

BARTON CREEK

**BARTON CREEK NORTH PROPERTY OWNERS ASSOCIATION
SEPTEMBER 2004**

ANNUAL MEETING SCHEDULED

Mark your calendars – the 2004 Annual Meeting will be held Wednesday, December 8, 2004, at 6:00 p.m. Official notices with proxies will be mailed in November.

**Travis County Commissioner Gerald Daugherty
to Speak at Annual Meeting
Wednesday, December 8, 2004**

Gerald Daugherty has been a businessman in Austin for over 25 years, owning and operating several local business endeavors. He is a 1975 graduate of The University of Texas at Austin.

Mr. Daugherty's community involvement includes serving on the boards of the Police Activities League, the American Institute of Learning, the Greater Austin Sports Foundation, and the Metropolitan Club.

For the last decade, Gerald has crusaded for effective solutions for mobility and transportation. He stands for smaller government, lower taxes, effective law enforcement and efficient emergency services.

Commissioner Daugherty was elected to the Travis County Commissioners Court in November 2002. He serves as Commissioner of Precinct 3, which is geographically the western half of Travis County. Commissioner Daugherty serves on The Capital Area Metropolitan Planning Organization, Austin/ San Antonio Growth Corridor Council, and The Austin- San Antonio Inter-Municipal Commuter Rail District Board.

Travis County Commissioners Court is an elected group of commissioners and county judges. They are the chief policy-making and administrative branch of the county government. Among their many functions, the court sets the tax rate, determines fees for many county services, and determines how the collected revenues will be distributed among different county departments to provide services to the community. Some of these departments are: Constables; Sheriff; County & District Attorney; Emergency Services; Star Flight/EMS and Transportation & Natural Resources (streets, bridges, parks and roads). This information came from the Travis County website: www.co.travis.tx.us.

Message from the Board President
Rick Kilmer 09/29/2004

Hi, neighbors!

Time sure flies when you are having fun! This first year is almost over and it is time for another election of officers. Over the next few weeks you will be hearing a lot from us about the process and about the candidates.

The Board did agree to let the Committee of Presidents, ably headed by Edd New, serve as advisors to this year's Nominating Committee. To do this and comply with the by-laws, we appointed Deanna Arnold as Nominating Committee Chair, Edd New and Dale Mischynski as resident members. The Nominating Committee will be advised by and take recommendations from the Committee of Presidents regarding the slate of candidates. This action by your Board of Directors was important because we have 11 communities in Barton Creek North and positions on the Board for only 5 resident members. We were trying to give equal representation to all the communities and I think we at least came close.

I sincerely hope we can amend the by-laws to remedy some of its flaws soon. Perhaps the Committee of Presidents could become a standing committee made up of all the Presidents of all the sub-associations? And perhaps that Committee could always serve as the Nominating Committee? And, finally, perhaps we could expand the Board to 6 or 7 resident members some day? We'll see.

Currently, we have only 5 resident members, one appointed member who represents the Club and all of its members, and one appointed member who represents Stratus Properties and all the future homeowners who will reside in Barton Creek North. Since the 5 resident members represent 11 communities, some much larger than others, there is inherent inequity.

This year the most important thing for you to do is show up at the meeting and vote. The annual meeting will be held at the Club on December 8th, at 6:00 p.m. Formal Notices will be mailed in November. **Please** be there!!

Rick Kilmer
President

Committee of Presidents Report
Written by Edd New, Chairman

This committee is comprised of the presidents of each sub-association of Barton Creek North together with representatives of the apartments, both schools, the church and The Estates. Our objective is to enhance communications between the board and residents, and to help create a greater sense of "community" within Barton Creek.

In our initial meetings we identified issues of mutual concern, especially safety along both boulevards and security within our neighborhoods. A committee chaired by director Rebecca Jones is currently addressing these issues and our committee will be working with them to further consider appropriate actions that we can take to deal with these matters.

In addition, we plan to investigate the potential for the sub-associations to establish either links to, or sub-sites of, the existing Barton Creek web site to facilitate our communication efforts. Hopefully those matters will be resolved before the end of this year.

Finally, we have studying the Association's by-laws with the objective of developing several recommended amendments to help to facilitate the operation of the Board and the association with specific attention on the nomination and election of directors, as well as the number of directors and the length of their terms. We expect to finalize our recommendations in the next few weeks and present them to the Board for their consideration and possible submission to the membership for approval in the early part of 2005.

We are fortunate to have members on our committee who have a wide variety of professional and executive experience. Their wisdom and experience will continue to be a great resource as we proceed in our efforts to make Barton Creek an even better place to live.

**Barton Creek North Property Owners Association
Annual Meeting Scheduled
Wednesday, December 8, 2004
6:00 p.m. at Clubhouse**

Message from the Board Vice-President

John Bryan

Dear Neighbors:

SHADED FUEL BREAK

Let me bring you up to date on what has happened since our initial Fire Break meeting in May. On June 18th, I met with Dan Snodgrass from The Nature Conservancy and Matt Fagan who works for Dan and Rich Gray of The Texas Forest Service. Dan outlined where he thought the “shaded fuel break” (instead of a Fire Break) should run and at least two other areas where he recommended thinning out the brush to reduce potential fire fuel.

The “shaded fuel break” would run northwest from Southwest Parkway on the high ground skirting Stratus’ proposed new developments and Wimberley Phase 2 until it reaches Barton Creek. Both Rich and Dan feel Barton Creek opposite Barton Creek West would act as a fire break given the height of the south side of the Creek and the riparian vegetation along the Creek bed. Working east from Highway 71, Dan informed us there is already a clearing around The Preserve at Barton Creek which might provide sufficient protection for this development. However, a “shaded fuel break” will be required south of The Uplands running eastward until it reaches Barton Creek West and Barton Creek.

In late August, the Texas Forest Service ran a GPS survey for the Fuel Break and early this month Dan Snodgrass reviewed their work. He felt the line needed modification and has contacted the Forest Service. He expects to meet with Rich Gray next week after Rich and many of the Forest Service personnel return from Florida where they have been helping with the hurricane clean up.

Dan is also in the process of submitting a \$5,000 grant application to the Texas Forest Service to fund part of the cost to develop the “Shaded Fuel Break”.

RATS

Several of our neighbors have seen and in one case, killed a “roof rat”. There is a concern that we maybe getting an infestation of these rats. The rats are long and slender and can squeeze through a hole the size of a quarter. They live primarily in attics and I believe the only way to eliminate them is setting traps in infested attics. Food scraps, bird seed and even deer corn will attract them. Suggested ways to avoid getting these rats is to seal all holes in your attic and trim back trees that are near your home. I will check to see if there are other ways to get rid of them.

John Bryan

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>479-3434</i>
Master Architectural Committee		
<i>Dick Walker, Chairman</i>		<i>663.4709</i>
<i>Jack Edrington</i>		<i>328.2337</i>
<i>Dick Urbanowski</i>		<i>347.1553</i>
<i>On-Site Manager:</i>	<i>Lynda Crawford</i>	<i>732.1230</i>

Message from concerned owner

I'm writing this to express my concern about the way elections to the master association posts were handled last year. I attended the annual meeting with the naive assumption that elections would be handled like all of the others I'd seen in the past 30 years, ie., the people attending the meeting would vote for their candidate of choice, with maybe a handful of proxy votes. I was both surprised and irritated when a member of the present Board showed up with hundreds of proxies, effectively rendering meaningless the votes of those present. We were told that he had gone door to door soliciting proxies and was able to get his slate of candidates voted in, and by a landslide.

The door to door approach, while perhaps legal, stinks. I'll bet that many of the residents who gave their proxy didn't really know the qualifications of the candidates, who weren't there to present them. Other candidates were never considered, obviously, as they are when the vote is taken at the annual meeting.

My comments do not mean that the board members elected are not qualified, but that the proxy process does not allow for the careful consideration we need to elect the representatives that will not have personal agendas. Rather, they should have the best interests of the Barton Creek community as a whole. I recommend the board strongly consider whatever amendment which would be required to ensure a representative election at this year's annual meeting.

Respectively submitted,
K. Ray Mashburn

Please visit the Barton Creek North website, at www.bartoncreeknorth.com, for community updates! To e-mail the Board of Directors, go to the “Contact” link.

For 24 hour emergency sprinkler system problems please call 339-6962. Make sure to give an exact location and/or intersection.



Barton Creek North Property Owners Association
Certified Management of Austin
7000 Bee Caves, Suite 300
Austin, Texas 78746
(512) 732-1230 • fax (512) 732-1280