

Business Gone!

Eric Pipher has - as promised - completed the move of his business from his home, and is now doing business from his new commercial property near the intersection of 183 and 29.

LCELA Business Meeting

We will be holding the LCELA Fall Business Meeting on the evening of Sunday October 17th (see a later item for details!); we will be providing barbecue again. All landowners are invited to attend, but only paid-up members will be able to vote. On the agenda for the business meeting are the following:

Cedar Park: Lakewood Country Estates has a Leander postal address but is part of the Cedar Park ETJ (Extra-Territorial Jurisdiction). This means that Cedar Park controls things like the names of our streets and building permits. It also controls what goes on around us. We should probably track what they're planning a little more closely, and we'll be asking for a few volunteers to track Cedar Park's plans and intentions on a regular basis, and report back to the LCELA landowners.

What triggered this thought was a letter from Cedar Park to residents of Forest Trail, telling them that Cedar Park Police Department had requested a change of name for the road since there was already a Forest Trail in Cedar Park. Residents were invited to a public meeting (held Wednesday 22 September in the CP Library); at the meeting Terri Clark presented the results of her investigations which were that the house numbers on the 'other' Forest Trail do not overlap with and are completely separate from those on our Forest Trail.

The CP representatives present - who were most pleasant - were somewhat nonplussed at the news, and agreed that on the face of it there was no reason to make a change, a view agreed to by the Leander postmaster (who was a little surprised he'd not been notified of the proposal). The CP representatives promised to take the matter back and reopen the discussion with the CP PD, who, unfortunately, were not present to be able to explain their reasoning, and so we will need to wait a while CP ruminates.

The Lake: The lake area could do with a cleanup; we're proposing a lake cleanup day and will be asking for volunteers. this is a great chance for kids to pitch in and help their neighbors!

Legal Fund: Eric Pipher has moved his business away, just as he promised. Now we will refund the legal fund contributions, but we'll also be asking members receiving refunds to consider gifting a portion to our general funds.

Reduced Dues: We will be proposing lower dues at the meeting. Currently at \$240 per landowner per year, set that high in an attempt to collect more cash in the reserves to make fighting legal battles simpler, we think that we can lower them for the coming year to \$100 per landowner per year. We'd like every landowner to be a member - the dues could then drop even further - our Treasurer, Darryl Weatherly, will give details of our financial state as usual during the business meeting. The members at the meeting will need to vote on the proposed lower dues.

LCE Improvements: With the threat of imminent expensive legal proceedings departing, your Board wants to turn its attention to improving things for everyone rather than simply preparing for the worst. With every landowner an LCELA member at the proposed lower dues, we will have some money spare to invest in our neighborhood. Some improvements have already been discussed, but it would be good to have a list of good ideas that can be worked through in an intelligent order over the coming years. The list of possibilities we've come up with thus far includes:

- installing portable latrines near the pavilion, and paying for their servicing
- operating a neighborhood lake maintenance program - members might receive cash on a monthly or bimonthly basis for regularly cleaning up the lake area
- paying for a security patrol to sweep through the neighborhood and lake area - probably Friday and Saturday evenings - to discourage vandalism and problems of illegal underage drinking
- tasteful 'Lakewood Country Estates' stone entry signs on our entrances from 180
- the purchase and maintenance of an internet domain - we're thinking lcela.org, which was free when we last checked - and the hosting of an LCELA website with the ability for members to post messages. We foresee placing newsletters and Board meeting minutes and so forth on the site, and it will let us have 'permanent' email addresses for Board members (like 'president@lcela.org') and others ('members@lcela.org' could be a mailing list) which will make it easier for external organizations to always be able to notify us of matters which affect us.

But we'd like to hear more suggestions from the membership.

Deed Restrictions and Mandatory LCELA Membership Proposals: We need to make progress on the proposed deed restrictions. We have been put in contact with some lawyers who can advise on the process to do this, but we'd like to discuss the proposals at the business meeting. To recap your Board's proposals, we have two goals:

- firstly, to make it clear that it is forbidden to run light industrial businesses in our homes (while also making it clear that running appropriate businesses is fine). We have some draft wording for the changes already done, and we'll discuss these at the meeting.
- and secondly to align our membership rules with general practice and make membership of the LCELA Landowners Association mandatory for all LCELA landowners. This will allow a substantial reduction in needed dues.

It's important for everyone to understand that there are real, selfish (or enlightened self-interest) reasons for becoming a member. If nothing else, in addition to having a voice in what happens to the neighborhood, members also get insurance coverage for bad things that happen in the neighborhood - such as accidents at the lake.

Board Elections: And finally, we will hold elections for a new Board for 2005. Mr. Martillotti and Mr. Wilson have confirmed that they are willing to serve another year, but Mr. Weatherly is unable to do so due to other commitments. We will therefore be looking for a volunteer to step up and become a Board member.

Lake Access

Just a reminder that lake access is available only to LCELA members who are up to date on their dues and have a current key. Please lock the gate behind you as you enter and leave the lake property.

Adult key holders can take a small number of guests to the lake with them, but must accompany them at all times. Please think very hard before allowing your kids to take friends to the lake unaccompanied by adults. We have had to call the police on more than one occasion because of unruly behavior of unaccompanied kids at the lake; on one occasion there was also illegal under age drinking.

If you want to hold an event of some sort involving folk from outside - such as a fishing competition for the Cub Scouts - please contact the President, Dan Martillotti. He'll have a formal release for you to sign, which will hold LCELA (both the association and the landowners) harmless in the event of any untoward events.

The Neighborhood

It's nagging time again. This is a quiet neighborhood, but our roads are public roads with large moving vehicles on them and thus dangerous places for unaccompanied young kids as well as careless older kids. Please take appropriate steps to keep your kids of any age safe on our roads. Subjects to think about:

- if you're riding a bike, keep to the correct side of the road -
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don't weave around all over the roadway, and pay attention to oncoming traffic and traffic coming up from behind you

- pedestrians, please keep to one side of the road rather than straggling across the roadway
 - people walking dogs - keep them on a leash unless they always obey commands - in which case, keep them close at heel. This isn't just common sense and a courtesy to your neighbors, it's a requirement of the law in Williamson County.
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LCELA Business Meeting

6 pm Sunday October

17th 2004

at the Lake

As noted earlier, we'll be holding the annual LCELA Business Meeting in October. All landowners are welcome, but only LCELA members can vote. We'll be buying barbecue and soft drinks, and you're invited to bring desserts.

Please tell us whether you're coming or not, and how many adults and kids will attend, by the evening of Thursday October 14th - we need to count heads to make sure we get the right amount o'vittles.

The easiest notification route is via email to any of the Board, but the electric telephone works, too:

Dan Martillotti • *President: martil@Austin.rr.com* • 259-6923

Darryl Weatherly • *Treasurer: cdwys@Allstate.com* • 260-9178

Pete Wilson • *Secretary: pete@kivadesigngroupe.com* • 259-1478