

# TRAVIS LANDING LOG

Property Owners Association



November 2024

## PRESIDENT'S MESSAGE

November marks the halfway point of our fiscal year and provides a great opportunity to share some of the updates and accomplishments since April.

### Financial Update

Our association continues to be financially secure and is currently under budget. In May, we invested a portion of our savings in no-risk Certificates of Deposits, The CDs have now earned nearly \$400 to date. See page 2 for more details.

### Upcoming Surveys

The board will be sending a survey out soon with another to follow in the new year. The first survey will be sent to all members and will offer an opportunity to anonymously share opinions and suggest improvements for our parks, social events, and technology. Members will be given a couple of weeks to respond and then results will be tabulated and a summary provided to the community. The input from this survey will help guide the board and the respective committees as they make plans for the future.

The second survey will focus on potential revisions to our deed restrictions. A committee was formed earlier in the year to review and determine if any additions or revisions would benefit the community. Thus far, six revisions have been proposed but the list is not final and others can be added if needed. The survey will help determine the level of support for each proposal before going further. Comment boxes will be included in each of the surveys so additional feedback can be provided.

### Front Entrance Update

Great news arrived in July when our application to install a water tap at the front entrance was approved by WCID #17! This long needed improvement will supply a dedicated drip irrigation system to water drought tolerant plants. It also gives us the option in the future to add landscaping on the other side of Travis Street as well as along the fence line on Beacon. See page 4 for more details.

Many thanks to all our dedicated volunteers for helping make Travis Landing the wonderful place it is. Whether you contribute by attending a workday at the park or by formally serving on the board or the ACC, every effort counts, and it's all deeply appreciated. Thank you all!

Respectfully,  
Greg di Donato  
TLPOA President

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## WELCOME NEW NEIGHBORS!

Erik & Dena Berg  
**Rainbow One**  
Barry Kahn & Natalie Mora Mora  
**Rainbow One**  
Doug and Sara Wier  
**Rainbow One**

## PHOTO CALL!

We'd love to see your photos of our parks and your pets. All skill levels welcome!

Follow [this link](#) to upload your favorite Travis Landing photos!

## 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!

Bring your holiday cheer to the Sun Outdoors Pavilion Saturday, December 14th for this year's Winter Holiday Party! Watch for details from the Recreation committee coming later this month!

## BOARD OF DIRECTORS

**President** - Greg di Donato

**Vice President** - Chris Frost

**Treasurer** - Janice Blanton

**Secretary** - Margie New

**Voting Members** - Paul Fisher, Kelly Johnson, Katie Johnston, Maggie McLening, James Reed, Stacy Thrash

## STANDING COMMITTEES

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

**Nominating** Chair - Stacy Thrash

**Parks** Chair - Chris Frost  
Park Reservations - Margie New

**Recreation** Chair - Katie Johnston  
Columba Gonzalez-Quintanilla, Jamie Neal, Ashley Reed, 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 - 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

The fiscal year for Travis Landing begins each year on May 1. This starts the new budget year and kicks off the collection of our annual maintenance fees. Maintenance fees are the foundation of funds that run our community, although we also benefit from resale transfer fees and park key sales. This year we collected \$32,809.89 in maintenance fees. That is \$864.93 above what is actually due thanks to property owners who paid a little more.

The annual budget is also set by the board at the beginning of the year. This year's budget was set at \$32,314.00 – in line with what we expected to collect in maintenance fees. As of this writing our expenses year to date are \$14,820.38, and all line items are within budget.

In May, we agreed to dedicate some of our savings to certificates of deposit in order to benefit from the higher interest rates. We set aside approximately \$10,000.00 that would remain in the savings account for emergencies or unexpected operating expenses. Then we opened two \$10,000.00 CD's with a 4.75% APY and staggered maturity dates. The first CD matured at the end of September and has been rolled over at a slightly lower yield of 4.25%. The second CD is due to mature in December 2024. We have kept the terms at 3 to 6 months and will continue to stagger the maturity dates. These funds are typically used for capital expenses that are generally planned in advance and can accommodate flexibility in the timing of the expense. We will watch this closely but believe it allows us to earn interest on our funds while ensuring they are available when needed.

TLPOA continues to thrive as a self-managed association with low maintenance fees thanks to the many volunteers who help make it all come together. If you would like to participate, contact the board or a committee chair to become a part of what makes this community successful.

**Janice Blanton**  
**Treasurer**



# ARCHITECTURAL CONTROL COMMITTEE

The Architectural Control Committee (ACC) has been actively working to maintain the standards and aesthetic harmony of our community. Recently, the committee has been busy reviewing and approving various submittal packages, including plans for new homes, pools, and fences. Each application is carefully evaluated to ensure it meets our guidelines and contributes positively to the neighborhood's look and feel.

In addition to processing new submittals, we have been collaborating closely with the Board to address and resolve any violations of community standards. Our goal is to work constructively with all residents to uphold the quality and character of our shared spaces. We appreciate everyone's cooperation in helping make our community a beautiful place to live!

For those planning construction or modifications, please submit your application by locating the form in the Documents tab of the [TLPOA website](https://www.tlpoa.org) and sending it to [architecture@tlpoa.org](mailto:architecture@tlpoa.org). Additionally, if you need to report a potential violation, an anonymous reporting form is available in the same Documents tab. We thank you for your involvement and assistance in maintaining our community's high standards!

**Cortland Ogren**  
Architectural Control Committee Chair

# RECREATION COMMITTEE

The Recreation Committee has hosted the 4th of July Parade and Picnic and our first ever Trunk-or-Treat event October 26th.

**Here are the upcoming events:**

- Holiday Party- December 14th at the Sun Outdoors Pavillion
- Most Holiday Cheer Yard Decorations Contest Winners selected by December 20th
- Easter Egg Hunt-April 12th, 2025
- Annual Meeting-TBD

**Recreation Committee**  
**Katie Johnston, Jamie Neal, Sarah Trawick, Columba Quintanilla, and Ashley Reed**



Following our Annual Meeting in May, the Parks Committee has continued its work on your behalf. Here are some highlights of the most recent accomplishments.

**NEIGHBORHOOD ENTRANCE** Work at the front entry continued, with additional soil amendment, planting, and mulching done over the weeks of May - June [thanks to Bev Allen, Colleen Bull, and Janice Blanton, in particular]. Additionally, kudos to Dan Lunecki for picking up a cedar beam (to repair a broken one on the stone wall), for assisting with weed control, and for negotiating and retrieving a pallet of free mulch and soil from Home Depot [broken bags, which could not be sold]. Dan assisted with spreading mulch at the entry, and then he and John Blanton transported and unloaded remaining bags in the big park [near the kayak rack].



One of our biggest challenges at the front entry has been how to handle watering of the landscape, especially during the hottest months of the year. With a dwindling of the number of persons willing to volunteer for the task, as well as such additional restraints as needing to borrow water from neighbors, running hoses across active roadways, and WCID 17 water restrictions, Parks Committee members continued to explore alternatives. After extensive (and long term) negotiations (July – August), WCID 17 approved our request for a water tap at the front entry and, as part of a new program for commercial use with drought tolerant landscaping, waived all fees (including impact fees). We will be responsible only for actual costs of installing the water tap.



*Action Item: Complete all necessary applications, drawings, landscape designs needed to move the front entry water tap from approval to completion.*



**LITTLE PARK** The Little Park is really looking fantastic, with another major weed whacking session by our vendor, Ortega Brothers [Rene Ortega], along with Rex Bull and Dan Lunecki, who also mowed, cleared underbrush and more (June). More recently, Rex Bull activated our burn permit and burned accumulated brush in the little park, with Danny joining the effort. Tree work was also done within the Little Park (see next section).



## **OAK WILT ~ TREE MANAGEMENT**

As reported at the Annual Meeting, Danny Lien and Katie Johnston met with Matt Sanders of *We Love Trees* to discuss the status of oak wilt in both parks. In general, the oaks do not look worse for wear, so for now, 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.

More recently, the subcommittee members 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. Monarch Tree Service worked extensively (late September) to complete all work over the course of one and one-half days.

# PARKS COMMITTEE CON'T

**PARK FACILITIES & MAINTENANCE:** WCID17 held its Annual Picnic in the Big Park on June 7th. In preparation for the event, they mowed designated areas a couple of days prior (using their own resources), and they then did an impeccable job of clean-up (even hauling out their own trash and recycling).

Two weeks later, June 21st, we once again relied on American Landscape [Severiano Hernandez] for our semi-annual "big mow," in accordance with our mowing plan [Comprehensive Parks Plan]. The timing was coordinated to ensure that the park is in great shape for the upcoming July 4th festivities. Many neighbors offered remarks about "how beautiful the park looks."

The June mow was followed by some weed whacking (both parks) and poison ivy spraying (big park), and mowing/cleanup in the boat storage area. Ortega Brothers (Rene) landscaping firm completed most of the work. Simultaneously, a catamaran that had long needed upkeep and registration was brought up to specifications on both counts; the registration has been issued to the owner, although the registration decals have yet to be affixed.

Additional work in the Big Park was completed in August and September: Greg di Donato mowed the brush and Johnson grass just inside the big park entry, after which Maggie McLening and Keno Urquiza laid a weed barrier to kill some of the grass/brush roots there. Ortega Brothers landscapers returned and spent two complete days cutting and removing invasive brush and Vitex in designated areas of the park.

**MANAGED MEADOWS:** In preparation for the June mow, members of the Managed Meadows committee again flagged the meadows ("no mow" areas), per the CPP mowing plan. Even in June there were still many wildflowers in meadow areas, set off by nicely landscaped and recreational areas. As of this autumn, the committee is procuring wildflower seeds and plans to seed a new patch on the Hillside Meadow in the coming weeks.

**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. Thanks to Greg di Donato for installation of the glider. As it turns out, the new glider may need to be positioned differently from the old metal glider, so final adjustments are in progress.

**Chris Frost**  
**Parks Committee Chair**



# TECHNOLOGY COMMITTEE

Our association has a total of 12 group email lists, of which [business@tlpoa.org](mailto:business@tlpoa.org) has the largest membership at 235 members. Most of these lists have been around for several years and have helped facilitate communications for Travis Landing property owners, including many people outside the community. Email addresses have been consistently updated at various times in the year, especially after a new Board or committee becomes available, or when property ownership changes.

The Travis Landing website is an excellent resource for accessing many online programs, especially since February 2018, when the new site was first launched. Since then, there has been rapid growth in the number of files added to the Members/Folders section.

Many folks are still making full use of the park reservations feature, even with the low water level. We hope the lake will rise to normal capacity eventually to increase activities in the park.

As a reminder, contact the Technology Committee at [web@tlpoa.org](mailto:web@tlpoa.org) for help or questions. Many online help tools and guidelines are easily accessible on the website home page under Help Information:

- [Zoom Help Tips](#)
- [Website Registration Guide](#)
- [Park Reservations Guidelines](#)

**Margie New**  
Technology Committee Chair



# NOMINATING COMMITTEE

Next May's board election will be the second and final year to offer a mix of one and two year terms in support of the board's goal to elect 2 officers and 3 voting members each year going forward. Upcoming vacancies to be filled next year will be: President, Treasurer, Secretary, plus 3 voting members.

Details of committee activities will be available as we get into the new year when the full committee takes form. In the meantime, please consider volunteering to be a candidate for one of the upcoming positions.

I look forward to working with new committee members in the coming months to begin the committee's task of ensuring there are candidates to fill each of the upcoming vacancies.

Serving on the board is an excellent way to get to know your neighbors while helping to improve our uniquely peaceful and diverse community.

**Stacy Thrash**  
Nominating Committee Chair

# COMMUNITY NOTES

## SURVEY AHEAD!

Details are right around the corner for the upcoming community survey. We've made sure to keep it short so even the busiest of people can take part. Information gained will help the board plan for the future. We hope you can take a moment to respond to let us know your thoughts.

## WINTER HOLIDAY PARTY Saturday December 14th!

Save the date for our upcoming Winter Holiday Party at the spacious Sun Outdoors Pavillion. Look for details and RSVP information coming soon from the Recreation Committee!

## CALL FOR VOLUNTEERS!

Whether you're thinking about serving on the board or interested in occasionally helping maintain our parks, there are always opportunities available to pitch in.

Use our [Contact Us link](#) to reach out and we'll get right back with you.