

Amberwood HOA Neighborhood Meeting August 18, 2010

Last night's meeting covered a number of issues related to Amberwood and the upcoming annual meeting.

If you have not been by the retention pond on Cherrywood, we have made significant progress on the walking trail. Mike Rubsam gave an update on the status of the walking trail project at the retention pond. The retaining wall, bridge, and bridge abutments are complete. The retaining wall should be backfilled next week and a hand rail will be installed on the top. We are hoping the contractor will complete the project by August 31, 2010.

Tom Witt opened a discussion with attendees on whether Amberwood should allow the City of Kyle to list our walking trail for public use or keep it as an exclusive amenity for Amberwood. The major issues raised in the discussion were concerns over parking and safety due to non-Amberwood residents using the walking trail. There were also questions about what the City of Kyle would contribute to the walking trail project if it was listed for public use. The City of Kyle is not contributing to the cost or upkeep of the project irrespective of the decision by Amberwood homeowners. There were also comments on the benefits of exposing the walking trail via the City of Kyle and possible value enhancement to the neighborhood. We also discussed signage including no trespassing and animal waste. Due to the significance of the walking trail issue to all of Amberwood, we agreed to table a vote on whether to allow the City of Kyle to list our walking trail for public use and the decision on the types of signage until our annual meeting October 20, 2010.

Tom Witt discussed covenant enforcement problems due to architectural issues. As all of you know, we live in a covenant restricted neighborhood and signed an acknowledgement when we purchased our homes. We agreed to submit an architectural application and receive approval for certain alterations or changes to our homes. These forms are readily available at our HOA website <http://www.amberwoodhomeowners.org/> or the RealManage website <http://www.realmanage.com/>. The most common problems include storage buildings, altering fences, garage conversion, incompatible colors and materials, and above ground pools. Most of these become a covenant problem requiring corrective action when the property owner fails to file an architectural approval application prior to construction. Beside creating unnecessary conflict between the property owner and HOA, building without architectural approval puts a homeowner's investment and project at risk. Please be aware that many building projects require a permit from the City of Kyle but this permit is not a substitute for architectural committee approval. The Amberwood Board adopted the following policy:

All ACC modifications and improvements must conform with the Amberwood Covenants. In addition, they must comply with City of Kyle building codes.

The board is bound by Amberwood covenants and design guidelines. The board will only consider variances on a case-by-case basis due to compelling reasons. Compelling reasons do not include inconvenience or physical property limitations. Tom explained the enforcement process of sending violation letters requesting voluntary compliance, letters from our attorney, and court action. None of these steps are ever necessary when projects receive architectural committee approval before building. In addition, your project will never be at risk in the future. Numerous attendees described the simplicity of obtaining forms and approval for recent projects. If you have questions, please contact RealManage and they can assist you.

Tom Witt discussed Amberwood property maintenance and overall conditions. He complimented our residents on property maintenance and the HOA on common property/easements. Unfortunately, the Most Improved Yard of the Month contest applications have not been sent to our Beautification committee. Tom contacted RealManage about these applications today and we should have results by the next meeting. Tom described the extensive damage to our HOA irrigation systems. We have gone through a long process to repair all of our irrigation systems and are still addressing damage to our landscaping caused by no water for three years. The water meter for the pool irrigation system has been locked since February 2007 due to an unpaid bill and I am sure you can see the damage due to the lack of water. This issue should be resolved this week and we will have to start the restorative process. Our North Amberwood landscaping easement irrigation was damaged due to construction of the daycare center and cut wiring. South Amberwood also had broken water lines and cut wiring. Both were repaired in June and things are looking better. The board is aware of the damage to our landscaping plants caused by the lack of water and is reviewing options.

Tom Witt discussed common property and drainage easement mowing. Property owners provided additional information on drainage easement boundaries between Amberwood Loop and Windy Hill Road. Our landscapers will be advised to include these areas. Drainage easements will be mowed approximately once a month based on water and growth. The board has instructed our landscapers not to mow when standing water will increase damage to the drainage easements.

Tom Witt explained our ongoing problem with vacant homes and lawn maintenance. These are homes where we cannot locate the owner and they are not maintained. The most serious maintenance properties are being placed on a monthly mowing schedule. The Board and Covenant Committee will be notified on any property subject to force mow. The most serious cases will be placed on a monthly force mow schedule. Others will be inspected to determine in more frequent notifications and forced mows are necessary.

The Annual Meeting is October 20th (Wednesday) 7:00 pm at Chapa Middle School. Come early and eat Jason's Deli at 6:30 pm before the meeting.

We discussed the annual meeting and concerns over attendance. We have deferred a vote on the walking trail until the annual meeting. We are also going to discuss an Amberwood resolution of what we expect from our elected officials (City and State) in regards to Monarch Water. Please mark your calendar to attend the annual meeting or at least assign your proxy vote. Information for proxy votes will be included in the packet of information from RealManage later this fall. I have asked RealManage to include information about food before the meeting in the packet.

Tom Witt asked anyone interested in running for the board of directors to consider e-mailing him materials and he will prepare an e-mail to residents.

HOA Neighborhood meeting nights will be Wednesday night each even numbered month and Tuesday night each odd numbered month. We are going to try different meeting nights during the next year to see if either is more convenient and increases participation. 2011 HOA possible projects include a Cherrywood entrance monument, additional sun screen at the pool and correcting drainage easement erosion.

Tom Witt discussed a Southwest Water (Monarch) committee to develop a cohesive message that Amberwood can use to articulate our message to elected City and State officials. James Havis, HOA Board Member, agreed to lead this committee and develop a preliminary position statement to be discussed and approved at the Annual Meeting. Other attendees agreed to participate and will contact James. If you would like to participate, please contact James at jhavis@jameshavis.com.

Under resident concerns there were questions concerning watering restrictions. We should follow instructions from Monarch Water since they are our supplier.

National Night Out is October 5th and will be held at the pool. Linda Freeman, Social Committee, spoke with residents about getting additional help organizing the Easter Egg Hunt, Pool Party, National Night Out, and Garage Sales. Linda requested assistance to organize any of the four functions due to the time demands on one person for four functions. Linda has been tirelessly assisting the HOA for many years and needs help. If you think you could assist on one event, please contact her at ladybfree04@gmail.com. You can also contact other committee members, Gary Rush and Frances Witt. Their contact information is show on the Amberwood website:
http://amberwoodhomeowners.org/?page_id=33

Please take the time to visit our HOA website. We have a lot of useful information there.
<http://amberwoodhomeowners.org/>

RealManage asked me to mention this at the meeting last night and I forgot. Please remember that we have adopted a \$50 fine for improper storage of refuse and/or recycle bins. This fine is only assessed when bins are left in your driveway.

Tom Witt

Amberwood HOA Board President