

Amberwood HOA Neighborhood Meeting

June 2, 2010

Last night's meeting included one of our new city council members and a needed thunderstorm. Brad Pickett, Kyle City Council At-Large District 3, informed Amberwood residents why he ran for council and answered numerous questions. Brad also volunteered to come to any HOA meetings when requested and asked residents to contact him whenever they have questions or concerns over city issues. Brad's telephone number is 512-293-5597 and his e-mail is bradley.pickett@yahoo.com. Brad's response on Monarch Water indicates a willingness to look at the problem but he does not know what action can be taken by the City. He stated his support for a city-wide recycling program like the Amberwood pilot and complimented our subdivision's proactive response to the 3 bin storage problem and high percentage of resident participation in the program. He was also asked about excessive vehicle speeds on Cherrywood and Amberwood Loop and agreed to have City staff review options.

Steve Wright with TDS gave a brief update of the current status of the recycling program including participation rates and estimated additional costs (approximately \$4 per month) to continue the program. These issues are under consideration by the City Council. When Brad Pickett asked for a show of hands from persons supporting the Amberwood pilot, he was impressed at the unanimous support from attendees. TDS is still considering another future tour of their facility.

Mike Rubsam gave an update on the status of the walking trail project and provided recent project plans for review at the meeting. Our construction schedule has been delayed due to design revisions for the bridge spanning the spillway, an ADA compliance review, and obtaining final approval from the City of Kyle. Cumulatively, these delays have added about 4 weeks to our last estimate for completing the project. We are expecting delivery of the bridge in late June or early July and completion of the walking trail by early August. Tom Witt and Mike Rubsam answered questions from residents about the construction project, HOA common property lines, and possible abuse of the adjoining property by persons using the walking trail.

Tom Witt gave an update on neighborhood issues and new board policies. The board has changed landscaping contractors effective May 1st and hopes residents are noticing changes in the maintenance of common property and drainage easements. The board adopted a mowing map and description for use by landscaping contractors. The HOA irrigation systems at the pool and on North and South Amberwood are being repaired. Dead vegetation was removed from beds at both entrances and replaced with new plants. The irrigation system repair should eliminate this type of problem. In addition, lettering was repainted at both entrance monuments. Residents agreed with removing honeysuckle vines from the pool fence for safety reasons.

Tom discussed the new Most Improved Yard Contest and prizes. The board is hopeful this contest will continue to improve the appearance of Amberwood. The board has adopted a new policy to include a \$50 fine in addition to the forced mow charge for properties with recurring violations during the calendar year. Tom answered questions from residents concerning covenant enforcement and the 30 day time period allowed for property owners to comply. He also requested residents e-mail him if they have mowed an out of compliance yard so our management company does not credit the homeowner with compliance.

Tom reminded everyone about the pool party this Saturday and recognized Linda Freeman and the Social Committee for their efforts. He also discussed the information available from the Amberwood HOA website <http://www.amberwoodhomeowners.org/> and the free classified ad section available to residents. The board has approved rates for advertising in the quarterly newsletter based on ad size and residence status. However, the HOA will provide free newsletter advertising for organizations hosting neighborhood events. Additional information on advertising can be obtained from RealManage. The board has approved a roofing shingle replacement chart to decrease homeowner difficulties indentifying options. A copy can be obtained from RealManage.

The board has completed a review of delinquent HOA dues and indentified omitted properties. These omissions have been corrected and the board has adopted a delinquent HOA dues policy requiring liens on all collectable accounts greater than \$700.

Meeting nights for HOA neighborhood meetings were discussed. Tom will discuss alternate nights with Hays ISD administration for the fall and next year. The most significant comment from persons saying they cannot attend current meetings is the conflict with Wednesday night activities. We will explore other meeting nights hoping more residents can attend our meetings.

Tom discussed concerns over participation in our October 2010 Annual Meeting. This annual meeting will require 10% of the properties to meet quorum. Amberwood has 618 homes and quorum is 62 homeowners. However, this requirement can be met by physically attending or assigning your proxy vote to someone attending the meeting. Tom also asked homeowners to consider serving on the board.

Tom Witt

Amberwood HOA Board President