solar lights, Lanny ordered and installed the remaining four fixtures, completing the entrance lighting project. Low wattage lighting is required for all outside residential lighting. Please be considerate and help us reduce light pollution.



Wildflowers

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If you weren't able to visit your property in April or May, you indeed missed the sight of Chambers Landing in all its glory. What a canvas of color! Be sure and mark your calendar to enjoy next year's display!

Spring Mowing

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After the lovely wildflower display, every lot in Chambers Landing was mowed during the second quarter of this year, providing us with a consistently manicured community. GREAT job neighbors! Keep up the great work.



LAKE LEVEL REPORT

As of June 23, 2014, Richland-Chambers Reservoir was 73.5% full. Levels are down 7.19 feet.

Because lake levels remain low, we have experienced *considerable growth* along the waterfront, making it impossible to walk or enjoy the beach area. Most mowing contractors will not mow beyond the 315' mark, as this property is technically owned by Tarrant Regional Water District. At one point the willow growth along several areas of the waterfront exceeded 6' tall.

Once again "The Bob and Lanny Show" went on the road (or waterfront, in this case) Donating the fuel and their time, these guys spent days mowing the entire waterfront! Sadly, it doesn't last long, and with the recent rains, we're hoping for another *mow-down* before the July 4th weekend. Thanks guys, we really DO appreciate your time and talents!!! Your pride in our community benefits us all.



WWW.CHAMBERS LANDING.ORG

Keep up to date with your community by visiting our website. You can access and download all of our dedicatory documents, policies, and forms online. You can also read past newsletters. Be sure and bookmark chamberslanding.org. It's YOUR site!

MOVING VS SHREDDING: WHAT'S THE DIFFERENCE?

Typically, if a lot has not been regularly maintained, a contractor will come in with a tractor and shredder to take down the overgrowth before a *finish mowing* can be accomplished. Shredding rarely includes *anything more* than knocking down the underbrush, so be sure to ask if the price includes *trimming* around trees and/or culverts.

Generally speaking, *mowing* produces a more finished result and normally includes the trimming. When requesting a bid, it is still important to ask what the price includes in order to compare services. With a regular maintenance contract you can generally get much more for your buck than a one-time service call.

Lot clearing, tree trimming and removing dead trees normally require inspection of the property before a quote can be provided. A list of local contractors is available on the *Links* page of our website.

MOWING POLICY

Chambers Landing Mowing Policy was adopted to provide minimum standard mowing and maintenance guidelines to facilitate a greater understanding of our responsibility, as outlined in the Declaration. A copy of the Mowing Policy is attached to this Newsletter & available on the *Documents* page of our website.

BOARD MEETING

The next scheduled Board Meeting will be held August 17th at 2:00pm at the home of Matt and Lori Dulworth, 287 Paradise Dr, Chambers Landing. All Members are encouraged to attend!

AESTHETICS IS AN ECONOMIC ISSUE

The overall appearance of any common interest community has an economic impact on property values. When communities look poorly maintained or without a unified scheme in architecture, color or landscaping, property values of individual owners' properties as well as the entire community suffer.

When the aesthetics of a development looks clean, well maintained and part of an overall design, property values are sustained and improved.

In order to maintain an attractive and valuable "curbside appeal," common interest communities must control aesthetic interests of the development. Aesthetic control extends to the design and maintenance of all improvements existing on the footprint of the development, including, but not limited to: siding, fences, landscaping, lighting and even buildings as well as lots, all of which are visible throughout the community.

Our Governing Documents obligate the association to "maintain" the property and expressly provide aesthetic controls within the declaration.

When communities fail to consistently enforce aesthetic policies, the result is usually property that lacks visual coherence due to poorly contemplated and executed aesthetic schemes. The results can be devastating for owners and property value.

The contractual obligation between the association and its members permitting and requiring the association to maintain aesthetics must be enforced, without prejudice, to ensure that lifestyle expectations of the collective ownership are met and maintained.

PLEASE READ THE DEED RESTRICTIONS AND UNDERSTAND YOUR RIGHTS AND RESPONSIBILITIES