



April 2004
Volume 1, Issue 1

**Next Board of Directors Meeting is
Thursday, May 6, 7 PM, at the
Unitarian Church, El Salido Parkway.**

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Our next quarterly newsletter deadline is June 19, 2004. We would like to distribute the letter during the first week of July. Please submit articles to Terry Tobias, terrance_s@sbcglobal.net

If you have comments regarding the newsletter, please contact Terry Tobias, terrance_s@sbcglobal.net.

Cypress Creek Homeowners Association

Cypress Quarterly

Our Newsletter

Improving communication

This quarterly newsletter is one of the efforts to improve communication within the Cypress Creek Homeowners Association. It became evident at the April 1 Annual Meeting that information between the community and the board of directors and information shared within the community was virtually nonexistent. Fourteen association members volunteered for the communications committee. The committee has been busy updating the current web site, www.main.org/cchoa/. You can now view the bylaws, covenants and restrictions, and other association documents on the Alliance page of the web site. The information for Alliance Association Management is current and the email contact links work on the Alliance and on the Neighborhood page.

The communications committee is planning a new web site which will include more memory for pictures, documents, community feedback, and links to local government departments and businesses. The URL is www.cypresscreekhoa.org. We have also registered www.cypresscreekhoa.com and www.cypresscreekhoa.net to avoid confusion on the appropriate suffix. This site should be active by the middle of May. We will announce the activation in a flyer to every household.

We need the entire community to become involved and help us improve the communication within our neighborhood. Writing articles for the web site and newsletter,

giving the board of directors and committees feedback, asking questions, providing suggestions, and, most important: becoming involved are ways to improve communication.

We would like to thank Terri and Matt Brisse, Jill Fisher, and Frank Rhodes for doing much of the initial work for this web site and newsletter. We also thank Mie Brandt, Gaye Sodoma, Cheryl Williams, Rudy Koski, and Jill Fisher for distributing the Fence Report.

Other projects the communications committee is looking at include community bulletin boards, flyer distribution boxes, more frequent community meetings, and a schedule that synchronizes these events and media.

Board of Directors

Officers announced

The following association members are the Cypress Creek Homeowners Association Board of Directors, the offices they hold for the current year, and the year in which their elected term to the board expires.

- President Rodney Schwalbach 2006
rodney@hr360.org
- V. President Geoff Meiteen 2005
gmeiteen@austin.rr.com
- Secretary Marty Cormier 2006
bwmctx@isp2k.com
- Treasurer Vicki Parrish 2006
vparrish@austin.rr.com
- Member Terri Brisse 2007
tbrisse@austin.rr.com

- Member Rudy Koski 2007
rkoski@kvue.com
- Member Terry Tobias 2006
terrance_s@sbcglobal.net

Committees

The community needs your help in making Cypress Creek a friendly, clean, and vibrant neighborhood. We have seven committees.

Architectural Control
Rodney Schwalbach, Chair
rodney@hr360.org

Capital Improvements
Vicki Parrish, Board Liaison
vparrish@austin.rr.com

City Relations
Geoff Meiteen, Chair
gmeiteen@austin.rr.com

Communications
Terry Tobias, Chair
terrance_s@sbcglobal.net

Fence
Geoff Meiteen, Chair
gmeiteen@austin.rr.com

Landscaping
Marilyn Stanford, Chair
damlstanford2001@yahoo.com

Welcoming
Terri Brisse, Chair
tbrisse@austin.rr.com

We need volunteers for the Capital Improvements, City Relations and Welcoming committees.

If you would like to volunteer for any of the other committees, please contact the committee chairs. Please remember that Cypress Creek Homeowners Association is dependent on community members to maintain it has an attractive place to live and to staff the committees.

We are also thinking about reviving the block captain concept. Block captains would be the liaison between committees and the homeowners and notify the Welcoming Committee as soon as new families moved into the neighborhood. If you would like to volunteer as a block captain, please contact Terri Brisse, Chair of the Welcoming Committee.

Fence Update

At the April 23 board of directors meeting, the Fence Committee gave an update on the status of the El Salido fence construction. More than seventy percent of the association members have paid either in full or made a partial payment toward the special assessment. Therefore, based on these numbers and on a renegotiation of fence material from the supplier, there is no need at this time to apply for a line of credit. The initial savings for the cost of the line of credit application alone is \$1,000, not to mention additional future costs for interest and administration. In addition, after a thorough discussion of the pros and cons, the board of directors voted to go with an integral color fence, that is, the color is added as part of the manufacturing process: if the board is brown on the outside, it is brown on the inside. An integral color fence will give the residents along El Salido Parkway a stained fence rather than a bare concrete appearance facing the back of their homes. In the long term, the integral color fence should save money by not having to paint it except when damaged. The exact color of the fence has yet to be determined. Based on feedback from homeowners at the annual meeting, a stained wood color in light to medium brown is the favorite choice. None of the colors on the sample fence were mentioned as suitable.

Construction is expected to begin in September 2004 and extend through

the end of October, weather permitting. Close coordination between the fence committee and the residents along El Salido Parkway is paramount. The fence committee plans to identify all special circumstances (i.e.: pets, trees, double fences, etc.) before construction begins and present a plan along with pertinent contact information to the homeowners. An arborist may need to be called to deal with a couple of trees.

In addition, the fence committee is talking to the contractor about the cost of fencing for homeowners who would like to extend the fence onto their private property along El Salido, Clay, Sandra, and Wilson.

Dues and Assessments

The CCHOA Board of Directors understands that current economic situations may be preventing homeowners from meeting their financial obligations. The Association's dues and assessments are earmarked for specific debts of the Association. When homeowners are unable to pay their fair share, the Association as a whole is caught in the middle and remains liable. We have vendors in need of payment, and your dues and assessments are the only source of income to cover these debts.

If you have questions about your dues and/or the special assessment, please contact Alliance Association Management at the Bee Caves office, 347-2888.

As of April 23, 118 Association Members have paid the special assessment in full; 8 have paid the first installment; 22 have paid quarterly dues but not special assessment; and 32 paid neither dues nor special assessment.