

North Lake Land Owners Association

Volume 11, Issue 1

www.north-lake.org

March 2010

Annual Membership Meeting Minutes

The Annual Membership Meeting was held **Thursday, January 14, 2010 from 7-9pm at the Sun City Activity Center.**

Board members present included: Daryl Dressler, President; Elmer Friedrich, VP/Membership; Bill Brady, Security; Lynette Schoening Rabb, Secretary; Bob Redoutey, Treasurer; and Frank Bradley, Restrictions.

Guest Speakers:

Lynette Schoening Rabb, The Hughes Group (Real Estate Broker) - Discussed Northlake and Georgetown area MLS (Multiple Listing Service) statistics. The Georgetown area sales were down 10.5% in 2009. The average sales price increased by 1% and days on market increased by 18 days. Information was provided on annexation policies and plans, agricultural property tax exemptions, building requirements, City codes and legislation reducing property rights.

Clayton Weber, PB & J - Discussed widening of Williams Drive. Upon completion there will be 5 lanes to 4-T Ranch Road, hopefully by September. Part of the delay on Phase I completion is attributed to new water line installation. Chisholm Trail is installing a new 24" water line. Utility companies have easements in the right of way. The West end of FM 3405 will be realigned to intersect 4-T Ranch Road. Phase II of the project was approved on January 13, 2010. Williams Drive will be 5 lanes to Ronald Reagan Blvd. Construction of Phase II is planned to begin at the end of the Summer 2010. Road plans can be viewed at www.wilco.org. Frank Bradley inquired about a road shoulder at FM 3405. No designated turning shoulder planned. Ed Pastor inquired about light timing. Mr. Weber agreed to meet with Mr. Pastor at a later date.

Reports were given by Bill Brady for roads, Frank Bradley on restrictions, Bob Redoutey on the expenditures for 2009 and the beginning and ending bank balance. Elmer Frederick gave the Membership report indicating that there were 119 paid members for 2009.

INSIDE THIS ISSUE

1	Activities / Importance of Membership
2	Board Reports
3	2009 Board of Directors - Contact Information
3	Virtual North Lake - What is it?
3	Membership Application / Renewal Form
4	Adopt-A-Highway Pickup
4	Annual Report of Roads

WHY MEMBERSHIP IS IMPORTANT

We cannot express how important your membership is for 2010. The issues we have faced in the past will become even more challenging as continued growth affects our community. Your voice and your membership count! Please see Page 3 for the membership application and send to the PO Box.

PLEASE JOIN NOW!

Board of Directors

Our Board of Directors meets the second Wednesday of every month at the HEB off of Williams Drive. Our meetings, although somewhat formal, are open to all residents. Please join us so we may meet you and build a stronger community. Meetings start at 7 p.m. and are usually over by 8 p.m.

Treasurers Report

The balance ending February 28, 2010 was \$7164.53 Expenses this quarter were for printing costs, overhead lights at 3405/2338 and 2338/Ridgewood, and new vests (for trash pickup).

Restrictions (by Frank Bradley)**Two Business Neighbors – What a Contrast**

In the past quarter, I have had contacts with two businesses on Rt. 2338 – Williams Drive. The McMillan Company had their attorney contact me concerning the 250 setback for commercial use of their property. They have lost 40+ feet off their property for the widening of 2338. They wanted clarification as to the 250 commercial setback. I confirmed in writing that the directors had approved in principle that if the legitimate condemnation by eminent domain took front property then the 250 setback was still in force and started at the new property line.

Mr. McMillan through his attorney was cordial and pleasant to work with. We all hope that his business thrives.

Continued next column

Road Report

Roads remain in good shape throughout the neighborhood.

Membership

We have 69 members for 2010 so far. We thank the returning members for their support and welcome the new members to our organization. It is **YOUR** organization dedicated to preserving the neighborhood lifestyle that brought us here in the first place. We have 550 listed property owners in North Lake.

Security Report

Current Security Report through the Williamson County Sheriffs' office included:

- 3- Medical Incidents
- 10- Animals dead or injured (mostly deer)
- 1- Alarm at residence
- 1- Shots fired (open field)
- 1- Barking dog
- 1- Legal/civil question

Updated information including previous reports, minutes and newsletters can be found at
www.north-lake.org

Restrictions...continued

In contrast I approached the owner of Triple H Trading west of the McMillan property. After asking the owner to remove the 18-wheeler parked in violation of the 250 foot setback deed restriction, I received a verbal lesson in business-clarity I would have chosen to skip. I was able to hear this owner's verbal explanation of what he thought of the restrictions, certain neighbors and NL through my closed car window as I tried to drive away. Clearly this neighbor does not intend to comply. I certainly have hopes for his business also.



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Bill Brady Joan Brady

512-635-0017 **512-635-1146**

2010 BOARD OF DIRECTORS

Daryl Dressler, President	864-2167 (home) (651) 592-4822 (cell)	Email: daddressler1@verizon.net
Elmer Friedrich, V.P. & Membership	863-5616 Available, Secretary	Email: enfriedrich@verizon.net
Bob Redoutey, Treasurer	931-2612	Email: robert_redoutey@dell.com
Bill Brady, Security	635-0017	Email: mojatallas@aol.com
Frank Bradley, Restrictions	864-9212	Email: fbradley@verizon.net
Ed Pastor, Roads	863-2331	Email: edwardpastor@aol.com

What is Virtual North Lake? A free email message service (listserv) for the North Lake community. Just send an email and all subscribers will receive 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 [Bob Redoutey](mailto:Bob.Redoutey@northlake.org), list moderator.

2010 Application for Membership or Renewal of Membership

If you're already a member
please give this to a neighbor.

2010 DUES - \$25.00**Due January, 2010 – 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: _____

Adopt a Highway Clean Up

▶ May 1st at 8:00 a.m. ◀

The North Lake Land Owners Association sponsors a portion of FM 3405 for the Texas Adopt-a-Highway Program. We usually meet the first Saturday of odd numbered months at 8:00 a.m. at the sign closest to 2338 on 3405. Three groups will each do a one-mile section of FM 3405. Please bring water and proper clothing. Bags, vests, carts and grabbers are provided. Any questions, please contact Bob Redoutey, 931-2612. *This is our "Wildflower Walk" for 2010. Come enjoy the colorful roadside!*

WE NEED VOLUNTEERS!

Look for the signs advertising the cleanup near the intersection of 2338/3405.

Jack's Small Engine Repair

*Lawnmowers Edger's Blowers
Most 2-cycle & 4-cycle Engines*

Tune-up's Repairs

Blades/Chains Sharpened

Light Welding

**(Free Pick up and Delivery)
Northlake Community Only**

Contact John
512.658.5190 (cell)
kingrider@rocketmail.com

*Serving the Northlake Community and
Surrounding Area.*

Annual Report of Roads**By Paulette Peterson**

Removed from our roads during 2009:

- 1 possum
- 1 skunk
- 2 cats
- 10 deer
- Several paint cans
- Hand Painted Mobile Home for sale sign (not in NL)
- 4 asphalt contractor signs removed from utility poles
- 1 car in ditch on Trail Ridge

Repairs made in 2009

Reflective signs installed in curve on West Ridgewood after a vehicle went off the road.

Intersection sign replaced on 2338

Stop sign replaced at Trail Ridge and W. Ridgewood.

New stop sign installed on Council as the original one was obstructed by a utility pole

1- 30 MPH sign was painted to read 80 MPH was replaced on W. Ridgewood

Stop sign painted on Red Bird and W. Ridgewood replaced

Four stop signs, 2 road signs, 1 curve sign all spray painted on Red Bird, Mockingbird, W. Ridgewood, Cherokee, Council and Wichita Trail. All Replaced.

Valley View and Red Bird were spray painted. Law enforcement is involved and the County has been called to determine if the roads can be cleaned.

NLLOA Newsletter is published quarterly. Content, advertising and general questions may be directed to the editor. This Newsletter's editor is Bob Redoutey, 931-2612.

Write us at:

**North Lake Land Owners Assn.
P.O. Box 584
Georgetown, TX 78627-0584**