

CHAMBERS LANDING HOMEOWNERS ASSOCIATION

Post Office Box 1353
Corsicana, Texas 75151

NEWSLETTER



Paula Gilliam, Editor
Communications Committee

2015-2016-2017 Consolidated Newsletter

In order to bring Chambers Landing HOA Newsletter up-to-date we are consolidating years 2015 - 2017 into one newsletter. Going forward the Chambers Landing HOA 'Communications Committee' will be posting an annual newsletter, unless worthy news requires more frequent communications. Annual newsletter will be posted to the Chambers Landing website at year end beginning 2018.

- ❖ **HOA Members Passing:** *Sadly, Chambers Landing property owners Clifford McKee and Padmaja Yadlapalli passed away.*
- ❖ **New HOA Members:** *Welcome to Julie Clement who recently purchased property in Chambers Landing and the family of Billy and Jennifer Huffman, who became permanent residents in 2016.*
- ❖ **Road Encroachment Spraying:** The Board approved purchase of a road encroachment sprayer and environmental safe chemicals to begin spraying the roadsides to reduce the grass encroachment onto our roadways. There will be no cost of labor to accomplish this maintenance as it will be done by Lanny Gilliam, a full time resident in Chambers Landing.
- ❖ **Governing Documents:** *All governing documents for Chambers Landing Homeowners Association are recorded in the Official Public Records of Navarro County, Texas and available for review on our website to insure understanding and compliance. These documents include:*
 1. Original Plat of Chambers Landing
 2. Articles of Incorporation
 3. Declaration of Covenants, Conditions and Restrictions
 4. Bylaws
 5. Architectural Control Committee Guidelines
 6. Policies and Procedures
 7. Rules, Regulations and/or Amendments

If you have any questions concerning these documents, please contact any Board member.

BOARD/OFFICERS



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VICE PRESIDENT

Matt Dulworth
972-670-6314

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Tommy Dulworth
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Paula Gilliam
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COMMITTEES



Legal Committee

Lanny Gilliam, Chair

Architectural Control

Lanny Gilliam, Chair

Facilities & Maintenance

Matt Dulworth, Chair

Communications

Paula Gilliam, Chair

Website

Val Minnick



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

Mowing and Maintenance

A courtesy reminder, followed by a violation notice, will be issued, as required by Chapter 209 of the Texas Property Code, for enforcement of covenant violations.

Article V, Section 2 of the Declaration of Covenants, Conditions and Restrictions of Chambers Landing Phase 1 ("Declaration"), requires owners of a tract or tracts in the project to keep such property free of underbrush, weeds, tall grass, or any other unsightly or offensive growth or accumulation of trash, garbage or unsightly deposits of any nature or kind from the date of purchase of said tract. This requirement is effective to improved and unimproved tracts.

Mowing Policy Minimum Standards: Owners of a tract in Chambers Landing are responsible for mowing and maintaining their property in a neat and attractive condition, consistent with the overall scheme of an upscale, residential community. Failure to adhere to the following minimum guidelines is considered a breach of the 'Declaration'.

1. Improved Lots:

- Lawns/yards must be mowed and trimmed 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.

2. Unimproved Lots:

- Must be maintained free of underbrush, tall grasses and any other unsightly growth, and many 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.

Since the 2014 cancellation of our HOA Mowing Contract to help save money, the mowing of all common areas has been done by a few full time residents who volunteer their time and equipment to benefit all.

By each of us doing our part to regularly maintain Chambers Landing properties it will help reduce the potential risk for fire and hazardous conditions, rodent infestation, while preserving the aesthetic beauty and improve property values of our community.

Volunteers

Although many of the property owners do not live full time in Chambers Landing it would be greatly appreciated if additional volunteers would come forth to assist those that regularly contribute to the maintenance of HOA common property at the subdivision entrance, road side and dock grass areas. In addition, the day dock requires constant maintenance and monitoring to ensure Tarrant Regional Water District and insurance requirements are met. All of this work is being done by a regular group of volunteers who could certainly use the HOA community's assistance. Contact any Board, Officer or Committee member to assist with volunteering and supporting Chambers Landing.

Day Dock and Boat Ramp: In the summer of 2016 Lanny Gilliam and a friend added a 16 foot extension to improve the day dock entrance with only materials costs applied to Chambers Landing HOA. Due to erosion on the land surrounding the HOA boat ramp, it is temporarily closed until repairs can be completed in the fall of 2017. Day dock board replacement and light repair work is currently being done by Lanny Gilliam (a full time Chambers Landing resident) at no labor cost to HOA.

Membership and Board Meetings: HOA Annual Membership Meeting notice and meeting location is posted on the Chambers Landing website in addition to notification sent to all property owners. Property owner attendance at the annual HOA membership meeting is strongly encouraged so that you remain aware of community issues and your voice is heard on all HOA activity. If you are unable to attend the annual HOA membership meeting (held each January) PLEASE complete a proxy form, (which can be located on Chambers Landing website under 'documents'), sign it and submit your proxy to any Board member prior to the actual membership meeting.

Board meeting notices are posted on the Chambers Landing website and open to all members.

Lawsuit: Gregory Cagle remains the Chambers Landing HOA attorney in the pending lawsuit filed against Chambers Landing HOA, Inc. on June 30, 2014 by four owner-members of a single family. Each individually named homeowner in the suit is responsible for obtaining personal council separate from the HOA attorney. Every effort is being made to resolve this lawsuit to the benefit and interest of every property owner. Original petition is located within Chambers Landing website and subsequent pleadings are filed in the Official Public Records of Navarro County, Texas.

Fireworks: While we all enjoy a firework display and celebration we ask that all fireworks be launched from the HOA day dock to ensure the safety of property and person. In the past fireworks launched from specific properties has actually resulted in rockets and fireworks landing on rooftops, driveways and coming very close to striking an individual. Much appreciation and gratitude is extended to those who already utilize the day dock for your firework display.

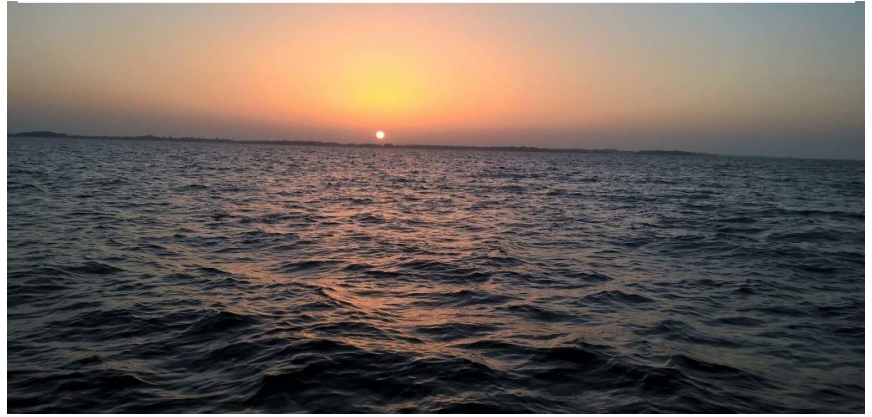
Contact Information: As a member of Chambers Landing, please ensure your email, mailing address and phone number(s) remains current. You may submit contact revisions to: secretary@chamberslanding.org or any Board member.

Keep up with news and important information at our Chambers Landing web site: www.chamberslanding.org

Sunrise on Richland Chambers Lake

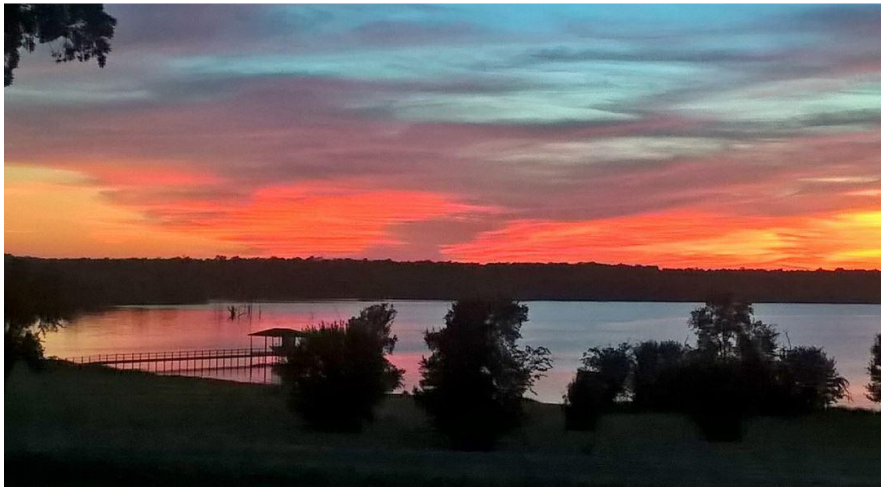
Lake Levels and Fishing:

The Progress Magazine and fishing reports indicated catfish, crappie, sand bass and hybrid bass fishing on Richland Chambers Lake is going strong as lake level is full. This wonderful lake offers boating, fishing, swimming, and lake side restaurants for your enjoyment.



The Harbor Inn & Restaurant which also has a marina and boat docks has a new owner who has already made great improvements to this lake front establishment. The Harbor Restaurant, which did not change owners, has Executive Chef Andreas preparing excellent cuisine with live entertainment on the weekends.

Chambers Landing property owners have a beautiful view of this lake with breathtaking sunrise and sunsets to be enjoyed with a variety of nearby restaurants, Schulman's movie theater and three marinas to launch boats in addition to public boat ramps outside of Chambers Landing subdivision.



Sunset at Chambers Landing Subdivision

Suggestions

Any ideas you have for newsletter topics, points of interest or volunteering to join the 'Communication Committee' may be routed to:

treasurer@chamberslanding.org

Best regards, Chambers Landing HOA
Communications Committee

Paula Gilliam, Chairperson

Please ensure your current email, mailing address and phone number(s) remain current; updates may be sent to secretary@chamberslanding.org or Chambers Landing, Post Office Box 1353, Corsicana, Texas 75151

Keep up with news and important information at our Chambers Landing web site: www.chamberslanding.org

Chambers Landing Email Contacts

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