

April 2025 Volume 8, No. 2

PRESIDENT'S MESSAGE

As May approaches and preparations for this year's annual meeting turn to actions, it is an appropriate time to review the milestones and accomplishments that have been realized:

Over the last year, a truly abundant amount of work has been performed by a wide variety and vast number of dedicated volunteers – all of that activity equates to a healthy rhythm of maintaining and improving our community. Some, but certainly not all, of this work is highlighted in the pages that follow and each of our community minded volunteers we are so fortunate to have are detailed on page two. Please take a moment to thank them whenever you see them.

Our two member surveys planned earlier in the year are now complete and resulted in a wealth of feedback reflecting the views and interests of the members who responded. Our Community Survey was completed in November and provided helpful information on members' general uses of and interests in our parks and association activities. More recently, our Deed Restrictions Proposals Survey has concluded and revealed the level of community support for the each of the seven deed restrictions proposals presented. Responses were received from ninety-nine members representing 130 of our 192 lots. See page six for an update from the committee. Many thanks to all the members who responded to the surveys and to those who invested their time and effort to create and conduct them as well. The information collected helps ensure that the board's future planning and decision making is informed by the views and interests of the community.

A resounding heartfelt thank you to each of our outgoing board members Janice Blanton, Maggie McLening, and Stacy Thrash. Their dedication to Travis Landing shows through their actions and our community has benefited much from their contributions — many thanks to each of you for your service!

A new board will be elected at the annual meeting and our ballot this spring features all veteran board members. You may read each candidate's biographies beginning on page seven.

As always, many thanks again to all of our dedicated volunteers!

Respectfully,

Greg di Donato

TLPOA President

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WELCOME NEW NEIGHBORS!

Derek Palisoul *Lake Mist*

Erik & Dena Berg Barry Kahn & Natalia Mora Mora Doug & Sara Wier Rainbow One

BALLOTS MAILED

Ballots were mailed Friday, April 4th.

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.

Volunteering helps keep our beautiful community thriving at the lowest cost possible. It's also a great way to meet your neighbors!

SAVE THE DATE!

Join your fellow property owners in the park Saturday, May 3rd at 10:00 AM for this year's annual meeting. Please arrive at least 30 minutes early so there is time to get everyone checked-in and settled before the meeting begins.

BOARD OF DIRECTORS

President - Greg di Donato Vice-President - Chris Frost Treasurer - Janice Blanton Secretary - Margie New

Voting Members - Paul Fisher, Kelly Johnson, Maggie McLening, Jim Reed, Stacy Thrash

STANDING COMMITTEES

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

Nominating Chair - Stacy Thrash Beth Bailey, Kathy Frost

Parks Chair - Chris Frost
Park Reservations - Margie New

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

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, 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 - Keno Urquiza Devon Bernier

TREASURER'S REPORT

TLPOA will finish the fiscal year well within the annual budget of \$32,314.00, an amount slightly lower than the Maintenance Fees. In addition to Maintenance Fees, income came from Resale Transfer Fees at \$600.00 and Park Key Sales at \$740.00 for a total of \$34,209.89.

Current budgeted expenses are \$24,475.07, although additional expenditures are anticipated as we finish out the fiscal year. On the positive side, the D&O insurance policy came in at a much lower premium than the previous year for an overall insurance savings of \$1694.00. The Board/Admin expense is also lower in cost, thanks to using electronic newsletters and realizing several hundred dollars in savings in printing and mailing.

This year featured two initiatives that were approved as strategic advancements for TLPOA's future: the front entry water meter and irrigation project and the establishment of a Reserve Fund. The water tap project is still underway, and the Reserve Funding is also in progress. The Association's funds are now allocated in three categories: (1) an operating fund (kept in Checking), (2) a contingency fund for emergencies (kept in Savings), and (3) funds set aside for capital assets and improvements (designated as Reserves). While the funds that cycle through the checking account continue to reflect the annual budget expenditures, the savings account fund will be replenished at the beginning of each year to assure funding for contingencies. All remaining funds will accumulate in reserves for future use toward capital expenses.

Once the Reserve fund was established, those funds were invested in Certificates of Deposit at an average 4.5% APY on a short term basis (4 to 6 months). To date, TLPOA has earned \$725.08 in interest from these accounts. This fiscal step was a suggestion made by property owners, and it has proven to be a good one.

In order to communicate with property owners, the Treasurer maintains a directory of the membership. This directory is used for newsletters, maintenance fee announcements, and business emails throughout the year. If you have changed either a mailing address, email address, or phone, please send us the update at treasurer@tlpoa.org.

Janice Blanton Treasurer



ARCHITECTURAL CONTROL COMMITTEE REPORT

The Architectural Committee has had limited new submissions this period. However, we have been addressing a few ongoing concerns related to property use, particularly involving renters. We'd like to remind all property owners to ensure that renters are aware of and respect community guidelines. Whether owner or renter, we are all part of the same community and responsible

for maintaining its character and harmony.

Additionally, we were pleased to offer support to the committee working on the review of deed restrictions. Thank you to those volunteers for their continued efforts.

Courtland Ogren

Architectural Control Committee Chair

PARKS COMMITTEE REPORT

NEIGHBORHOOD ENTRANCE

Following on work done last year at the entry—repair of the stone monument, removal of dying photinias obscuring stone and cedar beam fence, repair and cleaning of stone, and replacement of rotten cedar beams—work at the front entry continued with a focus on soil amendment, planting, and mulching.



One of our biggest upgrades at the front entry began approval of our request for a water tap onsite, part of a new program for commercial use with drought tolerant landscaping. The project continues to progress through the necessary planning,

permitting, and scheduling phases and we are on track for work to commence during the spring.

Action Item: Once the water tap is installed, install the drip irrigation system, to include a solar powered controller and timer.

LITTLE PARK

The Little Park continues to look very good, despite a low lake level, following two major weed whacking sessions over the last year, some major tree work (including removal of a very large broken limb in the large Elm tree),multiple mowings and clearing of underbrush, and burning of accumulated brush.

In reviewing comments from November's Community survey, we noted several that indicated ambiguity regarding the boundaries of the Little Park, which contributed to neighbors' reticence about using it more frequently. In response, we first want to note that there are some silver, metal fence posts (but no fencing) on both sides of the park (to the left and right, when

entering from the gate at Rock Creek). We will work to find a way to make the posts more easily identifiable, and we will add some signage at the lake side boundary of the park to ensure that the perimeter is easily identifiable for all.



Action Item: Install new large sign at the entry to the Little Park and several smaller signs as needed to clearly identify the perimeter of the park.

OAK WILT ~ TREE MANAGEMENT

Consistent with what we reported at last year's Annual Meeting, the oaks in our Big Parks are looking quite good, overall, even in the face of limited rain over the last 2-3 years. The subcommittee members again walked both parks and flagged dead limbs that needed removal, including a very large broken limb hanging from the large Elm in the Little Park..

Action Item: The plan is to continue careful monitoring for oak wilt, with additional expert consultation as needed; and to anticipate financial resources that would be needed in the future if/as wilt spread continues.

PARK FACILITIES & MAINTENANCE

Following our Annual Meeting in 2024, WCID17 held its Annual Picnic in the Big Park in early June and mowed designated areas in preparation. Two weeks later, we completed our semi-annual "big mow," in accordance with our mowing plan [Comprehensive Parks Plan] and to ensure that the park was in great shape for the July 4th festivities. The June mow was followed by some



Parks Continued:

weed whacking (both parks) and poison ivy spraying (Big Park), and mowing/cleanup in the boat storage area.

Additional work in the Big Park was completed in August and September: mowing brush and removing Johnson grass just inside the big park entry; and two full workdays of cutting and removing invasive brush and Vitex in designated areas of the park. And in the first week of December, we completed the second major "big mow," again in accordance with our plan.

After winter shutdown of our irrigation system, multiple repairs were needed after critters chewed through a few hoses (aka "coyote chew toys"). The drip irrigation





System is now fully functional and ready to water our young trees during days of drought and summer heat.

The condition of the roadwork within the Big Park is continually monitored by the Parks Committee, and we have noted increasing levels of decay of the asphalt section that runs from the front entry to the kayak rack area. Joe Bland has once again graciously offered to provide the labor and equipment for the paved road repair, while TLPOA will purchase the materials. We will notify the neighborhood in advance of the work, as it will require some vehicular shut-down time at the front gate.

The condition of the entry gates and fencing at the Big Park entry areas are continually monitored and assessed for continual improvement. We are currently researching the feasibility of upgrading our entry points to electronic locks to increase both the reliability and security of our locks. More details will be provided as we get further along in the research, analysis and vetting process.

MANAGED MEADOWS

In preparation for both "big mows," members of the Managed Meadows committee flagged the meadows ("no mow" areas). Even in June there were still many

wildflowers in meadow areas, set off by nicely landscaped and recreational areas.

During the autumn months, the committee seeded the Longhorn meadow with native Texas wildflower mix, along with several new small flower patches throughout the park and within designated meadow areas. Drought conditions over the last few months have dampened bluebonnet and wildflower turnout in central Texas, but we are fortunate to have some blossoming within our meadows and across the park, and many seeds will remain in the soil to flourish in the future.

PLAYGROUND SAFETY

Work within the Big Park included attention to the Playground area, although maintenance of trees in that area was done last November (2023). The metal glider was replaced with a new, safer glider, concluding the current upgrade of equipment project. One neighbor volunteered a donation amount (\$1500) toward the purchase of some additional playground equipment. In looking at initial equipment proposals, the subcommittee felt we should build on this pledge and purchase a commercial quality set for the park.

Action Item: Continue to research and vet playground equipment options, to ensure we move forward with equipment that is engaging and safe for our children—and that will last long enough to engage the "next generation."

BOAT STORAGE

The Boat Storage is continually monitored to assure that the boat area is been kept up and that no abandoned boats are stored there.

Action Item: Conduct an inventory of kayaks stored in the kayak rack area and identify kayaks (and canoes) stored there that are no longer in use, for removal.

SHOUT OUT TO VOLUNTEERS

All the work described above represents countless hours on the part of neighbors who volunteer their time on behalf of our front entry and our parks. During the last year, these volunteers have been most involved in the efforts, so please join me in thanking Bev Allen, Beth Bailey, Ellen Bennett, Devon Bernier, Barbara Bland, Joe Bland, John Blanton, Janice Blanton, Stacey Breach, Steve Brown, Colleen Bull, Rex Bull, Paul Fisher, Ryan Harden, Marian Henderson, Katie Johnston, Patrick Johnston, David Kurkov, Dan Lunecki, Maggie McLening, Jamie Neal, Margie New, Columba Gonzalez-Quintanilla, Guillermo Urquiza, Keno Urquiza, Rachel Workman, and Lauren Young for their time and effort.

Chris Frost Parks Chair



RECREATION COMMITTEE REPORT



What a year it's been for the Recreation Committee! We've had an absolute blast putting on some of our favorite community events — like the always-festive Annual Meeting, our star-spangled 4th of July Parade, the spooky-good Trunk or Treat for Halloween, the cheerful Holiday Party, and of course, the dazzling Holiday Yard Decoration Contest.

And we're not done yet! The fun continues with the Easter Egg Hunt and our upcoming Annual Meeting on May 3rd from 10 AM to 2 PM in the Big Park — mark your calendars!



A giant shoutout and heartfelt THANK YOU to the amazing crew who made all of this possible: Jamie Neal, Sarah Trawick, Columba Gonzalez-Quintanilla, and Ashley Reed. Your energy, creativity, and hard work made this year truly special.



If you've ever thought about getting more involved, use the <u>Contact Us</u> Link on the <u>tlpoa website</u>. The Recreation Committee is the perfect way to meet neighbors, make memories, and spread joy throughout the community. We'd love to have you join us for the 2025–2026 season!

With gratitude,

Katie Johnston
Recreation Committee Chair



TECHNOLOGY COMMITTEE REPORT

The Travis Landing website has been a vital resource for many of our association needs for over 7 years. It has served as a central source of information, offering convenience for property owners and reducing the administrative tasks for board members. Enhanced functionality and services is in the future for our members. Some changes include putting new images in the top banner that will highlight other beautiful areas of our big park; adding more frequent news articles; sharing our association's list of vendors; and making park reservations more visible and easier to access.

Overview of our website:

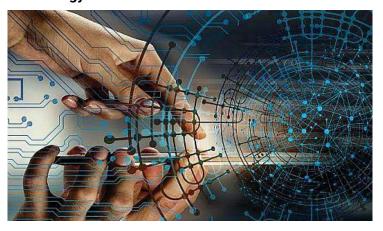
- It is a convenient tool for community access to various association files such as agendas, minutes, audios, association records and online forms that have helped registered members for the past seven years.
- Park reservations, boat storage registrations, online payments and Contact Us inquiries have been common programs of great importance and use.
- The public has shown increased interest in the subdivision as a place to live with resources taken from the website, particularly with the amenities in our parks and the About page, attracting many new buyers in the past few years.
- Real Estate and Title Companies have found great use in the property transfer form online.
- The <u>Key Links</u> and <u>Documents</u> tabs offer quick access to many other resources.

If you have not registered to the website portal, please go to www.tlpoa.org and create an account. You can get more information in the Website Registration Guide linked under **Help Information.**

Email group lists and Zoom technology have facilitated group collaboration for many years. We hope to be using Zoom more as it has proven to be an effective and convenient tool for TLPOA business, committee interaction and meetings with outside professionals like attorneys. It has allowed our users to be productive and prompt in a good number of work projects and official meetings while offering an opportunity to also make a recording of the activity for future reference and recordkeeping.

If you have any interesting ideas or suggestions for an improved website experience, or would like to help with news articles, please contact the Technology Committee at web@tlpoa.org.

Margie New Technology Committee Chair



NOMINATING COMMITTEE REPORT

Over the past few months, the committee has worked diligently to identify qualified and enthusiastic members to participate as candidates in this year's annual Board of Directors election. We sought individuals who demonstrate a commitment to our community, a collaborative spirit, and a willingness to contribute their time and talents for the benefit of all property owners.

Each of our nominees this year are experienced board veterans and each brings unique strengths and perspectives to the table. You may read biographies for each of this year's candidates beginning on page eight.

We encourage all members to participate in this year's Annual Meeting and election as it is the best way to have a say in determining the future of Travis Landing.

Many thanks to Beth Bailey, Kathy Frost, and Janice Blanton for their help in securing candidates for each of this year's expiring terms.

Respectfully,

Stacy Thrash Nominating Committee Chair



DEED RESTRICTIONS REVIEW COMMITTEE UPDATE

The Deed Restrictions survey closed on April 6, and results will be shared shortly with all property owners via email. The response rate was impressive, surpassing a 65% response rate for property owners and for lots owned: 99 respondents representing 130 lots.

From the comments section, we already know that some of the proposals require more explanation and/or additional details. Thus, the next step is to invite additional input and to provide an opportunity for dialogue, so proposals with the strongest support can be refined accordingly. The committee will be

scheduling a Zoom call in the next few weeks to accommodate interested members, and we will also make a short presentation, to include questions and answers, at the Annual Meeting on May 3rd. Interested members may also message the address below to discuss the proposals.

For now, a sincere thank you to all the members who took the time to respond to the survey.

Janice Blanton

Deed Restrictions Review Committee Chair
reviewcommittee.tlpoa@gmail.com

EXPLORATORY RECREATION COMMITTEE UPDATE

At last year's annual meeting, a committee was formed to investigate potential new recreational assets for the park. The dominant idea at the time was to investigate a multi-purpose play surface that could accommodate pickleball, basketball, and other games and events. In the following months a group of over thirty neighbors –and growing– have joined in, and they are enthusiastic about upgrading the dirt volleyball area into a multi-use hard court.

The court upgrade is proposed as a fully funded gift to the neighborhood. This improvement would offer neighbors of all ages a safe and exciting place to gather and play in their park. And by making our shared spaces more attractive, it might well improve property values.

The committee understands that not everyone is in favor of the project, but that is always the case in terms of Big Park usage. The committee's thinking, in reply, is that with a 25+ acre park, and virtually no impervious improvements at present, it is a reasonable proposal that would not interfere with other park uses, should a

majority of neighbors favor it.

At the upcoming annual meeting, May 3rd, the committee intends to make a presentation and then present a motion to ask for your support to continue the initiative.

Keno Urquiza Exploratory Committee Chair



Al generated image, may not be to scale.

LOOKING AHEAD

This new section will feature ideas and topics relating to the entire community which have been discussed to some degree among board members, but have not been introduced for discussion at large. Our aim is to keep members informed on those topics and invite member's feedback. Implementation of any topics presented here would only occur after being determined by either a full vote of the membership, at an annual, or Special meeting called for that purpose. Three introductory items are presented here on which we invite your opinions:

Electronic Voting

Is the time right for members to provide themselves the option to cast their votes electronically? If you participated in the recent Deed Restrictions Proposals Survey, you used an electronic voting system. We found the service accurate, timely, inexpensive, and able to handle weighted voting with ease.

Electronic Gate Locks

The board has conducted initial research into updating



Looking Ahead Continued:

the type of access control we have for the Big Park gates from lock and keys to electronic locks. So far, options featuring: ease of use, high reliability, affordability, and the elimination of lost or stolen keys, and more have been found. Electronic padlocks and mortise locks can be opened easily and reliably using smartphones and key Fobs and installation is an uncomplicated process. A spreadsheet shared earlier with the board showing hardware and software costs with weblinks is available here for more information.

Security Video at Front Entrance

Following reports of two attempted automobile break-ins on Christmas Eve, the board found itself unable to provide the Sheriff's Department with any helpful Information. The system in mind would be a local, continuous, unmonitored one retaining recordings for only a set number of days before being deleted with images retrieved only when it would aid an investigation by law enforcement. What are your thoughts?

Going forward, these and future topics presented here will appear in member surveys similar to the recent Deed Restrictions Proposals Survey to determine the level of member support they hold before any Motions are made at an annual meeting, being placed on a ballot, or otherwise put to a member vote.

To comment, ask questions, suggest other ideas, or lend your expertise on topics appearing here, send a message to: lookingahead.tlpoa@gmail.com.

TLPOA 2025 BOARD ELECTION CANDIDATE BIOS

OFFICERS

Greg di Donato - President, 2-year term

Our family purchased property in Travis Landing 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.

Kelly Johnson — Treasurer, 1-year term

My husband, Fred and I bought our home in 1997 and raised both of our children in Travis Landing. I was a TLPOA board member for several years when our children were young. I served a one year term in 2024 and hope to continue to serve the community as your Treasurer.

Margie New — Secretary, 2-year term

I have been a resident of Travis Landing for 33 years and it has been a total blessing being part of this beautiful neighborhood. Since retiring from government service in 2017, I have engaged in numerous home projects and been able to spend more time with my family.

I have served this community in various capacities since 2006 and have seen a significant number of projects come to fruition. As Chair of the Technology Committee and Secretary for several years I have kept myself very busy with a variety of association tasks, as well as with other duties as assigned. I have studied parliamentary procedure in Roberts Rules, Texas Property Code, and our association covenants extensively and believe this is the foundation to keeping our association legally sound.

I would like to continue serving as Secretary for the next two years and would appreciate your vote.



TLPOA 2025 BOARD ELECTION CANDIDATE BIOS

VOTING MEMBERS

Pamela Benson — Voting Member, 2-year term

My name is Pamela Benson and my husband, Jerry & I have lived here in this neighborhood for 20 years. I have served on the board a couple of times, as a board member and as Secretary at another. It is always an honor to serve and to represent all of the interests of the residents here in Travis Landing. It is a beautiful neighborhood, inclusive of everyone. It has been our joy and privilege to have raised our sons here and hope to have many more years here in Travis Landing. I would love to serve as a board member of this new Board for 2025. Jerry and I live at 5700 Lands End — The house with the dog on the roof!

Jamie Neal - Voting Member, 2-year term

Hello Neighbors! For those of you who are not familiar with me, my name is Jamie Neal and my husband is Charlie. We have lived at 5700 Longhorn Landing for well over 20 years. We are both very community spirited as we express with both our Halloween and Christmas displays for all to enjoy. Charlie and I started the annual Easter Egg Hunt in the Big Park twenty years ago until the Board offered to take it over as a TLPOA event. I currently serve on the Recreation Committee along with three other amazing members. Charlie and I both believe Travis Landing is all of our personal pieces of heaven and that we are so fortunate to live here. I have been honored to have served on the board in the past and look forward to serving again as a Voting Member.

Byron Tapley — Voting Member, 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.



Travis Landing mourns the loss of our dear neighbors

Frank Coleman & Felipe Heston



2025 ANNUAL MEETING AGENDA

This year's annual meeting will be held <u>Saturday</u>, <u>May 3rd at 10:00 AM in the Big Park</u>. In case of rain, the meeting will be held the following Saturday, May 10th at the same time and place.

Please arrive at least 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.

PLEASE REMEMBER TO BRING YOUR BALLOT TO THE MEETING!

Bringing your checkbook as well is a convenient way to pay this year's Maintenance Fee(s)

(Checks will be accepted after the meeting)

TLPOA 2025 Annual Meeting AGENDA

- Call To Order
- 2. President's Report
- 3. Treasurer's Report
- 4. Committee Reports
- 5. Set Yearly Maintenance Fee
- 6. Deed Restrictions Survey Update
- 7. Park Amenities
- 8. Park Multi-Use Court Proposal
- 9. Traffic Safety at Rainbow 2/Lake Mist
- 10. Bylaws Electronic Voting
- 11. Big Park Gates Electronic Locks
- 12. Front Entrance Security Video
- 13. Old Business
- 14. New Business
- 15. Member Commentary 3 mins/Speaker
- 16. Nominations From the Floor
- 17. Introduction of Candidates
- 18. Selection of Vote Counters
- 19. Call to Ballot
- 20. Recess to Count Ballots (Lunch Served)
- 21. Reconvene to Announce Election Results
- 22. Adjournment

On The Agenda:

This year's agenda provides members greater detail of what will be discussed and/or voted on at the May, 3rd meeting so they can make an informed decision on whether to attend the meeting to use their vote(s) to determine those issues affecting Travis Landing.

On The Ballot:

This year's board election determines our next President, Treasurer, Secretary, and three (3) Voting Members. The following is the breakdown of the term lengths for each of this year's positions:

OFFICERS:

VOTING MEMBERS:

President - two-year term

three (3) - two-year terms

Treasurer - one-year term

