

# North Lake Land Owners Association

Volume 4, Issue 1

<http://www.geocities.com/northlaketxt/>

March 2003

## Welcome Message to members

From Russ Peterman, NLLOA President...

First, I would like to thank the NLLOA members who attended the Annual Meeting, and especially thank those who have volunteered their time to the Association for the coming year. I believe that we have generated a lot of enthusiasm for increasing membership for 2003, and for having the Association take an active role in the many changes that will affect our neighborhood as Georgetown and Williamson County continue to grow.

### Organizational structure...

I would also like to review the basic structure of our organization and tell you that there is always room for member involvement on our Board of Directors and with the various committees noted below. The Association will only be as effective as our members make it, and with the changes ahead for our area, your suggestions and involvement are crucial to our success. In rounded numbers, the North Lake Subdivision consists of about 500 currently-platted



parcels of land. This number is actually increasing as some landowners subdivide their property into smaller parcels, and this process itself has created challenges and opportunities for the neighborhood. Many landowners own more than one parcel, and so there are about 450 actual owners. About 15 percent of those owners live out of the area with many even residing out of state. About half of the land parcels now have homes or commercial businesses located on them. Of the approximate 450 owners, and again this number is constantly changing, this past year we have only had about 25 percent participation in membership in the Association.

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## 2003 Board of Directors

Russ Peterman, President	422-5891
Email: <a href="mailto:russell.peterman@starband.net">russell.peterman@starband.net</a>	
Frank Bradley, Vice President	864-9212
Email: <a href="mailto:fbradley@thegateway.net">fbradley@thegateway.net</a>	
Lisa Morris, Secretary	864-7355
Email: <a href="mailto:lisaam@joimail.com">lisaam@joimail.com</a>	
Patricia Hightower, Treasurer	930-1519
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Mike Metz	930-5451
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Steve Morris	864-7355
Email: <a href="mailto:lisaam@joimail.com">lisaam@joimail.com</a>	

## Committees

### Restrictions

Steve Morris, Chairman 864-7355  
Email: [lisaam@joimail.com](mailto:lisaam@joimail.com)  
Don Wallace 930-2125  
Cindy Patton 868-2121

### Membership and Communications

Terri Coahran, Chairman 930-4915  
Email: [thecoahrans@msn.com](mailto:thecoahrans@msn.com)  
Frank Bradley 864-9212  
Deborah Weiss 931-2044  
Email: [deborahweiss@att.net](mailto:deborahweiss@att.net)  
Mike Metz 930-5451

### Water

Ed Pastor, Chairman 863-2331  
Email: [edwardpastor@aol.com](mailto:edwardpastor@aol.com)

### Security

Mike Metz, Chairman 930-5451  
Email: [mike\\_metz@earthlink.net](mailto:mike_metz@earthlink.net)

### Roads

Delores Wallace, Chairman 930-2125  
Email: [rdw002@ev1.net](mailto:rdw002@ev1.net)

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### Increasing membership...

I would like to see our membership increase to at least 50 percent of owners this year, and so we are initiating a very active Membership and Communications Committee to sign up many more owners than we have had in the past. As of March, we only had about 75 registered members, but we will attempt to bring that up to over 200 over the

course of 2003. We may also initiate a new category of membership for commercial businesses for the first time in 2003. We simply must obtain a critical mass of members to make our Association effective at representing our collective interests with the many jurisdictions that have the power to affect our quality of life in North Lake Subdivision.

### Governing body...

The primary governing body of the Association, the Board of Directors of North Lake Corporation, consists of seven Directors elected to staggered terms so that in any given year we will elect a slate of three or four new Directors to two-year terms. The Directors then elect four Officers at the first regular Board meeting usually held in February. I would like to extend a very heartfelt thanks to outgoing Directors Diana Fox, Cindy Patton, Sherry Gladwell, and Alice Ryan. They all put in many hours keeping this Association running smoothly.

The North Lake Corporation is actually a non-profit Texas corporation that operates much like a business and is governed by formal bylaws. These bylaws dictate certain ways that the Association can conduct its business, including the formation of various committees.

If anyone has an interest in serving on one of these committees, please contact the committee chairperson for more details. The committees may hold ad hoc meetings outside of the regular monthly Board meetings that are held on the third Tuesday of every month. Each month, I will ask the committee chairs to deliver a brief report of their activities and issues during our Board meetings.

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### 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@yahoogroups.com](mailto: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](mailto:northlake@yahoogroups.com). It will be sent to all subscribers exactly as you wrote it. For more help, email [deborahweiss@att.net](mailto:deborahweiss@att.net).

### **Meetings and communications...**

Attendance at Board meetings is open to all members. However beginning this year, I would like to bring a little more formality to the process, including an agenda that we will make available to members electronically at least 72 hours prior to the meetings. If you have an issue to place on the agenda, it should be delivered to Lisa Morris or me well before the scheduled Board meeting date. We will try to accommodate all requests, but there may be times when an item would be deferred to a later meeting. If an item is not on the agenda, it may not be discussed at that meeting although we can make exceptions in special cases. We will keep accurate meeting minutes and these too will be available to all members upon request. However, our primary method of communicating with members will be via quarterly newsletters that we will send electronically or by mail.

### **Changes in the neighborhood...**

Now let me say just a word about the changes that will be affecting our neighborhood over the next few years. As many of you know, two years ago parts of our neighborhood came within the boundaries of the city of Georgetown Extra-territorial Jurisdiction (ETJ). This occurred when the city grew to a census population of 25,000 that extended the ETJ out two miles beyond the city's incorporated boundaries. Since Sun City lies within the city Limits, much of North Lake Subdivision is now within the ETJ. That fact has certain implications for any current subdividing plans those owners within the ETJ might have, and it also has implications for future annexation of our property into the city of Georgetown. However, it also gives us the rights to serve on certain city boards and commissions such as the city's Economic Development Commission that I was appointed to last year and continue to serve. It also gives us a voice in the development decisions that the city makes that will affect our neighborhood such as the Pulte property that was so much in the news with road connectivity issues and Sun City opposition. The road connectivity issue is one that our Association will take an active interest in to prevent further deterioration of our drive times into Georgetown.

### **Road changes...**

And speaking of drive times, you may be aware that

the State (TXDoT) is planning an improvement project for Williams Drive (FM-2338) that will increase the width of the road to five lanes to just past the current intersection of FM-3405 and FM-2338. That intersection will also be realigned and a traffic light added for safer access to FM-3405 as shown in the drawing. This will be a multi-year project that will begin sometime in the next few years, and again we will have a strong voice in certain decisions about that roadway. I have already asked TXDoT to allow us to put up a real entrance sign into North Lake on FM-3405 near that intersection that might include an information box or other contact information about NLLOA. We have also been advised that there will be sidewalks along most of this roadway all the way from the current HEB store on Jim Hogg Road out to FM-3405 so that we will have both pedestrian and bicycle access without being on that dangerous roadway. As you also know, Jim Hogg Road is being improved to provide access out to SH-29 from Williams Drive. Another project that will deeply impact our neighborhood is the current extension of Parmer Lane from its current termination on FM-1431 all the way to FM-3405 and eventually beyond to IH-35. This improvement will be conducted as a Williamson County project even though it will be a state roadway. The current financing for this project only includes construction out to FM-3405 even though it makes much more sense to extend it at least to FM-2338 rather than dumping traffic onto FM-3405. Again, this is a project that we want to have a strong voice in, and the results will have an affect on our quality of life. I will also tell you that TXDoT already has long-term plans to widen FM-3405 to five lanes as part of their regional transportation planning. When that occurs, the City will annex land that fronts on FM-3405 and they will consider it commercial property. We must be proactive in this project even though it is years away. As most of you know, we must also deal with Chisholm Trail Water District because of their relocation and installation of large waterlines that have been crossing many of our properties.

### **Preserving our rural setting...**

Georgetown and Williamson County are among the fastest growing areas in the nation. The new SH-130 toll road to the east of Georgetown, and its economic

growth implications, will have an enormous impact on this area. We are in the path of Austin northward growth whether we like it or not, but our goal for North Lake will be to preserve the rural setting of our neighborhood as best we can. Your input, and your help with membership and committees, will be a crucial part of our success. We want to find effective ways to communicate with all North Lake owners, including a new electronic list server, direct emails, and a planned web site. But I have recommended to our Membership and Communications Committee that we continue to support a printed version of a quarterly newsletter for all members and in some cases all landowners. Please take a moment to start or continue your membership if you have not already done so, and please feel free to contact any of the committee chairs with your input. A membership application/renewal form is located on page 5 of this newsletter.

All of the Directors and I look forward to serving the Association in 2003. ■

**Russ Peterman**

[Russell.Peterman@starband.net](mailto:Russell.Peterman@starband.net)

512/422-5891

**Crime Prevention Tip:**

According to the Austin Police Department web-site, over 1/3 of burglaries show no sign of forced entrance. The residents simply didn't lock their doors. Would you be able to see someone entering your front door if you are doing yard work in the back? Remember to lock your doors whenever you are not able to watch your house, even if it's just for a couple of minutes. Avoid hiding keys under a doormat or flowerpot--criminals know where to look. It is also advisable to lock all of your doors when you are home, that way a criminal cannot easily catch you by surprise inside your home. The best deadbolt locks will not do you any good if they are not used.

**Crime Prevention by Mike Metz**

The fear of crime is a serious problem in the North Lake community where we live. Since Rachel Cooke was reported missing from North Lake on January 10, 2001, residents have expressed that they are increasingly concerned about personal safety. By improving our neighborhood watch, here are some actions we can take to make our neighborhood safer:

First, we can have neighborhood watch signs posted throughout North Lake. Most criminals are looking for easy targets and this can help serve as a deterrent. In fact, neighborhoods with watch groups are believed to be up to 20 times safer than those areas without one. With over 50% in support of the neighborhood watch, we are able to put those signs up with county funds.

Second, we can improve the quality and quantity of tips we provide to WCSD by formalizing our neighborhood watch patrols. We can enlist the support of walkers and joggers to help report suspicious activity and record their observations. When participation grows, we can even begin training night patrol volunteers to report suspicious activity via cell phone. They will be non-confrontational and will be required to remain inside their vehicles, which will be clearly identified with magnetic car signs.

Next, we can improve communication. I will report on neighborhood crime at our monthly meetings. We will also use an email list and phone tree to disseminate information among neighbors. We already have a Yahoo

**ANNUAL MEETING REPORT**

Sgt. Gamez of the Williamson County Sheriff's Office of Crime Prevention reported there were five thefts and numerous calls for suspicious vehicles during the past year. Following a complaint, Sgt. Gamez advised members to request a police officer or a supervisor to respond to a complaint if a satisfactory response is not received from dispatchers. He explained that slow response times might be due to a shortage of officers. There are 5-6 officers assigned to respond to calls from the west of I-35 and 6-7 officers responding to the east side of I-35.

**Treasurer's Report:**

<b>Beginning Balance</b>	<b>\$8,141.12</b>
<b>Deposits</b>	<b>1,205.93</b>
<b>Expenses</b>	<b><u>2,915.34</u></b>
<b>Ending Balance</b>	<b>\$6,431.71</b>

message board that I will use to post crime reports. By keeping our community informed we could help each other avoid becoming victims.

Finally, we can improve education on crime prevention. Most crime is premeditated and often preventable. We continue scheduling guest speakers to present information at neighborhood crime watch meetings. On February 16, we had a representative from the American Council on Personal Safety speak. I also gave a free concealed handgun license class to North Lake residents on February 2nd. Other speakers we can schedule include an alarm company representative, a locksmith, and a self-defense expert.

These four actions will empower our community to feel safer and be safer. Through collaboration, we can realize success by investing a small amount of time in this community-law enforcement partnership.

**Crime Activity -**

There have been a lot of incidents reported to the county in the last year. The Williamson County Sheriff's Department dispatcher call log fills five full printed pages. Watch for the full reports on the North Lake web site or the message board (<http://groups.yahoo.com/group/northlake>), as we are requesting an electronic copy from the county. For more information on any of these incidents, contact Mike Metz, Chairman of the Security Committee.

**CALENDAR OF EVENTS**

**BOARD MEETING**

THIRD TUESDAY OF THE MONTH, 7:30 P.M.  
FIRST TEXAS BANK @ SUN CITY  
MEMBERS INVITED TO ATTEND.

**CLEAN UP ON FM 3405**

SATURDAY, APRIL 5TH, 9:30 A.M.  
MEET AT INTERSECTION OF FM 3405 AND 2338

**NEIGHBORHOOD WATCH MEETING**

SUNDAY, MAY 18, 2 P.M.  
WELLSPRING UNITED METHODIST CHURCH  
ALL NORTH LAKE LAND OWNERS INVITED

**Calls received by Sheriff's Dept. in the last 12 months:**

Nature of call	Number of calls
Suspicious activity	17
Ambulance calls	15
Fires	4
Burglary of a vehicle	5
Criminal mischief	5
Theft	3
Animal bites	2
Shots fired	1 (12/29/02 on Neches)
Burglary	1 (5/01/02 on CR 248)
Narcotics	1 (2/10/03 on Mockingbird)
Assaults	1 (5/24/02 on Navajo)
Runaway	1 (1/16/03, recovered 2/01/03, Navajo)

**2003 Application for Membership or Renewal of Membership**

**Dues: \$10.00 per year**

(Cut on the dotted lines 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:** \_\_\_\_\_





*Proposed road change and traffic light at FM 3405 and 2338 and traffic light at FM 2338 and Jim Hogg Road.*



**North Lake Land Owners Association**

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