

CHAMBERS LANDING HOMEOWNERS ASSOCIATION

NEWSLETTER

Post Office Box 1353
Corsicana, Texas 75151

October 2014
Val Minnick, Editor

Third Quarter Overview

- ❖ **Tragic loss for Chambers Landing:** On July 28, 2014, our neighbor's son was tragically taken by a random act of violence in Dallas. (Page 2)
- ❖ **Chambers Landing sued by property owners.** On June 30, 2014, Chambers Landing HOA, Inc. was served with a lawsuit by four owner- members of a single family (Page 2)
- ❖ **October is CLEAN-UP Month.** We need volunteers to help. (Page 2)
- ❖ **Mowing Policy –** Resolution #2014-01 is available for review on our community website. Please review the “minimum standard” policy to insure your compliance with the declaration. (Page 3)
- ❖ **Special Membership Meeting –** The Association held a special meeting of its members on August 16, 2014 to elect a new Board of Directors. (Page 3)
- ❖ **Mowing Contract Cancelled** to save money- (Page 4)
- ❖ **Well Wishes to Jane Abel –** 2013 HOA Secretary and Committee Member -(Page 4)
- ❖ **Eggnog Pumpkin Pie Recipe –** (Page 5)

BOARD/OFFICERS

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PRESIDENT

Lanny Gilliam
281-686-3279

VICE PRESIDENT

Valerie Minnick
903-229-1065

DIRECTOR

Matt Dulworth
972-670-6314

SECRETARY

Lori Dulworth

TREASURER

Paula Gilliam
281-686-5507

COMMITTEES

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Legal Committee

Val Minnick, Chairperson

Architectural Control

Lanny Gilliam, Chairman

Facilities & Maintenance

Bob McWhorter, Chairman

Website

Val Minnick

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*If you would like to
volunteer on any of our
committees, please
contact a member of the
Board for additional
information.*

TRAGIC LOSS FOR CHAMBERS LANDING

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David Pimentel, 22 years old son of Chambers Landing Member, Joao Pimentel, died July 28, 2014 from an act of random violence in Dallas, Texas. David was an Eagle Scout, 2010 graduate of Bishop Lynch, and a current UT Dallas student.

Our prayers and heartfelt sympathy engulf Joao and Mitsi in their unimaginable loss.

[Click here to view a short Memorial Video](#)



CHAMBERS LANDING HOA SUED

On June 30, 2014, Chambers Landing HOA, Inc. was served with a lawsuit by four owner-members of a single family. In addition to the Association, the Plaintiff's also filed against six (6) individual property owners who have served as Directors, Officers or Committee Members.

Original Petition

• • • [CLICK HERE TO READ](#) • • •

- The Association has retained Attorney Greg Cagle to represent Chambers Landing in the Lawsuit. (See [Gregory S. Cagle Bio](#)).
- Each individually named homeowner in the suit is responsible for obtaining personal council.
- To date, no hearing or trial has been set.
- Every effort is being made to resolve this case to the benefit and interest of every property owner.

FALL CLEAN UP

We will be working every weekend in October to get Chambers Landing ready for winter. If you have a couple hours to spare and would like to help prune, trim, cut, mow, rake, spray, sand or paint , give Bob McWhorter a call at : 903-875-5675 and let him know when you're available.

MOWING POLICY MINIMUM STANDARDS

[To Read in its entirety – click here -](#)

Improved Lots

- Lawns/yards must be mowed on a regular basis to maintain a neat and attractive appearance, not to exceed nine (9) inches in height.
- Sidewalks and driveways will be regularly edged to keep grasses from encroaching on surfaces.
- Lawns/plants/shrubbery must be watered to maintain an attractive, healthy appearance.
- All dead plants, shrubs, limbs and trees must be removed in a timely manner.
- All shrubs, foundation plantings, trees and plants will be trimmed in an esthetically pleasing manner and trimmings removed from view after maintenance is performed.
- Trees shall be trimmed a minimum of eight feet up from the ground.

Unimproved Lots

- Must be maintained free of underbrush, tall grasses and any other unsightly growth and may not exceed a height of eighteen (18) inches.
- All dead trees must be removed in a timely manner.
- Must be kept clear of fallen limbs and other debris.
- Trees shall be trimmed a minimum of eight feet up from the ground.
- Mandatory mowing will be rigorously enforced to negate the risk of wildfires and rodent infestation.

Please remember to update your contact information if it changes so we can keep you informed! All Notices will be sent to the address on file.

SPECIAL AUGUST MEMBERSHIP MEETING

The Association conducted a special meeting of its members on August 16, 2014, at which the then-serving directors resigned and the members elected new directors. Over 79% of the HOA's members were present in person or by proxy at the meeting, which far exceeds the amount required by any quorum requirement applicable to the HOA.

Following the adjournment of the special membership meeting, the newly-elected Board of Directors convened a special meeting of the Board, at which they ratified all of the prior actions taken by the persons acting as the Board of Directors since February 12, 2012.

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**Elected Board Members*

Lake Levels

Lake levels are currently 9.5 feet below conservation pool, which is 65.5% full.

Although water levels remain low there's still much fun to be enjoyed on the lake. The temperature is delightful and the sunsets have been breathtaking this fall.

Sunset Cove Marina reports the Catfish are still biting!



MOWING CONTRACT CANCELLED TO SAVE MONEY

On August 30, 2014, the Board of Directors discussed the current financial health of the Association due to the drain on Association funds by continued legal expenses. The Board concurred that the "contract mowing" of all roads and common areas would be immediately discontinued. Bob McWhorter, Matt Dulworth and Lanny Gilliam volunteered to keep these areas mowed through the end of the year, saving us a considerable amount of money.

For this reason, it is imperative that you **inform your mowing contractor to mow the entire property all the way to the road.** In the past, the road easements were provided as part of the mowing contract, however it is the responsibility of each lot owner. **Waterfront Lot Owners** – PLEASE keep the beach areas mowed and cleared. Bob and Lanny have been doing this for you, but now have their hands full mowing all commons.



WELL WISHES & MANY THANKS TO JANE ABEL

Jane Abel served the Board of Directors as our 2013 Secretary with an unsurpassed commitment and compassion for her community. Due to a health emergency earlier this year, we lost Jane as an Officer but certainly not as a friend. We hope to, once again be able to rely on her wisdom and expertise as her health improves. Our very best wishes to our friend for complete recovery and our heartfelt thanks for all your service to the community. We miss you.

Pictured from left to right: Val Minnick, Paula Gilliam, Lanny Gilliam and Jane Abel.

Eggnog Pumpkin Pie Recipe

1 can (15 ounces) solid-pack pumpkin

1-1/4 cups eggnog

2/3 cup sugar

3 eggs

1-1/2 teaspoons pumpkin pie spice

1/4 teaspoon salt

1 unbaked pastry shell (9 inches)



In a large bowl, combine the pumpkin, eggnog, sugar, eggs, pumpkin pie spice and salt. Pour into pastry shell.

Bake at 375° for 60-65 minutes or until a knife inserted near the center comes out clean. Cool on wire rack. Refrigerate until serving. Top w/whip cream & enjoy!

WWW.CHAMBERS LANDING.ORG