

Highlights

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V o l 2 I s s u e 1 A P R 2 0 0 9

# The Arrow



“Every respectable community has a law by which it is governed....”

## The President’s Message – a Long Look

The election of officers for the 2008/2009 year took place on Saturday, February 21<sup>st</sup>, at the Bandera Electric Co-op. As your newly elected president, I’d like to take a moment of your time to let you know where I stand on protecting our subdivision and property values.

Every respectable community has a law by which it is governed. When we all purchased property in Comanche Cliffs, we all signed a contract stating we would abide by the rules of our conveyances. Those elected to be on the Board of Directors have the responsibility to enforce these conveyances. That is why we have a Board. The main job of the Board is to protect the property values of all homes and properties and to enhance and improve the common areas.

We are asking people to keep the curb appearance of their property clean and free of clutter. We are asking people to complete their building projects and maintain the upkeep of their homes and not let them sit to crumble and bring all other property values down. We are asking people to remove excessive

automobiles and debris from their yards. However, some believe they do not have to abide by the conveyances, which all of us are required to follow. It can be so simple if only everyone would abide.

In these past several months, too many have chosen to hear only what they want to absorb. It is unfortunate a few have actually told lies about their neighbors in order to win favor, resulting in turning neighbor against neighbor. It is sad that believing lies has taken the place of knowing the truth.

Just days after the election, the Board was accused of violating the Rule 11 Settlement Agreement signed by counsel for the parties in the lawsuit CCHOA v. Dan Wise, et al. The accusation was “the Bandera Republican Women did not conduct the election.”

The facts as to who conducted our election on February 21<sup>st</sup> are these. About eight months ago, we asked the *Bandera Republican Women’s Club* President Linda James for help, and Ms. James provided us the name of a club point-of-contact. The contact responded by sending us the names of several BRWC members who were recommended by an official from the *Bandera County Republicans*. Maria Salvatierra personally spoke with each

individual recommended. Two members committed to help, and they recommended two other members who were not on the list but well qualified to do the job. What we got were four State-certified election officials who are all members of the *Bandera Republican Women’s Club*.

Did the association meet the letter of the agreement or did the association meet the intent and spirit of the agreement, i.e., to have independent third parties from the *Bandera Republican Women’s Club* serve as election judges? A sure way to clear up this issue would be to go before a proper Court rather than argue a position in the Court of Public Opinion.

Those few who consistently attempt to block any efforts by the Board are fishing for anything – no matter how minute – to throw a wrench in the operation. The idea of requesting a neutral party to assist in the CCHOA voting process was sound! It is what was achieved! It was intended to leave us with an undisputed voting result, and it did! Let us move forward!

Joseph Waddell

MINUTES OF THE ANNUAL MEETING OF 21FEB09

Henry Salvatierra, president, called the meeting to order at 1:10 p.m.

Maria Salvatierra introduced the four election judges, all of whom were members of the Bandera Republican Women's Club and State-certified as Election Officials. Candidates for the board of directors gave a brief presentation on their views and/or qualifications. After certification of the ballot box by one of the judges, the election followed and the election judges retreated to a separate room to count the ballots.

Diane Platt, secretary, read the minutes from the April 2008 Quarterly Meeting. Maria Salvatierra made a motion to accept the minutes as read and Fred Pokrant seconded the motion. The minutes were approved as read. Henry Salvatierra read the board's determination as an answer to a petition concerning horses in the subdivision. The petition asked the board to review how it approved horses in the subdivision with the notion being that no new horses be brought into the subdivision. The board determined with the counsel of the association attorney Bill Crist that approval of horses was exclusive to the declarant (developer). Furthermore, since the declarant ceased to exist pursuant to the covenants, no new requests for horses would be approved. Henry mentioned there was one approved horse in the subdivision, but when that horse dies, is sold or is removed from the subdivision no other horses would be approved.

A motion from Mr. Hoyle asking not to prevent anyone from coming to a Board meeting was tabled. A recess followed awaiting the election results. The Election Judges returned with the following election results:

Total ballots cast for each office were 100. The winners were:

- President - Joe Waddell
- Vice President - Bert Grote

Treasurer - Wendy McIlvain  
 Secretary - Diane Platt  
 Member at Large - Carol Pokrant

Fred Pokrant made a motion to adjourn the meeting at 2:45p.m. It was seconded by Maria Salvatierra. The meeting was adjourned.

**ELECTION RESULTS  
 2008/2009**



As expected, we had a large turnout for our annual meeting and election of officers on Saturday, February 21<sup>st</sup>. The number of votes cast for each office was 100. The results are:

For President:

- Joe Waddell 57
- James Scott 43

For Vice-President:

- Bert Grote 53
- Jimmy Stanley 47

For Treasurer:

- Wendy McIlvain 56
- Steven Whitus 44

For Secretary:

- Diane Platt 52
- Debbie Copeland 48

For Member-at-Large:

- Carol Pokrant 50
- Pam Villela 49
- George Fink (write-in) 1

Thanks to everyone who participated and congratulations to the Winners.

**Financial Report**

The following financial information was derived from Quick Books after posting of billings, posting collections, and paying outstanding bills. Bank



reconciliations have been brought up to date for periods ending October 14, 2008 through March 12, 2009. The 2008 Income

Tax Return has been filed, and we are in the process of determining whether or not we have open Franchise Tax requirements.

As of 01Jan09 thru 17Apr09

Operating Activities:

Billings	\$15,582.00
Expenses	\$ 3,024.58
Cash at end of period	\$ 7,309.80

Accounts receivable	\$10,407.04
Prepaid injunction bond	\$ 1,000.00
Outstanding judgment	\$10,000.00

Liabilities:	\$14,924.97
Deferred charges:	\$ 1,083.93

## Dumpster Blues

A few weeks ago, a pink-colored child's tricycle and a large three-tiered metal plant stand were found discarded in one of the dumpsters. These kinds of discards are not considered normal household trash and are best donated at the local Helping Hand Center or recycled as reusable metal.

Please remember that continued dumping of non-household refuse could cause our contractor to charge us for industrial waste pickup. Last year's increase for dumpster services was due to the increasingly high cost of gasoline. We're unsure how stable this latest price of gasoline will be and how stable the price of our trash pickup will be. If dumping of items such as the ones mentioned above continues, the increase in services may



be so significant, we may have to terminate our contract. If this were the case, residents

would be required to make their own arrangements for trash disposal.

Trash pickup is a service we offer to make dumping of our trash easier for everyone. Moreover, we offer it at a price that still beats having to take your trash to one of the local disposal sites.

We cannot stress enough there are limitations as to what people can dump in our bins. Everyone, please abide by the rules. The actions of a few may result in an inconvenience to the many.

## QUARTERLY MEETING

The CCHOA Quarterly Meeting is scheduled for Saturday, April 25<sup>th</sup>, at 12 p.m. at the Bandera Electric Co-op, 3172 State Highway 16 North.



Mr. Ralph Troiano, President and Founder of CIA Services, Inc., will be our featured speaker. Mr. Troiano will present an overview of what property management services are all about and the types of services his company provides. Please make plans to attend and listen to this worthwhile presentation.

**BURN BAN  
STILL IN EFFECT IN  
BANDERA COUNTY**



## BURGLARY IN COMANCHE CLIFFS

On April 2<sup>nd</sup> in the early afternoon, the Bandera Sheriff was dispatched to a residence in Comanche Cliffs. Two males and one female had broken a window and smashed the doorknob of the home of one of our residents, while the resident was in the house.

One male and the female were arrested after running from law

enforcement. From what we understand, they were hiding along the cliffs behind residence homes while trying to escape. The second male managed to elude Sheriff's Deputies after an extensive search of the river lots, but was captured the following day.

Apparently, what had happened prior was the fact these individuals were going house-to-house here in Comanche Cliffs trying to sell household cleaning solutions. Some homeowners had these individuals in their homes under the pretense of selling their product when, in fact, they were "casing the house" for items to come back and steal.

When we have our meeting on the 25<sup>th</sup>, it might be a good idea to see what can be done to start up another "neighborhood watch." Any suggestions will be appreciated.

## Recycling - IT'S A GOOD THING!

There is much we can do as a neighborhood to lessen what goes into our dumpsters. Recycling is a great way to discard, it's easy, and it doesn't cost anything but the drive to the recycle station.

The best disposal site in the area for recyclable items is the Lakehills Waste

Station, on Ohio Avenue off Park Road 37. This station



accepts corrugated cardboard, tin cans, aluminum cans, glass, all plastic, and metal. While you're discarding your recyclable

items, you can pick up free mulch. The station is open on Wednesdays and Saturdays from 8 a.m. to 5 p.m. They close from 12 noon to 1 p.m. for lunch.

In addition, when you're not using your newspaper for mulch, a newspaper and magazine recycle bin is located on FM 1283 on the way to Park Road 37. All proceeds from this recycle effort go to fund the Lakehills Library on FM 1283.

Please consider recycling of these above-listed items as an alternative to using precious dumpster space.

**NEW CCHOA OFFICER APPOINTED**

Two of our newly elected officers – Wendy McIlvain and Carol Pokrant -- have resigned from the Board of Directors. For the interim, the Board has appointed Deborah Waddell as Assistant Treasurer. Because of the relationship of the Assistant Treasurer to the President, only the President and the Vice-President will be allowed to sign checks and draw funds as necessary to conduct association business.

**BULLETIN BOARD**

In regards to our bulletin board, the main purpose of this board is to post information that is 'NEWS and INFORMATION' for our residents and property owners.

Please refrain from posting anything "personal" on the board. Let's keep it NEWS and INFORMATION only. That way when we see a notice on the bulletin board, we all know it will be something everyone needs to be aware of...such as the burglary on April 2<sup>nd</sup>.

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**IN SYMPATHY**

We extend our heartfelt sympathy to Jerry Singletary whose beloved wife Carolyne recently passed away after an extended illness.

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**CCHOA DIRECTORS/OFFICERS**

- Joe Waddell, Director/President**  
**(210) 394-5827**
- Bert Grote, Director/Vice-President**  
**(830) 796-4345**
- Diane Platt, Director/Secretary**  
**(830) 460-8004**
- Deborah Nicholson Waddell**  
**Asst-Treasurer (210) 464-0141**

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**CCHOA**  
**P. O. Box 2293**  
**Bandera TX 78003-2293**

