

ANNUAL MEETING SATURDAY, MAY 4TH 10:00 AM BIG PARK

TRAVIS LANDING LOG

Property Owners Association



April 2024
Volume 7, No. 3

PRESIDENT'S MESSAGE

As May approaches and we prepare for this year's annual meeting, it is an appropriate time to review the milestones and accomplishments that have been realized over the last year including:

- Successful conclusion of the short-term rental suit and full recovery of over \$11,000 of legal defense funds
- Full repair and cleaning of our entrance arch plus complete restoration and cleaning of all entrance rock and beam fencing
- Appointment of a dedicated new Parks Chair allowing uninterrupted coordination of established maintenance and new parks projects
- Ending our fiscal year under budget.

Other notable achievements include: an updated design and additional collaboration for newsletter development; continued successful community recreation events; and the continued dedication of our vast core of volunteers all of whom are detailed on page 2.

As mentioned above and detailed in the Treasurer's Report, our finances are in good shape and we anticipate ending the year under budget. This will be helped in no small way by the \$1,074.73 savings in newsletter printing and postage expenses realized this year as compared to last year by sending the Spring newsletter electronically.

A new board will be elected at the annual meeting on May 4th and our ballot this spring contains a beneficial mix of new and veteran candidates to fill upcoming vacancies. You can read more about each candidate in their biographies beginning on page 6. A sincere thank you to our outgoing board members, Rex Bull, Sarah Trawick, and Keno Urquiza. Each has been a tremendous asset over that last two years – many thanks to each of you for your service!

For any non-emergency in the park or difficulty using the park gate locks, please call the new Park Hotline number: (512) 298-2378.

Many thanks to each of our dedicated volunteers for helping keep Travis Landing the wonderful treasure that it is. Whether your investment is simply showing up for a work day in the park, or more formal such as serving on the board, it all helps and it is all very much appreciated – thank you all!

Respectfully,
Greg di Donato
TLPOA President

IN THIS ISSUE

- 1 President's Message
- 2 Treasurer's Updates
- 3 ACC / Park Updates
- 4 Parks cont. / Recreation
- 5 Technology / Review Committee
- 6 Nominating / Candidate Bios
- 7 Candidate Bios Continued
- 8 Annual Meeting Agenda & Info

WELCOME NEW NEIGHBORS!

Jack Gaither
Lands End
Michael and Vivienne Donohue
Rock Creek

BALLOTS MAILED

**Ballots were mailed
Monday, April 8th.**

If you have not received yours,
message Margie New at
secretary@tlpoa.org

GET INVOLVED!

**Have an idea, question,
or want to help out?**

Use the [Contact Us Form](#) at tlpoa.org.
Neighbors volunteering their time and expertise is what allows us to keep our beautiful community thriving at the lowest cost possible, and it's a great way to meet your neighbors!

SAVE THE DATE!

Join your fellow property owners in the park Saturday, May 4th at 10:00 AM for this year's annual meeting.

Please arrive 30 minutes early so there is time to get everyone checked-in and settled.

Lunch will be served by the Recreation Committee as ballots are counted so be sure to bring your appetite!

BOARD OF DIRECTORS

President - Greg di Donato

Vice-President - Byron Tapley

Treasurer - Janice Blanton

Secretary - Margie New

Voting Members - Rex Bull, Paul Fisher, Chris Frost, Maggie McLening, Sarah Trawick, Keno Urquiza

STANDING COMMITTEES

Architectural Review Chair - Courtland Ogren
Becky Heston, Danny Lien, Will Workman

Nominating Chair - Maggie McLening
Beth Bailey, Kathy Frost, and John Burns

Parks Chair - Chris Frost
Park Reservations - Margie New

Recreation Chair - Sarah Trawick
Columba Gonzalez-Quintanilla,
Katie Johnston, Jamie Neal

Technology Chair - Margie New
Jeff Bennett, Greg di Donato, Kris Thompson

SUBCOMMITTEES

Boat Storage Area Chair - Paul Fisher
John Blanton

Comprehensive Park Plan Chair - Janice Blanton
Chris Frost, Katie Johnston, Danny Lien,
Keno Urquiza

Day Dock Chair - Greg di Donato

Little Park Chair - Rex Bull
Dan Lunecki, Margie New

Neighborhood Entrance Chair - Janice Blanton
Bev Allen, Greg di Donato, Chris Frost,
Kathy Frost, Trent Trawick, Keno Urquiza

Managed Meadows Chair - Katie Johnston
Danny Lien, Keno Urquiza

Oak Wilt Management Chair - Danny Lien
Katie Johnston

Park Facilities Improvements Chair - Steve Brown,
Keno Urquiza

Park Maintenance Chair - Joe Bland
John Anderson, John Blanton,
Patrick Johnston, Ken Shaffer

Playground Safety Chair - Devon Bernier
Keno Urquiza

TREASURER'S UPDATES

TLPOA finishes this year with increased income while keeping expenses within budget. A summary of this fiscal year's total income and expenses, as well as the performance against budget is reported below. There were several exceptional income and expense items this year, and those are noted.

Total receipts for the fiscal year came to \$55,670.20. This includes income of \$34,355.88 from Maintenance Fees, Resale Transfer Fees, Park Key Sales and Park Donations. There were two additional exceptional receipts: 1) the insurance payment of \$10,000.00 from the damage to the front entry, and 2) the refund of legal expenses of \$11,314.32.

Total expenses year to date total \$36,285.00. This includes budgeted expenses of \$21,543.08 (i.e., admin, utilities, parks, recreation, technology) and unbudgeted expenses of \$14,741.92 (i.e., front entry repair, park locks, legal expense).

At the time of this writing, we expect TLPOA to finish the fiscal year within or under budget. The largest of the remaining expenses are the annual meeting luncheon, park maintenance, administrative expenses for newsletter and ballots, plus the fixed monthly expenses for utilities and technology. These should easily be covered by the remaining \$7,801.92 in the budget.

Looking beyond past performance, there are two areas we are focusing on concerning future planning.

With the rise in interest rates there is an opportunity to earn money on savings. We will start by investing in short term CD's (Certificates of Deposit) with a portion of our savings to realize additional income for TLPOA. Additionally, we are still researching how HOA's set aside reserve funds for future expenses. This is another planning task that all HOA's do to ensure they have funds available for future needs.

Janice Blanton
Treasurer



ARCHITECTURAL CONTROL COMMITTEE UPDATES

Thanks to fellow Architectural Control Committee (ACC) members: Becky Heston, Danny Lien, and Will Workman for helping to ensure that all construction, renovation, and additions within the neighborhood comply with our deed restrictions and maintain the character of our community.

A friendly reminder to all residents to please refer to the TLPOA [rules and regulations](#) in place, particularly our [Deed Restrictions](#). These regulations are vital to maintaining the beauty and integrity of our neighborhood and ensuring that we uphold the standards that make Travis Landing such a wonderful place to live.

Submittals:

Throughout the year, we have received submissions for three (3) new builds, one (1) home completion, two (2) new garages, and two (2) additions, all of which were approved by the Committee. We commend our residents for their proactive approach in seeking approval for these enhancements to their properties.

As we move forward, let us continue to work together to ensure that Travis Landing remains a welcoming and harmonious community for all residents. Your cooperation and engagement are vital to our success, and I encourage everyone to actively participate in maintaining the standards that make our neighborhood a place we are proud to call home.

Courtland Ogren

Architectural Control Committee Chair

PARKS COMMITTEE UPDATES

A **Parks Committee Project Day** was held on March 7, 2024. Committee members and volunteers completed the following work:

- Installed the “Abbreviated Rules” sign
- Planted six new trees – three Mexican Sycamores, two Chinkapin Oaks, and one Monterrey Oak
- Mulched, fenced, and staked each of the new trees and upgraded fencing on existing trees
- Planned for extension of the park irrigation system to cover newly planted trees
- Weeded around existing trees planted within the last year or so
- Cut accumulated brush and placed it into waste bins for disposal
- Disassembled the old playground equipment and prepared for replacement of the playground glider

Many thanks to volunteers Bev Allen, John Anderson, Janice Blanton, Dennis Ela, David Kurkov, Maggie McLening, Mike Smith, Mark Thompson, Rona Thornton, and Keno Urquiza.

While performing some work in January in the Little Park, James Magera (Monarch Tree Service), *visually confirmed* Oak Wilt on some fallen leaves. James advised that further assessment be conducted by a licensed arborist. The trees in question have been marked with surveyor tape, and the County was also notified of the situation, because some of the trees are in the County Right-Of-Way. After re-leaf this spring, the **Oak Wilt Committee** suggests removal of trees in the group that show little or no foliage, together with treatment of tree stems that still have significant foliage. Additionally, the Committee recommends treatment of live oak trees within 150 feet of the infestation. (*It is a common standard of care to treat stems within 150 feet of a known outbreak, based on a theory that wilt can travel up to 150 feet a year if pathways exist for cross connection of roots*).

Continued:



Parks Continued:

This understanding of transfer is based on information gained from the past three Forest Service representatives that TLPOA has used over the years).

Action Item: Hire an independent arborist to do a walkthrough of both parks this spring. We intend to contact arborist Matt Sanders, of We Love Trees (the company that has done trenching and much of the treatment in the Big Park over the years) to do a walkthrough of both parks this spring.

The Boat Storage Area Subcommittee members contacted neighbors whose boats had filled with water, creating mosquito breeding grounds, and ensured that the boats were properly drained. Follow-up on boats that are not "seaworthy" (properly maintained) resulted in another owner removing his boat for maintenance, and additional follow-up is underway to address two other ongoing issues of boats in a state of disrepair.

In further enforcement action, the Parks Committee, together with the Board, completed an investigation into what appeared to be unauthorized entry (likely multiple entries) into the Big Park by a Volente company, Elite Marine. We confirmed that the owner of Elite Marine had been given a key by a property owner, the circumstances surrounding which are still unclear. A Board member talked with the owner, in person, who stated that he has returned the key to the property owner and unauthorized entries would cease. Given these events, we would like to remind everyone that a property owner is to be present whenever a guest is entering or leaving the park. In brief, a park key needs to remain in the possession of the property owner, and it should never be "loaned out" to a guest or vendor.

Chris Frost
Parks Committee Chair

RECREATION COMMITTEE UPDATES

Cheers to Beautiful weather! The past events of the year have been a great success and we are grateful to see such a great turn out. The year has kept us busy with making our events fun and enjoyable. With much gratitude it has been great to see so many people participate and contribute to our beautiful neighborhood

We had a total of 90 guests at the Annual Christmas Party. Everyone seemed to truly enjoy themselves and I wanted to thank the generous neighbors who donated the extra margaritas!!!

Because of everyone's gracious contributions we were able to donate \$750 in gift cards to Lake Travis Crisis Ministries. The families were very grateful.

Thank you to Jamie who found the Christmas wreaths and we were able to add some Christmas cheer to our front gate! Due to weather we had to reschedule the Halloween Movie in the park, but it ultimately turned out to be another great successful event.

Our Annual Easter Egg Hunt was a great success, kiddos had the best of time eating donuts and hunting for eggs!!! Thank you to all who donated eggs and came out to help hide the eggs.

Gabriel was the lucky winner of the Golden Egg!

I want to send out a special thanks to Jamie, Katie and Columba for all their help!!

Sarah Trawick
Recreation Committee Chair



TECHNOLOGY COMMITTEE UPDATES

The TLPOA community website enables property owners to stay connected 24/7 using any device. From meeting minutes to financial statements, our online programs have given residents many opportunities to view and be engaged in any association activity.

Along with local residents, the website has shown to attract many outside entities, whether it be a realtor, title company, business associate or potential homebuyer, the outside world is connecting. A recent Google Analytics report covering a timespan from June 1, 2023 through March 15, 2024 showed almost 2,600 Sessions with 1,387 Users. This indicates substantial public interest and interaction with our website.



Our many group email lists continue to enhance communication throughout the neighborhood. The newly added meadows@tlpoa.org distribution list has given the 17 active members a convenient tool to communicate as a group in meadows activities.

Several park reservations were added to the website Calendar in the past year even with the low lake levels.

All reservation Sites were reserved over a month in advance of the April 8th viewing of the Solar Eclipse!



The Google business drive has kept the Treasurer and technology administrators very busy with updates to the community directory and key registry data due to changes in property ownership in the neighborhood.

At least four (4) property transfer forms came through the website in recent months which has increased new user registrations on the website, along with new renters in the neighborhood. Please be sure to register at tlpoa.org if you have not done so. If you need assistance, please read the [Website Registration Guide](#).

Margie New
Technology Committee Chair

DEED RESTRICTIONS REVIEW COMMITTEE UPDATES

In January the board approved formation of a review committee in response to ongoing questions raised by property owners regarding TLPOA Deed Restrictions. The committee's task is simply to review and determine if any additions, deletions, or revisions would benefit the community, then make recommendations.

The committee met in February and outlined six topics to consider, some of which are in response to legislative changes passed during the last couple of years. Other items were proposed to provide additional clarity to existing clauses or add new clauses intended to preserve the beauty of the neighborhood as well as property values within Travis Landing. In abbreviated form, the topics include:

- 1) propose an increase in the Property Transfer Fee from the current \$100 to \$250;
- 2) propose that landlords provide contact information for renters,
- 3) propose criteria for new or replacement fencing,
- 4) propose clarification of terms in Residential Area Covenants section on Nuisances, including junk vehicles,
- 5) propose the addition of fines for uncured Deed Restriction violations, and separately propose fines for continued violations of other TLPOA rules, and
- 6) propose a modest annual fee for storing boats or trailers in the park, to offset the additional costs of maintenance and oversight of this area.

In late May and June, there will be an opportunity for property owners to provide feedback and comment. If there is interest, a town hall type meeting could be scheduled. Once the list of proposals is refined, a survey will be sent to property owners to determine the support for each of the proposals individually. Those proposals that show majority support will be refined in accordance with community input, and after passing legal review, be formally sent to property owners for their signature and approval. Proposals that obtain a majority of property owner signatures will be incorporated into the Deed Restrictions and filed with the Travis County Clerk's office. Thanks very much to committee members Maggie McLening, Margie New and Courtland Ogren who have worked to get this off the ground.

Janice Blanton
Deed Restrictions Review Committee Chair

NOMINATING COMMITTEE UPDATES

This year is the last in which there will be seven positions to fill, following the By-Laws amendment to elect two officers and three voting board members every year in future. Even so, the community came through with enough nominations to fill each of the positions on the ballot. Ironically, there may be even more candidates in 2025 if all the property owners who responded 'not this year but I'll definitely run next year' are to be believed!

Our campaign was further complicated by having two of the five voting member positions limited to one-year terms, presenting a challenge to ballot design and, ultimately, to vote counters. This is also the first time that biographies are being sent out separately from the ballot. At last year's Annual Meeting, members voted to save over \$1,000 by distributing the newsletter online but, as we cannot vote online, ballots are still being mailed out as usual.

Each of the candidates for voting member positions was asked to state their preference on term when submitting their bio, information which will be passed to vote counters. The three candidates with the greatest number of votes will win two-year terms unless they have requested a one-year term. Then the one-year-term positions will be filled by the candidates with the next highest number of votes.

I would like to thank Beth Bailey, Kathy Frost, and John Burns for their unfailing enthusiasm and creativity as the committee has worked through all of the various complications. Thank you also to all the public-spirited individuals who have put their names forward and volunteered as candidates, whatever the position or the term.

Maggie McLening
Nominating Committee Chair

TLPOA 2024 BOARD ELECTION CANDIDATE BIOS

Greg di Donato – *President, 1-year term*

Our family purchased property here in 1969 and I'm happy the park I came to know and love as a teen has retained its unspoiled beauty over the years.

Throughout the last eight years I have had the honor to serve on the board as both president and voting member, chairing and serving on committees including Parks, Recreation, Nominating, and Technology. I am committed to keeping our parks healthy, safe, and well maintained, all within TLPOA budgets. During my service, I have helped introduce improvements such as making and distributing audio recordings of board and annual meetings, setting up a hotline for non-emergencies issues in the park, and updating the newsletter, website, and entry lighting.

My sole focus has been, and will always be, to do what is in the best interest of the community as a whole and I would be honored to continue my service as president. I believe I have the necessary balance of leadership skills and flexibility to keep us on a steady course.

Chris Frost – *Vice-President, 2-year term*

My wife, Kathy, and I purchased our lot on Rainbow One in 2014 and completed our home in 2017. It is hard to believe that 10 years have passed since that initial closing!

From the beginning, the things that most attracted us to this neighborhood were the lake proximity, the gem of a park, a friendly atmosphere, and a community sense of "living the lake life." Most recently, I have served on the Board and as Chair of the Parks Committee.

Paul Fisher – *(Incumbent) Voting Member, 2-year term*

My wife and I have been property owners in Travis Landing since 2015. We have enjoyed all that Travis Landing has to offer - and have loved being a part of the neighborhood these past 9 years and getting to know our neighbors on walks and in the park. I believe that maintaining our park and strengthening our ability to define and defend our association rules and standards are the mission of our board.

As a voting member, I will maintain an independent approach to addressing the business of the board. I will consider all measures brought forth with an eye toward ensuring the longevity of Travis Landing and the integrity of the park and neighborhood.

Kelly Johnson – *Voting Member, 1-year term*

I would like to be a candidate for a one-year term voting member. My husband, Fred, and I bought our home in 1997 and raised both of our children here. I was a TLPOA board member for several years when our children were young.

Katie Johnston – *Voting Member, 1- or 2-year term*

I was born in Hudson Bend and have lived in Travis Landing for 24 years. I've previously served on the board for multiple terms and as recreation committee and nominating committee chair. I currently serve as a member of the recreation committee, as well as various parks committees including comprehensive park plan, oak wilt, and managed meadows. I love Travis Landing and enjoy volunteering here, and would like to chair the recreation committee if elected. My family lives at 15209 Rainbow One.

Jim Reed – *Voting Member, 1- or 2-year term*

Although I am new to Travis Landing, I am not new to Lake Travis. My appreciation for Lake Travis goes back over 25 years of sailing on these beautiful waters. My wife and I purchased a house in Hudson Bend a few years ago that backs up against Travis Landing, and last year we purchased a lot off Cedar Ledge in Travis Landing to build our future family home in 2024.

We made this investment because of the uniqueness of this community that manifests into the shared experiences in our beautiful park. Since becoming members, we often visit the park with our three kids and two dogs, and we have attended several events including movie night and July 4th celebration.

I have been involved in the community on several different types of boards and commissions, including Travis County (Community Action Network), City of Austin (Ethics Commission), Cherrywood Neighborhood Association (Board and Chair), and Amplify Credit Union (Supervisory Committee.) My education is in Physics and Electrical Engineering, and I bring a very pragmatic and pro-action approach to problem solving and consensus decision making.

Byron Tapley – *Voting Member, 1- or 2-year term*

My wife and I moved to Travis Landing in 1987 and although we spent considerable time in subsequent years in international travel, we were privileged to call this unique community our home. I joined the University of Texas as a Professor in 1959, served as Director for the Center for Space Research and am currently the Principal Investigator responsible for the Gravity Research and Climate Experiment (GRACE); the first NASA Earth System Pathfinder mission to become operational.

My interest in serving as a participant in the TLPOA board activities evolves from my general concern with the welfare of our unique community and the need to help the organization function to serve all members' interests. I have served on the board for the past four years and would like to continue to devote attention to issues such as park security and maintenance and improving community interactions as a whole.

Stacy Thrash – *Voting Member, 1- or 2-year term*

You likely have seen me driving my two Basset Hound mixes, Haley and Doug, to the park via golf cart. They love their daily visits to our unique and wonderful park where I have met many of the "dog people" in our neighborhood.

I spent 30-years in a sales and management career in higher educational publishing (Pearson) until 2016 when I started a mindfulness meditation business "PeaceBox" which is a mobile meditation studio converted from a shipping container. I'm now a licensed real estate agent and my wife and I currently own property in Austin and Colorado.

Having purchased 5511 Arroyo Rd in summer of 2019, I have come to love the neighborhood and people here and plan to stay for the foreseeable future. As a voting board member of TLPOA, I would pledge to uphold the neighborhood values by voting in ways to improve what already is a special place to live. I love that TLPOA has so many wonderful volunteers willing to pitch in to keep the HOA fees low. Having reaped the benefits of so many selfless others, I am eager and ready to serve and do my part for the community. I would appreciate your vote.

ANNUAL MEETING AGENDA & INFO

This year's annual meeting will be held Saturday, May 4th at 10:00 AM in the Big Park.

In case of rain, the meeting will be held the following Saturday, May 11th at the same time and place.

Please arrive 30 minutes early so there is time to get everyone checked-in and settled.

As always, please bring your own chairs and other comfort items including umbrellas for shade, or the stray shower.
Lunch will be provided by the Recreation Committee as ballots are counted.

AGENDA

1. **Call To Order**
2. **President's Report**
3. **Treasurer's Report**
4. **Committee Reports**
5. **Set Yearly Maintenance Fee**
6. **Old Business**
7. **New Business**
8. **Member Commentary - 3 mins/Speaker**
9. **Nominations From the Floor**
10. **Introduction of Candidates**
11. **Selection of Vote Counters**
12. **Call to Ballot**
13. **Recess to Count Ballots (Lunch Served)**
14. **Reconvene to Announce Election Results**
15. **Adjournment**

On The Agenda:

In addition to the traditional agenda items, the upcoming years' Maintenance Fee will be determined by vote at the annual meeting in accordance with our deed restrictions.

On The Ballot:

This year's board election determines our next President, Vice President, and five (5) Voting Members.

As a reminder, our board terms are being adjusted in this and next year's election in order to facilitate the election of five (5) candidates each year (2) Officers & (3) Voting Members.

The following is the breakdown of the term lengths for each of this year's open positions:

President - one-year term

Vice President - two-year term

Voting Member

three (3) - two-year terms

two (2) - one-year terms

The three (3) Voting Member candidates with the greatest number of votes will determine the two-year terms unless they have requested a one-year term. One-year term positions will be filled by the candidates with the next highest number of votes.