



## PRESIDENT'S MESSAGE

As we look ahead to 2024, it's important to review the achievements made in 2023. Of the many to choose from, the most visible is the entrance to Travis Landing itself.

What started out as a tragedy when part of our entry arch was destroyed, led to a complete renovation of the entire entryway and perimeter fence without impacting our budget.

We begin the year with our finances in good order thanks in large part to recovering over \$11,000 in legal fees spent defending the short-term rental lawsuit.

As always, our Parks Committee has been extremely productive. Roads in the Big Park were leveled and restored at minimum cost, and the Managed Meadows are thriving despite the long and brutal summer. A major review of boat storage has been conducted, and smaller and sundry issues have all been dealt with quickly and efficiently.

Each of these achievements, and so many more, are all made possible by the effort and dedication of our corps of volunteers. Their continued support epitomizes the community spirit that keeps our neighborhood strong. Thank you all!

This year will, no doubt, include the usual mix of expected and unexpected projects, and if the past is any indication, our volunteers will tackle them all with energy, skill, and commitment.

Looking forward to another great year for Travis Landing!

Respectfully,  
**Greg di Donato – President**

## IN THIS ISSUE

- 1 President's Message
- 2 Treasurer's Update
- 3 Architecture / Nominating
- 4-5 Parks
- 6 Recreation
- 7 Technology

## WELCOME NEW NEIGHBORS!

James Reed  
**Cedar Ledge**

Jim Soto  
**Rainbow Two**

Jeff Stamp & Linda Garriott  
**Rock Creek**

## GET INVOLVED!

Have an idea, question, or want to help out? Let us know! Use the [Contact Us Form](#) at [tlpoa.org](http://tlpoa.org) Volunteering is a great way to meet your neighbors and contribute to your community!

*Neighbors volunteering their time and expertise is what allows us to keep our beautiful community thriving at the lowest cost possible. If you are interested in helping with any of our committees, please don't hesitate to [reach out!](#)*

## 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 - Katie Johnston  
Danny Lien

**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 UPDATE

TLPOA's annual Maintenance Fees cover monthly expenses required to maintain and improve our common areas while managing the business of the community. This year we collected \$32,773.60 in Maintenance Fees – almost \$700.00 above what was due thanks to property owners who paid a little extra. Additional income stems from the sale of park keys, Resale Transfer Fees, and donations. TLPOA now has \$31,008.39 on hand in savings. The savings account hit a low of \$19,109.91 in 2022 as we paid legal fees to defend the short-term rental lawsuit, but our savings increased to the current level when we prevailed in the lawsuit and our legal fees were reimbursed.

What we currently lack in planning are funds specifically designated to handle future needs and challenges, a best practice on the part of other HOA's. Some expenses may only occur every 3, 5, or 10 years, while other expenses can arrive unexpectedly. To responsibly prepare for an unexpected expense, we should hold a minimum balance in savings for that purpose (ex. Oak wilt management; insurance deductibles, etc.).

We should also specify a Reserves Fund within our savings for designated and exceptional future needs. For example, many of our assets such as park roads, park fencing and gates, the day dock, and playground will face either repair or replacement in the future. By planning strategically for the future, we can avoid those situations where we struggle to identify funds for a long term need. The Board agreed to this forward planning at the January meeting, and work is underway to categorize our savings in this manner.

In summary, TLPOA is in good financial condition, a perfect time to responsibly plan for the future. Our self-managed Association has achieved this status with its reliance on volunteers—without which our maintenance fees could not be kept so low. The challenge for our future includes the need for more of our property owners to participate, giving their time and sharing their skills toward common goals.

**Janice Blanton – Treasurer**



Financial Statement		Cash Flow Statement	
Account	Current	Current	Previous
<b>Balance Sheet</b>			
Assets			
Cash	1,000	2,000	
Accounts Receivable	10,000	10,000	
Inventory	5,000	5,000	
Property, Plant, and Equipment	100,000	100,000	
Liabilities			
Accounts Payable	10,000	10,000	
Notes Payable	5,000	5,000	
Equity			
Retained Earnings	80,000	80,000	
Shareholders' Equity	85,000	85,000	
<b>Cash Flow Statement</b>			
Operating Activities			
Net Income	1,000	1,000	
Adjustments to Reconcile Net Income			
Depreciation	10,000	10,000	
Changes in Operating Assets and Liabilities			
Accounts Receivable	(5,000)	(5,000)	
Inventory	(5,000)	(5,000)	
Accounts Payable	5,000	5,000	
Notes Payable	5,000	5,000	
Total Operating Activities	1,000	1,000	
Investing Activities			
Purchase of Property, Plant, and Equipment	(10,000)	(10,000)	
Total Investing Activities	(10,000)	(10,000)	
Financing Activities			
Issuance of Shares	10,000	10,000	
Repayment of Notes Payable	(5,000)	(5,000)	
Total Financing Activities	5,000	5,000	
Total Cash Flow	6,000	6,000	

# ARCHITECTURAL CONTROL

2023 was a busy year for the ACC. We approved (3) new build submittals and even welcomed a new neighbor with the completion of a home at the end of 2023. There were also a handful of fence submittals, (2) new garages and (2) addition submittals that were all approved.

The committee would like to offer a friendly reminder to submit plans and/or documents to the ACC prior to any commencement of any type of construction on any lot in Travis Landing neighborhood per the deed restrictions and Addendum 1. As always, our goal is to ensure that applications and violations are handled in a consistent and objective manner in accordance with the [TLPOA Deed Restrictions](#).



To assist in their submittals, property owners are encouraged to use the helpful resources relating to the ACC located on the [tlpoa.org/documents](https://tlpoa.org/documents) page.

On the page, detailed information may be found relating to:

[Deed Restrictions Architectural Drawings](#)

[Deed Restrictions Architectural Summary](#)

[Architectural Control Committee Submittal Checklist](#)

[Architectural Control Committee Submittal Request Form](#)

[Deed Restrictions Enforcement Guidelines](#)

[Anonymous Deed Restrictions Violation Form](#)



# NOMINATING COMMITTEE

The Nominating Committee's campaign kicks off this month in an effort to find volunteers to fill the seven open Board seats on the ballot in May. This should be the last time we have to fill seven seats in one election because, in 2023, TLPOA members voted to change the By-Laws to fill five seats every year. In future, two officer positions and three voting members will be on the ballot. This change will also help improve continuity and efficiency, ensuring that projects don't get lost when a new Board takes over.

In order to achieve this, the Board has voted to offer the President's position and two of the Voting Member positions for one-year terms on this year's ballot. The Vice President and three Voting Members will all serve two-year terms as usual.

In 2025, either the Treasurer's or Secretary's positions will be offered for a one-year term so that one coincides with the President and the other with the Vice President. Our current Treasurer and Secretary both have another year to serve, so the next Board can decide which officer will only serve a one-year term.

**Please consider volunteering for this opportunity to serve our community. If you have never run for the Board before, try a one-year term – you might enjoy it!**

To find out more, please email: [Nominating@TLPOA.org](mailto:Nominating@TLPOA.org) or look out for one of the Nominating Committee walking our dogs!

**Maggie McLening (Chair)**, Beth Bailey, Kathy Frost, and John Burns

# PARK UPDATES

The Parks Committee and volunteers have been hard at work during the last six months, addressing everything from the front entry and park entry to park road repair, wildflower seeding, park irrigation, oak wilt monitoring, and boat storage issues.

Within the big park, the **Park Maintenance and Park Facilities Subcommittees** have undertaken a number of projects since our last TLPOA Newsletter: Park road maintenance was completed like clockwork, with Joe Bland delivering several loads of crushed material and Ryan Harden standing by with his tractor at the ready. Small piles of additional crushed material were left in the park for future repairs. Ryan asks that neighbors **please be mindful of speed with traveling in the park (posted speed limit of 10 mph), because faster speeds cause the road material to migrate off the road.**



Work continued on the park gate and locks. Two locks were refurbished, a new lock has been ordered, and the gate latch was repaired, professionally welded, and re-installed. Thanks to Greg di Donato and Keno Urquiza for their ongoing repair work on the pedestrian gate and lock.



A clump of dead oak trees was cut and removed, scheduled tree maintenance was completed in the playground area, and a dead section of the large live oak hit by lightning was professionally pruned and sealed, all by James Magera of Monarch Tree Service.

Scheduled summer and fall mows were completed, with members of the Managed Meadows subcommittee marking designated meadows areas to help ensure that all areas of the park would be mowed to the appropriate height, as outlined in the mowing guidelines (a comprehensive plan that we are striving to follow intentionally).

The summer mow was done by American Landscape (Severiano Hernandez) over a full day, with the autumn mow also taking a full (thankfully beautiful!) day, with the work done by Morton Gold.



In the face of ongoing water conditions, the park irrigation system continues to be extended, refined and maintained by Keno Urquiza; the work includes replacing timers and batteries, repairing and extending irrigation hose, insulating the water valve, and other ongoing preventive maintenance steps. Additionally, Will Workman contributed a substantial metal box which provides perfect UV protection for both the insulative cover and the PVC pipes of our backflow preventer.

The **Managed Meadows Subcommittee** and its many volunteers prepared and raked the soil, amending it with "thunder dirt," sowing wildflower seeds, and setting up irrigation. Special thanks to Patrick Johnston, Bill Stout, Stacey Breach, Marian Henderson, Keno Urquiza, Katie Johnston, Danny Lien, Guillermo Urquiza, Jeff Bennett, and Pam Benson. Even during the hottest days, volunteers

(Continued)

worked on removal of designated invasive lantana and other improvements. Special thanks to Michael and Tamara Berke, Jeff Bennett, Danny Lien, and Sarah McIlheran.



The **Neighborhood Entrance Subcommittee**, led by Janice Blanton, completed an extensive restoration project of the subdivision fence and entry structure, with a first phase of stone arch repair in July with Scott Bonniwell of Texas Stone Masons.

This work was followed by a professional cleaning of the entire structure, removal of dead plants and invasive plant roots, amendment of the soil, and some initial planting of drought-tolerant plants. A second project phase involved substantial work on the rock fence bordering Beacon Drive, spearheaded by Steve Brown, who has also voluntarily done many previous stone-masonry projects.

Up next was the replacement of 10 of the massive cedar fence beams which was completed thanks to John Blanton, Jamie Neal, Charlie Neal, Keno Urquiza, and Danny Lien. Finally, a professional cleaning of all of the stone fence structures was performed. Additional thanks for logistical project support to Lane and Mindy Hughes, Zak Higgins, and Stephanie Copeland.

Danny Lien continues to monitor oak wilt

conditions consulting with external Consultant Karl Flocke of the Texas A&M Forest Service. Katie Johnston and Bill Stout also assist the work of the **Oak Wilt Subcommittee**. Subcommittee members have observed some yellowing leaves, but note that this is not necessarily a sign of oak wilt, but drought conditions can disguise oak wilt that may later pop out as contaminated.

The **Playground Safety Subcommittee** ordered two new pieces of playground equipment to replace some aging equipment, including the new glider replacing a metal glider, to be replaced in early Spring.

Rex Bull and **Little Park Subcommittee** members continue to improve the little park, including some leveling work by Ryan Harden. The Little Park is looking great, and is well worth a visit: underbrush/invasives clean-up work and mowing was done by Rex Bull, and rocks were moved, deadwood picked up, and brush cleared. Additional thanks is due to Dan Lunecki, Margie New, and Gary Fontenot for ongoing monitoring and maintenance.

The **Boat Storage Area Subcommittee** wishes to remind neighbors that all boats and trailers stored in the park must be registered with the state and be sea/roadworthy. As a reminder to current users, please inspect your stored items routinely and ensure standing water does not collect on any items in your assigned slot. Property owners interested in using the boat storage area can read more about the rules and registration process [here](#). Subcommittee members continued to follow up with improperly stored boats/trailers. The committee members also did general cleanup and brush trimming within the boat storage area.

**Chris Frost – Parks Committee Chair**



# RECREATION

The events of the past year have been a great success and we are grateful to see such a great turn out.

A total of 90 guests attended the Annual Christmas Party. Everyone seemed to truly enjoy themselves and we want to thank the generous neighbors who donated the extra margaritas!



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

Due to weather we had to reschedule the Halloween Movie in the park, but it turned out to be another great successful event.

Thanks to Jamie Neal for finding the Christmas wreaths which added much Christmas cheer to our front entrance! Special thanks to the members of the Recreational Committee for all their help!



Our next event is Easter, on Sunday March 23, at the playground area. Details coming soon!

**Sarah, Jamie, Katie and Columba  
Recreation Committee**

# TECHNOLOGY

A few important reminders...

Please try not to send a question or request to an individual person. A message sent to an individual will not be archived as TLPOA record. This is the rule for all standing committees and/or the Board of Directors. **If you are not sure who to send your email request or concern to, the [Contact Us](#) feature on the Travis Landing website, [tlpoa.org](http://tlpoa.org), can help.** The various topics might help guide you to the right email group. Once your email is received, the specific group will evaluate your message with the proper response and/or protocol for approval if necessary.

The [Email Acceptable Use Policy](#) defines proper use of all TLPOA group email lists. It can be found under the Documents tab of our website. Most neighbors will use [notices@tlpoa.org](mailto:notices@tlpoa.org) to send important messages, alerts, or questions to the general community. Please be reminded that notices is not designed for two-way communication between individuals. **If you want to respond to an individual sending a message, do not hit Reply-All to avoid sending your response to the entire neighborhood.**

Messages to individuals with a cc to notices will not be released to notices in most cases. Exceptions may include messages that add critical information that will benefit the entire neighborhood.

**Only the Board of Directors can send emails to the Business email list.** If you are not a Board member and attempt to send a message to Business, it will automatically bounce.

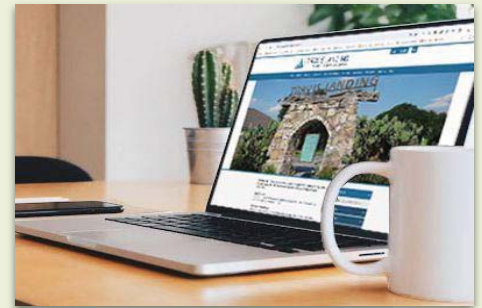
**If you are having trouble registering or logging in to our website, please read the [Website Registration Guide](#) first before contacting the Technology Committee for help.** It is linked on our Home page under Help Information. Most login issues are due to typing in the wrong username, which is typically using the wrong email address. You may click on the [Forgot Username link](#) on the login page if you are not sure. If you cannot remember your password, you may reset it by clicking on the [Forgot Password link](#). If you are still encountering issues, send your concern to [web@tlpoa.org](mailto:web@tlpoa.org).

TLPOA Technology Committee

## Have questions or concerns about Technology?

Contact the Technology Committee at [web@tlpoa.org](mailto:web@tlpoa.org) and someone will respond within 24 hours. While there is significant visible activity and moving targets in the common areas, social events, special projects, technology activity remains in full force behind the scenes, with so many never-ending tasks that are often taken for granted, especially with the ever-changing makeup of our neighborhood.

A direct message to [web@tlpoa.org](mailto:web@tlpoa.org), particularly email updates, will help us document and maintain the proper records.



Jana Gryder



*In Remembrance...*

*Travis Landing mourns the loss of our dear neighbors:*



Lois Miner