

North Lake Land Owners Association

Volume 5, Issue 3

www.north-lake.org/

October 2004

Deed Restrictions

There have been a lot of questions and a considerable amount of confusion relative to the deed restrictions in the Northlake Subdivision. Some landowners are unaware that there are any restrictions, others doubt the validity of the restrictions and still others contest the authority of the NLLOA Restrictions Committee to enforce compliance with those restrictions.

I will discuss each of the above and hope it clears up some of the confusion. First, there are definitely deed restrictions on the land in Northlake. These restrictions were established by the officers of the Northlake Corporation. (They were the owners and developers of the subdivision.) Those restrictions apply to the 2202 acres of the subdivision and continue with the land, whether that land is in the original subdivision or included in a re-subdivision. For the most part any re-subdivision has restrictions more stringent than the original.

Second, the authority of Northlake Corporation to establish restrictions is well established in the Texas Land Codes.

Third, the enforcement authority of the restrictions was transferred to the NLLOA Restrictions Committees in a letter from Northlake Corporation. Each landowner should have been made aware of the restrictions when they bought their land.

Anybody wanting a copy of the deed restrictions should contact Lewis Cogdell, 931-2123, or contact the Williamson County Clerks Office where the restrictions are recorded in Volume 623, Page 774. The County Clerks Office can not only confirm the restrictions and their validity, but also the authority of the NLLOA Restrictions Committee. Restrictions are also listed on the North Lake Web Site, www.north-lake.org.

INSIDE THIS ISSUE

1	Restrictions, Treasurers Report, Membership
2	Hunting Season, North Lake Roads
2	Used Cars , Residents concern on water rates
3	Board of Directors - Contact Information
3	Virtual North Lake - What is it?
3	Membership Application/Renewal Form
4	Deer Resistant Plants

Free Membership

The NLLOA Board of Directors have instituted a membership plan geared toward recruiting new members. Receive \$5 off your membership for 2005 for every person that you bring in that becomes a member. This applies to new members, with a limit of 4 people. Dues paid in November or December will include the remainder of this year and all of next year.

For details, contact Ed Markovitz, NLLOA Vice President and Membership Chairperson, 931-2044.

Treasurers Report

August – October 2004

Beginning Balance-	\$6032.84
Deposits-(dues)	\$100.00
Money Market-	\$15.04
Expenses- (stamps)	\$155.40
(NNO)	\$28.77
(Printing)	\$4.49
(P.O. Box)	\$38.00
Ending Balance-	\$5921.22

Crime Report

Ed Pastor, NLLOA Security Board Member, has not received any Crime Reports from the Sheriff Dept for this quarter.

If you have any Security concerns, contact Ed at 863-2331.

Make Money with your Junk Car

Have a junk car just sitting there...but don't know what to do with it? Harold's Salvage will not only tow it away for you, but pay you on top of that! You can't pass up this deal. Harold's Used Cars and Parts is located in Briggs, off Hwy 183. (512)-259-0525.

Scorpions getting the best of you?

The use of "Glue Boards" either flat or folded and placed along baseboards will do a fantastic job of capturing those before getting far into the house. Glue Boards can be purchased just about anywhere, often listed for catching Mice. Our new Habitat for Humanity Outlet has a good supply for a very reasonable price.

Hunting Season

We in North Lake are right in the middle of hunting season again. You may have heard shotguns being fired during dove season, which is over at the end of October for a while.

Deer season is now upon us. Archery season is October 2-31 this year. The general whitetail season in Williamson County runs from November 6, 2004 – January 2, 2005.

Hunting is allowed in North Lake. However, our deed restrictions limit hunting to land areas of at least fifteen acres. Rifles are not allowed, but shotguns are. If you are a hunter, please think before aiming and firing. There are a lot more houses here now than there used to be.

The people who live here should be on the look out for poachers. They ride the roads at night shooting the plentiful deer we have in this area. This is **ILLEGAL**. If you are aware of any activity of this type, please use the state's "Operation Game Thief" number and report this activity promptly. The number is 1-800-792-GAME (4263). There is a game warden who lives close to us.

The deer population in North Lake seems to be increasing annually. Please be careful when driving the roads, especially at night. A few miles per hour decrease could save thousands of dollars worth of damage to a vehicle. Now that the rut has started, the deer are not paying any attention to automobile lights, horns, or anything else, for that matter. Watch for those shining eyes at night.

Resident's Concern on Water Rates

At the March 2004 Board of Directors meeting of Chisholm Trail SUD it was decided to raise the water rates for people using less than 20,000 gallons per month and *lower* the water rates for customers using more than 20,001 gallons per month. A petition was created to protest the water rate change and was signed by many Northlake residents. The petition was filed with Texas Commission on Environmental Quality (TCEQ) and presented to Chisholm Trail in June. A letter was received from TCEQ stating that the application was administratively complete on June 18, 2004. The petition was forwarded to the Utility Certification and Rate Analysis Team. On July 16th a letter was received from TCEQ stating that the petition has been referred to the State Office of Administrative Hearings, Docket 2004-0979-UCR, to schedule a hearing date. On September 17th the Chisholm Trail SUD Board President called and wanted to know what the petitioners wanted. The petition contained 3 major points:

- 1) The petitioners were against the water rate increase.
- 2) The petitioners support water conservation and feel that the new water rates do not encourage water conservation.
- 3) The petitioners feel that the minimum fee is too high. They would like to just pay a water usage fee.

On October 7th, the customer representative met with Chisholm Trail's District Engineer and Lawyer to discuss the petition and possible water rate changes. The District Engineer stated that Chisholm Trail would not do away with the minimum fee, as this is an accepted water rate model. Negotiations continue.

On October 8th, a letter was received announcing a contested case hearing date. The hearing is scheduled for November 30, 2004 at 10:00 AM on the 4th floor of the William P. Clements Building 300 West 15th Street Austin. "The hearing will be a legal proceeding similar to a civil trial in state district court."

Russell Purcell
Customer Representative

Roads Report

We have had a great response from the county on the repairs we turned in the last few months. Call in any pot-holes or signs down, etc, to Debbie Purcell, 869-1223

2004 Board of Directors

Kent Conner, President	863-2709	Email: connerk@thegateway.net
Ed Markovitz, Vice President	931-2044	Email: ed_markovitz@amat.com
Bob Redoutey, Secretary	931-2612	Email: robert_redoutey@dell.com
Patricia Hightower, Treasurer	930-1519	Email: hightowerw@netzero.net
Ed Pastor, Security	863-2331	Email: edwardpastor@aol.com
Lewis Cogdell, Restrictions	931-2123	Email: res1e96x@verizon.net
Debbie Purcell, Roads	869-1223	Email: rpurcell@gtwn.net

What is Virtual North Lake? A free email message service (listserv) for the North Lake community. Just send an email and all subscribers get an instant copy of the message. The listserv will provide residents with another method of communicating with each other about suspicious activity or hazardous situations, news about plans for roads and other matters affecting us, announcements of NLLOA meetings, garage sales and other events. To subscribe to the listserv, send a blank email from your email address to northlake-subscribe@yahogroups.com. You will receive a confirmation email. If you don't have a Yahoo UserID and password, set one up by clicking in the confirmation email on the link to the web-site <http://groups.yahoo.com/group/northlake>. Click on "Register" in the upper right hand corner and follow the directions. To post a message, send it to northlake@yahogroups.com. It will be sent to all subscribers exactly as you wrote it. For more help, email deborahweiss@att.net.

2004 / 2005 Application for Membership or Renewal of Membership**Annual Dues: \$20.00**

◀ **Special Rate – Dues paid in November will include the remainder of this year and all of next year** ▶

Payment Due in January (accepted all year long)

(Cut on dotted line above and mail to the address below with a check or money order)

**North Lake Land Owners Association
P. O. Box 584
Georgetown, TX 78627**

Name: _____ Phone Number: _____

Address: _____ Section: _____ Lot(s): _____ Tract: _____

Email Address: _____

Deer Resistant Plants / Trees

From: Red Barn Garden Center

(Series 2 of 3)

Large Trees

None have been observed to be resistant enough to leave unprotected. Fortunately, trees can be caged until they grow taller than the deer.

Shrubs

Nandina
Autumn Astar
Turks Cap
Elaeagnus
Dwarf Chinese Holly
Japanese Aralia
Aucuba
Abelia
Wax Myrtle
Pompas Grass

Lantana

Perennial Succulents / Lilies

Cactus
Hen and Chickens
Yucca
Red Yucca (flowers eaten)
Sotol
Sacabuista/Bear Grass/Nolina
Lily of the Nile
Cast Iron Plant

Vines

Carolina Jessamine
Star Jasmine

Ground Covers

Asiatic Jasmine
Santolina
Aarons Beard
Spearmint
Myrtle
Carpet Bugle
Monkey Grass

Next NLLOA Board Meeting, Tuesday, November 16, 7pm.

Wellspring United Methodist Church.

All North Lake Land Owners are invited to all meetings.

NORTH LAKE



**P. O. Box 584
Georgetown, TX 78627-0584**

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