

BARTON CREEK

BARTON CREEK NORTH PROPERTY OWNERS ASSOCIATION JANUARY 2004

Message from the Board Rick Kilmer 01/15/2004

Hello neighbors!

Well, your Board has met twice since the annual meeting and we have a lot to tell you about.

First is this newsletter column and other "Messages from the Board" that will be posted on our website. We have agreed that we need to communicate with you often and keep you informed about what we are doing and why. Since this will definitely be a board of "shared responsibility" we will take turns at writing this column and at many other things.

Our first meeting was primarily spent electing officers and bringing us "newbies" up to speed. There was a lot of debate before the vote, but in the end each officer who volunteered for each post was elected by unanimous consent. Please know that each of us understands that what we do on your behalf is important and may require a considerable amount of our time. *(I'm afraid that last part may prove to be an understatement.)*

Many of the outgoing Board members were there and we sincerely appreciate them helping with our education. In fact, the information from them and from some of the sub-association presidents that attended was so valuable that we have decided to ask the sub-association presidents (or a sub-association board member or resident that they appoint) to comprise an advisory committee to the Master POA Board. They will meet separately to discuss things that are of common importance and things that might be controversial between one or more communities. Hopefully, this additional communication between them and with this board will help work things out to the common good.

To put your fears to rest, we agree that this can not evolve to be a "shadow board." They will definitely have time allocated in our meetings for their input and they are welcome to ask that an issue be put on our agenda, but the Master Board is responsible to all of you and we will vote on the issues before us as we feel is in the best interest of the majority of members of the community.

Speaking of that, all the members of the Board understand that once elected, we became responsible to all the members of the whole Barton Creek community. That includes everyone that pays to support our organization: all community residents and property owners, Stratus Properties, and Barton Creek Country Club & Resort. And, though they don't have votes in board elections, we also represent St. Gabriel's School and The Marquis apartments.

There aren't enough Master Board positions to have an elected representative from each community so it is imperative that we now focus on representing the community at large. That is also why it is important to allow the people that do represent each of the various communities to have input at our meetings. So, an important objective of this Board is communication...two way communication. We hope you will approve and we hope that you will participate.

We will try hard to succinctly communicate information that we believe is important to all of us (like the pros and cons of a sales tax increase), things that have been resolved (like lawsuits or cost and payment for water features) and things we do on your behalf to accomplish our prime objective, which is to maintain or increase your property values. That is our charter. We will do that primarily through the beautification of the boulevard and through strong support of the Master Architectural Committee (the MAC).

Speaking of the MAC, we will strive to put teeth in its decisions. They are there to enforce the covenants and guidelines of your communities and of the master community. Please support them and please freely communicate your wishes to them. They, as do we, serve you.

In our second meeting we were updated by our attorney, Bill Flickinger, on the two pending legal actions. We hope to resolve both quickly and efficiently with agreements that support prior Board and MAC initiatives and that support the residents involved. We sincerely hope that our compromise offers are accepted and that the resulting agreements are honored.

We will also take future steps to put teeth into MAC enforcement. We agree that it is imperative we create and use tools like higher construction deposits, denial of final approvals, and even legal action when necessary to enforce the rules that maintain property values for all of us. We may even impose double or triple deposits for construction companies that have ignored guidelines in the past. We believe those guidelines were created for the good of all of us, that we each agreed to them when we bought our properties, and that this Board would be derelict if it did not lend its full support to their enforcement. We need you to express your approval (or disapproval) on this issue. Please tell some Board member whether you concur with our thinking here.

While attempting to accomplish our "prime objective" we promise to be frugal with your money. We understand that actions we take and contracts we let can be expensive. All our decisions will be driven by a desire to benefit the community; not one part, not one person, not one friend of one person – the community! Whatever we do should add value to your property-- nothing more and certainly nothing less.

We also understand that actions we take now will affect members many years from now. For that reason we will attempt to develop a five year plan to make things easier on those of you that follow us in service on this Board.

We will start on this five-year plan and our goals for this year at our next meeting. If you have input for us, please communicate it to your sub-association president or call any member of this board. And, of course, we will communicate our findings and decisions back to you through the website, our quarterly newsletters and the Sub-association Advisory Committee.

Please be patient with us. Remember that we are just neighbors volunteering to serve our community. We do not have personal agendas! Also remember that this Board in its current form is very young. We will change as we grow, ever conscious that our purpose is to maintain or increase the value of all our properties while, hopefully, helping instill a sense of family within our community.

Thank you for your support.

Rick

2004 Barton Creek North Board of Directors		
<i>Rick Kilmer</i>	<i>President</i>	<i>329.6100</i>
<i>John Bryan</i>	<i>V.President</i>	<i>328.7341</i>
<i>Dennis Dautel</i>	<i>Treasurer</i>	<i>329.3268</i>
<i>Deanna Arnold</i>	<i>Secretary</i>	<i>306.0978</i>
<i>Jenny Morris</i>	<i>Director</i>	<i>892.2644</i>
<i>Ken Gorzycki</i>	<i>Director</i>	<i>329.4639</i>
<i>Rebecca Jones</i>	<i>Director</i>	<i>899.1379</i>
Master Architectural Committee		
<i>Dick Walker, Chairman</i>		<i>663.4709</i>
<i>Jack Edrington</i>		<i>328.2337</i>
<i>Roy Shilling</i>		<i>328.6769</i>
<i>On-Site Manager:</i>	<i>Lynda Crawford</i>	<i>732.1230</i>

SALES TAX INCREASE PROPOSITION

Background:

At the Barton Creek North Owner's meeting last December 16th, Travis County Emergency Services District # 3's Fire Chief, Kevin Dixon, made a presentation on the Fire District's need for additional funding to support the residents and businesses they serve. While the City of Austin taxes its customers \$0.30 per \$100 of assessed value (excluding debt service), ESD # 3's taxing authority is capped at \$0.10/\$100, a level of taxation they reached several years ago. Their 2004 budget is short by \$77,000. The only significant avenue they have to raise funds is passing an increase in sales tax from 6.25% to 8.25% in their service area.

What are the Pros & Cons:

Cons:

We assume that almost all of our residents shop either in the City of Austin, West Lake, Sunset Valley or Bee Cave taxing jurisdictions. None of these areas are in ESD # 3's service area nor is the Y at Oak Hill which is in the City of Austin. It would appear the only tax impact any of us would feel would be on our Barton Creek Country Club bill.

Pros:

ESD # 3 is building two new fire stations. Starting this year, construction of their Barton Creek station will begin. The station will be located next to the Canyons golf course maintenance shed and south of the Court Yard Condominiums. Many home owners insurance companies should give you a rate reduction.

Currently ESD # 3 spends 47% of its time responding to medical emergencies; this excludes auto accidents which takes 16%. By moving to a temporary station on Barton Creek Boulevard and Southwest Parkway, ESD # 3 has reduce their average response time from 10 ½ minutes to 6 minutes. At the new station, response time is targeted at 5 minutes. In a medical emergency, time is critical.

ESD # 3 will hire an additional full time employee so they will comply with 2 in 2 out regulations (2 firemen inside a structure while 2 outside can rescue the men inside should an emergency occur).

Just to our west is roughly 2,300 acres of brush laden land that is managed by the Nature Conservancy. We are in the second decade of serious drought. Having a fully equipped fire station able to coordinate their activities with the City of Austin and other responding fire units enhances our safety.

Whatever you decide, please vote. **Early voting runs from January 21 through February 3, 2004.** Election day is **February 7th**. All voting will be at the temporary fire station on Barton Creek Boulevard and Southwest Parkway.

PLEASE VOTE!

**Travis County ESD #3
Oak Hill Fire Department**

Kevin Dixon, Fire Chief of Travis County ESD #3, is available to meet with individuals and/or neighborhood associations for free evaluations on fire prevention and safety. Please call his office to arrange a meeting at 512.288.5534.

www.bartoncreeknorth.com

The web site contains important information about deed restrictions and Association operations. It provides a link to contact Board and Committee members, download important submittal documents, and has an extensive Frequently Asked Questions. Plans are in the works to provide more information and posting of Additional Community information. Take the time to visit the site. Let us know what you think.



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Certified Management of Austin
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