

# THE OAKS COUNCIL OF CO-OWNERS NEWSLETTER



September 16, 2016

**Year end board meeting scheduled for October 26, 2016 at 7 pm Quail Point. Please see the attached agenda.**

We would like to share with the owners information and accomplishments during the last three quarters, ending this month.

- A. Asphalt resealing completed. The parking lots have been resealed with stripping for parking spaces. This project has enhanced the appearance of the whole complex.
- B. Owners Web Page: Each owner now has an individual web page for your convenience. Documents such as newsletters, insurance declarations, enabling declarations, bylaws, owner statement of accounts and policies will be accessible on this page. If you have trouble accessing your web page contact, Dannie Simons at 830-265-4880 for assistance. Included with your Web Page is an online payment of your monthly assessments. Ten owners are now using this service, if you have any trouble accessing your web page or setting up the epay, contact Dannie Simons at 830-265-4880 for assistance. **We ask that you please convert to this payment option, as it will contribute to a reduction in our monthly expenses. It is difficult to find savings with our fixed budget but this simple process provides a substantial savings to the budget.**
- C. The Street Improvement Project on our streets has been completed by The City of Horseshoe Bay. For future city projects, the city provides, road closures, flooding, low water crossings closed, etc. The city provides the following link: <http://www.horseshoe-bay-tx.gov/list.aspx>
- D. **We continue to receive complaints regarding pet owners not picking up after their animals. This is a health issue, please pick up after your animals. For your convenience, plastic bag dispensers have been installed by the dumpsters. Pet owners are subject to being fined by the city if caught not picking up after their animals. This is a city wide code. (Chapter 2 of City Ordinance Section 2.01.005 Ordinance 08-04-15B Sec II (b-adopted 04/15/2005). We also have received a request from the owner west of the units in building 1206 to please stop trespassing on their property while walking dogs. If you are taking this route, we suggest you avoid their property in the future.**
- E. **Our dumpsters continue to be used as an all purpose dump. Please remember that only household trash is to placed in the dumpster. If you have work being performed by a contractor, please**

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**inform them that they are not to use the dumpsters for construction material. It also appears that other complexes may be illegally dumping in our dumpsters.**

- F. We have received complaints regarding the smell of the tap water. The city is working on this issue but assures residents that the water is safe to drink. A brochure on water quality from the city has been delivered to each unit as well as being emailed. If you have any questions regarding your water quality please call the city at 830-598-8741.
- G. Extensive research on balcony maintenance and replacement has identified an ongoing expense that the board felt compelled to find a solution. Our current balconies have over the years been continually painted and replaced as needed. They do not meet current safety standards due to height and space between the spindles. This issue has been selected as a top maintenance priority for the next 3 years. Investigating alternatives we have discovered an aluminum railing, virtually eliminating the continued yearly expense that has occurred over the last 20 or more years.
- H. Good news regarding the value of your investment. Over the last year, we have seen (updated) units increase in value by over 30%. By properly identifying areas for improvement, the board feels confident we will continue to see our property value increase.
- I. The overall dynamics of the Oaks has changed drastically over the last 5 years. Instead of a weekend/vacation homes, we are seeing more full time residents. This change presents multiple challenges to the overall design of the complex. It has been difficult at times to stay ahead of challenges such as:

### ***Challenge***

### ***Action***

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| 1. Air Conditioner drains overflowing  | Drain holes are being cleaned out and dug deeper   |
| 2. Dryer Vents clogging  | Main line cleaned and each unit cleaned  |
| 3. Inadequate parking spaces available   | Reviewed Enabling Declaration, vehicle policy in place. Meeting with local Real Estate Agencies and delivered information package to inform potential buyer/leesee |
| 4. Carport support post rot or struck by vehicles  | Designed metal post as a replacement   |
| 5. Pet population has increased, creating Health issues with feces not being picked Up. (This includes neighbors pets) | Installed pet stations with bags, monitoring the property  |
| 6. Trash containers not adequate to handle increased amount of waste.  | Contacted City for additional pick up but too costly, handyman (Andy) picking up overflow once a week  |
| 7. Balconies are aging and rotting   | Aluminum rails have been identified replacements in the future.  |

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J. We are reviewing our budget for 2017 and with these known increases:

1. City of Horseshoe Bay – increasing rates for water and sewer by minimum of 9%= \$300 mo.
2. City of Horseshoe Bay – change of trash service provider will increase rates by at least 3%= \$30 mo.
3. Insurance – increase of 3% to 5%= \$94 mo.

The board will review the actual increases and determine the amount needed to meet cost. At this time we are projecting a \$10 per month increase. The 2 year budget projection in the POA meeting of 2015 did forecast this increase.

***The above items will be discussed in our Oct. meeting. You are encouraged to attend. We feel it will be an informative meeting and worth your time. We welcome your participation and input.***



**Annual Meeting is Saturday January 14 , 2017 at 10 am at Quail Point. Mark your calendar !!!!!**

Your Board of Directors  
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