

North Lake Land Owners Association

Volume 9, Issue 3

www.north-lake.org

September 2008

Greetings from the Association...

It seems that the year always goes by too fast, and the holidays are always upon us too soon. We hope that everyone in North Lake has had a good year and will have equally good holidays.

We have struggled to keep this association functioning and relevant to its constituents. Our membership is at 69 out of over 500 owners. While the association may not seem important to you in your everyday life, just wait until you have a problem! The association handles many landowner problems every year and we could cite a dozen cases during the past five years where we have intervened in cases of restrictions violations. We have been able to help with many smaller problems as well. The association is here to serve you but it also needs you to serve it.

(Cont. on Page 4)

Adopt a Highway Clean Up

► Saturday, November 1, 9:00 a.m. ◀

The North Lake Land Owners Association sponsors a portion of FM 3405 for the Texas Adopt-a-Highway Program. We meet the first Saturday of odd numbered months at 9:00 a.m. Meet at the sign nearest Williams Drive. Three groups will each do a one-mile section of FM 3405. Please bring water and proper clothing. Bags and vests are provided. Any questions, please contact Bob Redoutey, 931-2612. **WE NEED VOLUNTEERS!** Thanks to all those residents who helped with the September cleanup. Hope to see you in November.

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Annual Potluck

Elmer and Neva Friedrich hosted the annual potluck on September 13. Thanks to everyone who brought dishes to share and the Friedrich's for their wonderful hospitality. The HEB gift certificate was won by Daryl Dressler.



Board of Directors

Our Board of Directors meets the Second Thursday 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 pm and are usually over by 8 pm.

Treasurers Report

The balance ending September 30, 2008 was \$5,690.32. Expenses for the quarter involved printing costs, the supplies for the potluck dinner and the HEB gift certificate.

Security Report

There were only a few law enforcement activities during the last quarter. Most were minor including dead deer removal calls. All activities are listed in the Board of Directors minutes. All Security related issues should be directed to Ed Pastor at 863-2331.

Restrictions

Restrictions has had a very busy quarter. Two cases have dominated and deserve your attention. **PLEASE SEE PAGE 4 FOR IMPORTANT INFORMATION THAT AFFECTS ALL RESIDENTS OF NORTH LAKE.**

JOHN PAUL ESCAMILLA

CONCRETE FLATWORK AND FOUNDATIONS

512-755-1638 Mobile

Web Sites of Interest

Georgetown

<http://www.georgetownchamber.org/>

<http://www.georgetownparks.org/>

<http://www.georgetownisd.org/>

State resources

<http://www.tpwd.state.tx.us/>

<http://www.state.tx.us/>

<http://www.dot.state.tx.us/>

Entertainment

<http://citylightstheatres.com/>

<http://www.thegeorgetownpalace.org/>

Roads Report

Several dead animals were removed from our roads during this quarter. We are still having a problem with missing stop signs or downed stop sign poles. Anyone having any information on this serious act of vandalism should either call the sheriff or Paulette Peterson at 630-8014.

Membership

We are at 69 members.

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

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
Contact John at 512.863.5163
512.658.5190 (cell)
coll12@hotmail.com
210 Council Road
Georgetown, Texas
*Serving the Northlake Community.***

2008 Board of Directors

Elmer Friedrich, President	863-5616	Email: enfriedrich@verizon.net
Kim Metz, V.P. / Membership	656-7629	Email: Kim_Metz@Dell.com
Secretary	OPEN	OPEN
Bob Redoutey, Treasurer	931-2612	Email: robert_redoutey@dell.com
Ed Pastor, Security (Retiring 1/1/09)	863-2331	Email: edwardpastor@aol.com
Frank Bradley, Restrictions	864-9212	Email: fbradley@verizon.net
Paulette Peterson, Roads/Newsletter	630-8014	Email: birdwatcher362@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@yahoogroups.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@yahoogroups.com. It will be sent to all subscribers exactly as you wrote it. For more help, email Bob Redoutey, list moderator.

2008 Application for Membership or Renewal of Membership

2008 DUES - \$20.00

Due January, 2008 – 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: _____

Greetings from the Association (Cont. from Page 1)

There will be major impacts to our neighborhood by the growth of Williamson County and the City of Georgetown. There are opportunities for us to improve the neighborhood with these projects, but there is always the potential for harm if we are not proactive. We urge you all to take an interest, be a paying member and volunteer to serve the association if your time permits. Please note we have a Board opening for Secretary.

Restrictions (Cont. from Page 2)

Two concerns have been brought to the attention of the North Lake Board that need to be communicated to all residents. **THESE ARE SERIOUS ISSUES, WHICH THE BOARD HAS TIRELESSLY WORKED ON AND YOU NEED TO READ THIS ENTIRE ARTICLE.**

The first: A craft cottage was established on Reef Lane. The owner had asked permission to build a very nice 4-bedroom home and it would become an overnight retreat for craft club members. After discussion and review of the commercial vs. residential restrictions, the request for the variance was denied. A subsequent request for just the home was approved although a very specific paragraph was added stating that the approval was for a single-family residence and NOT for a business of any kind. The house was built and the business was started with two open house weekends. The neighbors were justifiably outraged. A heated Board meeting resulted in a standoff with threats to bring suit. The owner realized the gravity of the concern and has closed the business and the house is for sale.

The second: A single individual has proposed building a group home for Alzheimer patients' long-term care at the intersection of Woodcrest and Rt. 3405. This land is restricted to residential only. A local builder, Bradley Cockrum, has already purchased the land and helped the proposed owner to generate a set of plans for a 5-bedroom home on the two acres facing Woodcrest. A group home for a protected minority is allowed under State and Federal legislation and is allowed, by statute, to be in a residential area. The home does not break the restrictions and the Board believes that if the home is built and operated as planned, it does not weaken our ability to enforce the residential restrictions on the other properties in North Lake.

In the transmittal of the approved request to build, a specific paragraph has been added stating that if and when the home fails as a business, the home cannot be sold as a business property but must be sold as a residence or for use as another protected minority function.

The Board believes that the entire community should be aware of an Alzheimer home in the neighborhood. Comments to fbradley@verizon.net would be beneficial, as the proposed owner has said he does not want to locate in an area that does not want the home.

WHAT THIS MEANS TO YOU: with growth in the area we undoubtedly will face more challenges that will require legal representation for our community. We have 69 paying members out of over 500 homes in North Lake. We repeatedly distribute flyers in an attempt to attract new members but this situation has triggered discussion of disbanding the Board and having deed and restriction violators erect **any** type of building in the area. Your next-door neighbor may, someday, start a business in the backyard. You may see a convenience store across the street from you. You may see activity that would be unwanted and lower the value of your property. NLLOA will survive but **WE NEED MEMBERSHIP!** We cannot stress enough the seriousness of this situation. **Look for another flier that will be delivered to each home in late December or early January 2009.**

NLLOA Newsletter is published quarterly. Content, advertising and general questions may be directed to the editor. This Newsletter's editor is Paulette Peterson (630-8014).

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