

# The Caddie



January 2012

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Official Publication of the Forest Creek Homeowners Association

## HOA ANNUAL MEETING BOARD OFFICERS AND \$2.6 MILLION VOTE

*By Keith Chandler, HOA President*

Late in January the HOA will hold its annual meeting of the members. Soon you will receive in the mail the official notification and voting information. Along with voting on three Board members, there will be official votes on amending the HOA Bylaws and choosing a direction for managing the neighborhood cement fencing and capital improvement fund.

There is one Board officer reaching the end of their two year term and one vacancy. The HOA seeks volunteers to serve in these positions to help guide our HOA activities to keep Forest Creek the best place in Round Rock to live and raise a family. Nominations and volunteers can be identified in advance or at the meeting.

Amendments to the HOA bylaws are recommended to deal with Board member issues that have come up in the past. The changes require Board members to own property in Forest Creek and to attend most of the Board meetings. Failure to continue to own property or to attend meetings results in removal from the Board, freeing up a position so the Board can select a volunteer who will participate in the HOA management and has a vested interest in our community.

The HOA has a choice to make about future improvements to our community. These choices always come with financial considerations. As discussed in the two earlier Caddie articles, there are a limited number of possibilities due to our small

park space. Last month you saw over 150 trees planted along the greenbelt to replace removed dead and dying trees and further enhance the greenbelt. Over the years these will grow to create a tree canopy along our major roads. The amenity parking lot was also repaired and resurfaced. There are some choices that will be presented on the voting ballot.

1. Should the HOA design and build a clubhouse to be built in the amenity area at this time?

**ADVANTAGES:** The reserves have enough money to pay for a 3000 sf. clubhouse that could fit in the park. The clubhouse could be used for everything from Superbowl Sunday parties, small wedding receptions, wine tasting, card games, group meetings, etc. It would improve the appeal of Forest Creek and support property values.

**DISADVANTAGE:** It would use most of the current reserves and require additional ongoing dues to support the building maintenance. Best guess is that it would add about \$50/year to the dues. Building the clubhouse with the existing reserves would postpone any Fencecrete replacement by three years.

2. Should the HOA continue to maintain its 13,000 linear feet of Fencecrete fencing or replace it with a more durable and nonproprietary fence?

### **Option 1: Maintain Fencecrete as it disintegrates**

**ADVANTAGE:** No increase in dues now.

**DISADVANTAGE:** Steadily increasing portion of the HOA dues spent on Fencecrete maintenance and replacement. Larger dues increases as the Fencecrete ages and continues to disintegrate. Total money spent at the end of 20 years will be about the same as replacing the fence entirely but Forest Creek will still have a substantial ongoing maintenance cost as each section reaches its life expectancy.

### **Option 2: Replace the Fencecrete along the collector roads (Forest Creek Drive, Harvey Penick, Bobby Jones)**

**ADVANTAGE:** Fencecrete will be replaced with more durable and attractive wall of steel reinforced concrete and stone. The style and finish would coordinate with the pool house. Any needed repairs can be accomplished by any good mason; we would not be stuck with a proprietary product and at the mercy of the manufacturer for repairs. The design and durability of this wall would be distinctive and greatly enhance the appearance of Forest Creek. The proposed dues increase of \$50/year and phased construction (detailed in last month's Caddie) would minimize the dues impact and minimize the mismatch appearance issue during the life of the project. Homes backing

*(Continued on Page 2)*

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### HOA Annual Meeting- (Continued from Cover Page)

on these roads would have their crumbling Fencecrete replaced with a solidly built wall that won't fall down if plants grow on it or they lean things against it. Once the project is completed, the increased dues could be removed, used for the next project or used to combat inflation.

**DISADVANTAGE:** Dues increase of \$50/year for the duration of the project (unless the members elect a higher increase to shorten the project). The neighborhood will have two different kinds of fencing along the collector roads until the last phase is complete. Homes backing on these roads having Fencecrete would see some disruption in their yards during construction, possibly impacting plantings and irrigation. There is a risk that future Boards will change the plan and not complete the project.

3. If the HOA members elect to replace the Fencecrete then how should the balance of it be funded?

- Dues increase of \$50/year and an 11 year phased construction schedule (inflation adjusted as required)
- Special assessment of \$150/year for 7 years and a 7 year phased construction schedule (inflation adjusted)
- Special assessment of \$300/year for 4 years and a 4 year construction schedule. (inflation adjusted)
- Borrow the money for the entire project and complete it in one year. Option 1: a 5 year loan at 5% - paid by a \$300/year special assessment for 5 years. Option 2: a 15 year ARM note at 5% for the first 5 years. Payback would require a \$60/ year dues increase for the first 5 years and probably more after that for the duration of a 15 year note. (The existing 5% note offer is adjusted after 5 years to 3% above the 5 year US Treasure Constant Maturity Bond with a 5% minimum. The history of this index suggests that there would be an increase after 5 years. If inflation occurs as it did in the late 1970's this index would rise substantially and we would need to collect large special assessments to meet payments or pay off the loan.)

The Board is not recommending the clubhouse at this time and is recommending replacement of the Fencecrete because of the long term value of this proposal, paying for it using existing reserves and one of the phased completion schedules or a 5 year loan. (The 15 year loan has a high risk of increased costs for the 15 year adjustable loan.)



*Proposed replacement for Fencecrete*

## COULD YOU BE A *"Forest Creek Desperate Housewife"?*



Are you new to Forest Creek? Have you lived in Forest Creek a long time but don't know very many people? Do you

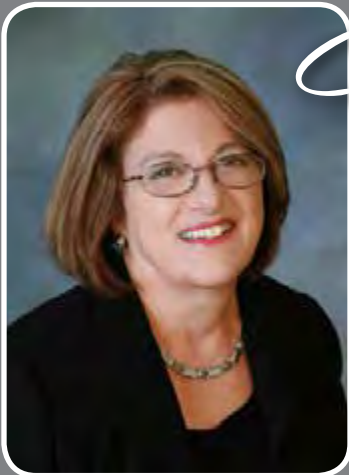
want a casual opportunity to meet your neighbors? Are you interested in learning about opportunities in your neighborhood?

If you answered "yes" to any one of these questions – then you should attend the upcoming Forest Creek Desperate Housewife social. The Events Planning Committee is hosting the Forest Creek Desperate Housewife social on January 18, 2012 beginning at 7:00 p.m. at the home of Cindy and Jay Stearns, 2255 Hamlet Circle.

We are not really desperate, but we would like the opportunity to meet new people and provide an opportunity for people to get to know one another better. One of the advantages of living in Forest Creek is the

opportunity to participate in neighborhood events. The Events Planning Committee works all year long to plan activities that appeal to different age groups. The Forest Creek Desperate Housewives' event is designed to attract women who have not or do not usually participate in the activities offered for the neighborhood by the EPC. So, come by Cindy's house on January 18th, say hello, have a drink and a light snack and meet your wonderful neighbors.

Everyone is invited to attend.....if your first name starts with A-L bring a bottle of wine, M-Z an appetizer. If you have any questions – you can call Cindy at 358-1033 or Kate at 238-7040.



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# The Caddie

## Announcements, Accomplishments, and Accolades!

### CONGRATULATIONS:

To Gladys Williams our oldest community member who just turned 99 on New Year's Day! If you see her, be sure to wish her a Happy Birthday!



### CONGRATULATIONS:

To The Smith Family and big Sister Brooke on the arrival of Baby Savanna Grace! Here is the Beautiful Photo that was somehow omitted in the last issue!



### KUDOS TO THE RAIDER BAND STUDENTS

Kudos: to the Raider Band students for their accomplishments at the TMEA Region 26 5A/4A Auditions. 39 placed in the Region Bands and 14 of them will ADVANCE to the TMEA AREA D Auditions in Waco for a chance to be a Texas All State Musician:

- Trombone- Cooper Wilson
- Euphonium- Seth Polizzi, Tyler Hardee (Advance to Area)
- Percussion- Sean Yir (Advance to Area), West Fox (Advance to Area), Joel Wright, Akin Bowman
- Flute- Holly Roper (Advance to Area), Brendan Carlquist, Kira Stein
- English Horn- Tanner Stechnij (Advance to Area) Bassoon- Justina Ideozu
- Clarinet- Marie White (Advance to Area), Josephine Luna, Caitlin Miller, Kinzie Milare
- Bass Clarinet- Holly Burk (Advance to Area), Lauren Smajstrla (Advance to Area), Hannah Keefer
- Alto Sax- Chris Valero (Advance to Area), Devon Sheets, Brandon Arroyo
- Tenor Sax- Chris Kreger (Advance to Area) Bari Sax- Thomas Fonacier
- Trumpet- Avinda DeSilva (Advance to Area) , Daniel Tarr, Taylor May, Catherine Thomas, Devin Garrett, Anthony Zavala
- French Horn- Hannah Grasso (Advance to Area), Alaina Parker, Meredith Shoults
- Trombone- DJ Roper
- Bass Trombone- Truman Masters (Adv. to Area) Euphonium- Nicholas Roach (Advance to Area) 1
- Tuba- Dante Esquivel Percussion- Vishal Kale. Christian Gold



### CONGRATULATIONS TO MATTHEW EDWARDS, AGE 11.

He took 3rd Place in his division at the Aggie Invitational Archery Tournament in College Station. It was his first tournament and we are so proud of how he handled the experience.

### CONGRATULATIONS TO TRAVIS PURSER, AGE 15

Congratulations To Travis Purser. a 15 year old sophomore at Cedar Ridge High School and an Eagle Scout and den chief for a Wolf Den. He has been accepted to attend a trip to The National Scouting Jamboree in 2013!

It will take place in West Virginia and he needs to earn nearly \$3000.00 to pay for the trip. He is listed in the Forest Creek Caddie under Teenage Job Seekers. He is a very hard worker so if you could use any of his services please give him a call. He can mow, edge, weed eat, trim hedges, rake leaves and do other yard work or general labor. He is also willing to baby sit, house sit, and pet sit, do heavy lifting and many other jobs. He is CPR certified and has first aid training.

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# The Caddie

## The Forest Creek Events Planning Committee SEEKS VOLUNTEERS!



The Forest Creek Events Planning Committee (EPC) is a family of women who care about our residents and our community. These women come up with fun events for our neighborhood and selflessly volunteer their time to plan and run the community events. Some examples of these community events are the Easter Egg Hunt, Movies in the Park, Summer Splash Community BBQ, Adult Socials, Fall Festival and Holiday Hayride, just to name a few.

The EPC is made up of many golden gems – women of all ages, ethnicities, religions and backgrounds in our community – some with young children, some without children, some whose children are in high school, college and beyond, and some with newborns. Yes, several women involved with the EPC simply volunteer because they care

*(Continued on Page 7)*

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## *The Forest Creek Events Planning Committee- (Continued from Page 6)*

and they receive no direct familial benefit from participating in many of our community events. They solely benefit by volunteering when they see the smiles on parents' faces, hear your children's laughter and watch new friendships take flight.

Becoming a part of the EPC to assist with community events greatly benefits our neighborhood, but it is personally rewarding as well. I've gained numerous, wonderful friends by being involved with the EPC! The high level of camaraderie and unity is simply an unexpected gift I received when I joined the group a couple of years ago. If any member finds themselves in need of assistance, helping hands are at the ready to offer advice, lend an ear or provide assistance – often without them ever having to ask for help or utter a word. To give you an example, I recently had a baby and, unbeknownst to me, a wonderful member of the EPC started a care calendar for my benefit within our group. Before I knew it, delicious home-cooked meals were arriving at my doorstep at dinnertime. I can't convey how much that meant to me and my family. It was such a blessing and I will be forever grateful for their thoughtfulness.

If you have come to the community events and/or if you and yours have benefited from the community events and you are willing to give back and help out, the EPC could surely use your assistance! There are hundreds of residents in our community who attend the events, but, sadly, there are only approximately twenty EPC members

who meet, plan and volunteer for all the community events year after year. If we had more members and volunteers, then we could come up with more ideas and events to improve our community. We occasionally hear from residents at the events about their desire to pitch in and help, but there is essentially no follow-through. For this New Year 2012, I hope you will seriously consider giving back and helping out at an event or two. You will be thankful that you did, as it is truly rewarding.

The Forest Creek EPC women are kind, generous and united in heart by friendship. I am proud to be a member and serve this community alongside the fearless few! I encourage you to come to an EPC meeting and check it out. The EPC meets once a month on the first Wednesday of every month at 7:00 p.m. at individual homes throughout our neighborhood. Please know that coming to a meeting is without obligation. You simply come when you can to the meetings and you volunteer when you can for the events, solely as you are able. Do yourself, your family and this community a favor and give the EPC a shot. At a minimum, you'll gain a plethora of new friends!

Our next EPC meeting will be held on Wednesday, February 1, 2011 at 7:00 PM at 4001 Gleneagles Cove (the meeting officially commences at 7:30 PM). We hope to see you there!

**MICHELLE SMITH, 2011 EPC CO-PRESIDENT**

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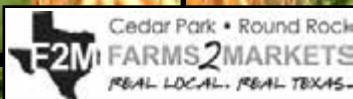
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## FOREST AREA SWIM TEAM (FAST) Back to Back Austin Aquatic League CHAMPIONS!!!



Our last season was fabulous and our FAST Frogs swam away with the Austin Aquatic League Championship Trophy for a second year in a row. We hope you will join us for our 2012 season.

FAST is a competitive summer league swim team that focuses on swimmers who desire to improve swimming skills and stroke technique in order to successfully and confidently participate on a competitive swim team. Registration for returning members and their siblings will begin in early March, with both online and drop off registration. Registration for residents of Forest Creek, Forest Creek III or Lake Forest who are interested in joining FAST will be held in late March.

In addition, the FAST Frogs have a Tadpole program which targets beginning swimmers who have either taken beginner lessons or who are unable to swim the length of the pool but have no fear of water, have no separation anxiety and are interested in improving

their swimming skills. The focus of the program is to work with the swimmers so they can comfortably and confidently swim the length of the pool in freestyle and backstroke. This program is the building block of our competitive team. Upon graduation from the Tadpole program, swimmers are eligible to participate in swim meets as part of the competitive team. Our Tadpole program continues to be a raving success with nearly 80% of previous Tadpoles now participating on the competitive team.

Practices are held at the Lake Forest, Forest Creek and Forest Creek III neighborhood pools beginning the end of April and running through the end of June. Meets are hosted at various neighborhood pools in the north Austin area. The Championship Meet is held the last Saturday of the season at the University of Texas Swim Center. For more information on the FAST Frogs, please visit us at [www.fastfrogs.net](http://www.fastfrogs.net).

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# The Caddie

## NEW YEAR

*New Year  
New beginnings  
New goals  
A new step to take each day  
To become a new person  
New feelings, new friends  
What matters changes  
As the New Year begins*

## SNOWFLAKE

*Snowflakes fall down my window  
It is January 1st  
It's snowing outside  
I hear the fire crackling  
It's the first snow day  
It's the first free day*

**CLAIRE DAVIS**  
(AN ASPIRING YOUNG POET)

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## Pick up the Pile

Happy New Year to all! As we embark on 2012's journey, some will think of ways to improve upon themselves. I'd like to offer an idea to those that still think dog poop is fertilizer, let's try picking up after our dogs. In case you were not aware, scientists have established the fact that the dog's gut harbors a particular type of bacteria known as the coli form bacteria. This bacterium includes the dreaded E. coli bacteria and also contains strains of salmonella and giardia. Now, since the rains have finally come, all the piles that have been left behind will be washed into our storm drains and contaminate our water supply. Not only is our water supply affected but perhaps even the air we breathe...I came across this article:

### SCIENCEDAILY (AUG. 18, 2011)

"Bacteria from fecal material -- in particular, dog fecal material -- may constitute the dominant source of airborne bacteria in Cleveland's and Detroit's wintertime air, says a new University of Colorado Boulder study."

This was the first test conducted, for air borne disease so far, however, scientist presume other cities, with an abundance of the canine kind, will show similar results. Please be kind, don't leave it behind. To those that pick up....THANK YOU

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