

# Indian Lake Owner's Association Newsletter

November, 2004 Vol. 1 # 3



## Board of Directors

President	Richard Goranflo	360-4416
Vice President	Bill Adkins	237-2067
Roads & Parks	James Welch	267-2654
Lakes & Dam	Doug Watne	237-4177
Treasurer	Tom Duggan	360-2645
Swimming Pool	Gene Garcia	237-5464
Architectural Committee	Stella Pease	360-3421
Association Secretary (Not A Board Member)	Ernest Barnes	360-5324

## Letters To The Editor And The Board

Please address your comments to the Editor of the Board. Letters must be signed and contain a telephone number.

Send correspondence to:

**ILOA**

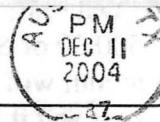
**P.O. Box 808**

**Smithville, Tx. 78957 Phone: 360-5324**

## Editors Corner:

The front of the Newsletter had to be redesigned so that the scanner at the Post Office would pick up the 'Mail-To' address properly.

Note to Art Ambrose: Sorry, there was no room for Brain Teasers this time.



## Mail To:

**Karen Williams (3092)**  
**141 Wigwam**  
**Smithville, TX 78957**

## Next Board Meeting

**February 28, 2004**

## The President's Corner

The entire Board of Directors want to thank all Indian Lake Property Owners for their encouragement, support and prompt payment of the Special Assessment fee for repairing the Dam and the Swimming Pool. Many of you took the time to write a personal note expressing your wholehearted support for getting the final repairs made to the Dam. Several members sent extra money above and beyond the assessed fee amount which is greatly appreciated. The Board would like to give special recognition to these individuals but refrains in that it might embarrassed the members.

Your extra donations will be well spent in that the Texas Environmental Commission has approved our repair plan but has also stipulated that we must once again hire a Dam Engineer to approve our final drainage plan for the seepage area. This will, of course, cost some additional monies for which we had not planned in that we have engaged Dam Engineers in the past whose drainage plans we proposed to follow.

One cannot argue with bureaucrats. Especially when they have the power to order the draining of our lake. Therefore, what is necessary will be done to insure the integrity of the dam and hopefully put this expensive but necessary project behind us and insure the structural integrity of the Dam for many years to come.

As everyone is aware, the Special Assessment was and is for the specific purposes of repairing the Dam and the Swimming Pool. **First priority** will be the Dam with the additional monies going to the renovation of the Swimming Pool. The extent of the the renovation done on the pool will be in direct proportion to special assessment monies remaining after the Dam is properly repaired. As of the date of publication of this newsletter, exactly \$7,500.00 of Special Assessment monies has been received. It is hoped that the first of the month will bring in the remainder of the Special Assessment monies. Christmas time is near and it is realized that the Special Assessment imposes an additional financial burden at an inappropriate time but Mother Nature and the Environmental Commission do not recognize such constraints.

**Thank you, Richard Goranflo, President**

### Loose Dogs:

Another matter of concern is the large number of dogs that are running loose in the Subdivision. Most of these are on the north side of the lake. We have many residents that walk and ride bicycles for exercise and several of these dogs are very aggressive. Bastrop County does have a leash law and dogs are not supposed to be allowed to run loose. We all like our pets, but please control your animals so they do not harass your neighbors. Your cooperation is appreciated. **James Welch-Parks and Roads**

**Parks And Roads-James Welch**

I want to thank those of you who have volunteered to pick up trash within the Subdivision. This is the list I have as of today:

**Doug Watne** -Wampum

**Ernest Barnes** -S. Big Bow from Wampum, Cayuga and Sun Dance

**Martha Napper &**

**Tom Duggan** -N. Big Bow from Tejas to the Spillway, Maya & Yuchi

**James Welch** -S. Big Bow, from Spillway to Wampum, Wigwam,  
-and Pueblo

**Richard Goranflo** -Blackfoot & Laguna

**David & Teresa Shed**-Peace Pipe, Chief & Tom Tom

**Still open and needing volunteers is:**

Indian from Hwy. 153 to Circle, Tejas, Chickasaw, Deer Run & Buffalo Run. Please call me at 237-2654 if you are interested in helping out on this pickup. You do not have to live on those streets to volunteer.

A contract has been signed by the Association and mailed to the State to adopt two miles of Hwy. 153 from 2104 east towards Winchester. That's about one mile both ways on Hwy. 153 from the Indian Lake front entrance. The State will provide signs and the signs will be erected by the State giving ILOA credit for that Section of Hwy. 153. I will coordinate this with the Giddings office of the Highway Department and furnish more information later. It looks like January, 2005 will be our first scheduled pickup. Bags will be provided by the State. We have some volunteers for this pickup and will appreciate more help from any additional residents. The more there are to help, the less work there is for everyone. Please call me at: 237-2654 if you want to help.

**Speed Limits:**

On another matter, we have had complaints that there are certain individuals that are exceeding the posted speed limit of 25 MPH with the S/D. Most of the violations involve Tejas and Buffalo Run where there are long straight sections. There are many young children that live and play in these areas and we do not want to see anyone hurt or killed by excessive speed. This is an appeal to all of our residents to hold your speed down in the S/D. I confess that I find myself doing 30 at times and have to make an effort to slow down to 25. Let's all handle this in house so we do not have to get the Sheriff's Department to enforce it for us. We all will appreciate your compliance with this request. **James Welch-Parks and Roads.**

In Texas it is illegal to shoot a buffalo from the second story of a hotel. In Austin, wire cutters cannot be carried in your pocket and it is illegal to urinate on the Alamo.

**Pending Foreclosures (19 Properties)**

<u>Property</u>	<u>Lots</u>	<u>Taxes</u>	<u>Dues</u>	<u>Fees</u>	<u>Total</u>
David B Clark	2-476	\$ 922.98	\$1,056.00	\$344.49	\$2,323.47
William K. Cox	1-130 & 131	1,076.00	962.00	500.00	2,538.00
Goldie Harris	2-440	1,008.00	962.00	500.00	2,470.00
Paul King	2-475	900.00	866.00	500.00	2,266.00
Clyde Mayfield	2-253,254,255	2,280.00	866.00	500.00	3,646.00
Albert Miller	2-002	1,400.00	1,428.00	600.00	3,328.00
Cynthia Moring	2-417	600.00	650.00	400.00	1,650.00
Chester Parker	4-015	1,400.00	1,226.00	600.00	3,226.00
Homer L. Sawyer	2-148	722.04	0.00	286.67	1,008.71
James W. Simpson	2-244	766.63	816.00	300.77	1,883.40
Mark & Roma Stark	2-442	967.49	1,086.00	356.04	2,409.53
W.L. Sutherland	2-464,465	1,700.00	866.00	500.00	2,066.00
Douglas Teeler	2-017	5,000.00	170.00	700.00	5,870.00
Michael Truitt	4-019	1,500.00	1,166.00	500.00	3,166.00
Paul D. Van Winkle	2-225	1,013.10	1,008.00	367.47	2,388.47
A.H Vasek	3-005 & 44	2,672.60	1,056.00	1,057.84	4,786.44
Deta Waller	1-111 & 112	869.88	600.00	409.99	1,879.87
Gerald Walton	2-336	1,013.10	1,146.00	367.47	2,526.57
Charles West	2-495	1,350.00	1,226.00	600.00	3,176.00

**Other Properties For Sale Or Free (19 Properties)**

<u>Property</u>	<u>Lots</u>	<u>Taxes</u>	<u>Dues</u>	<u>Fees</u>	<u>Total</u>
Barclay, Stephen	3-112	\$ 850.00	\$ 350.00	0	\$1,200.00
Smithville ISD	2-445	\$ 900.00	\$ 290.00	?	\$1,190.00
Warren Bean	2-338,39,40,41	0.00	\$ 0.00	0	\$5,000.00
John Brinkman	2-468	\$ 0.00	\$ 1,076.00	0	\$1,076.00
Diane Brown	2-324	\$ 400.00	\$ 866.00	0	\$1,266.00
Robert Grafe	2-469	\$ 50.00	\$ 50.00	0	\$ 100.00
Gray, Mary	2-267	\$ 160.00	\$ 480.00	0	\$ 640.00
Hempel, Oscar	3-046	\$ 0.00	\$ 864.00	0	\$ 864.00
Marvin Hurta	4-016	\$ 0.00	\$ 50.00	0	\$ 50.00
Louise Long	2-470	\$ 0.00	\$ 750.00	0	\$1,000.00
Agatha Mitchell	2-188	\$ 175.00	\$ 710.00	0	\$ 885.00
John Munsel	3-038	\$ 725.00	\$ 825.00	0	\$1,550.00
Mildred Royer	3-052	\$ 0.00	\$ 0.00	0	\$ Free
Preece, Wade	2-345/346	\$1,150.00	\$ 540.00	0	\$1,690.00
Speed, Susan	2-220	\$ 0.00	\$ 0.00	0	\$ Free

**Roads And Parks-James Welch****Other Properties For Sale Or Free (Cont'D)**

<u>Property</u>	<u>Lots</u>	<u>Taxes</u>	<u>Dues</u>	<u>Fees</u>	<u>Total</u>
Sumpter, Robert	2-094	\$ 50.00	\$ 430.00	0	\$ 480.00
Peggy Vereen	2-408	\$ 0.00	\$ 50.00	0	\$ 50.00
Fred Walker	2-407	\$ 50.00	\$ 110.00	0	\$ 160.00
Jack Wicker	3-151	\$ 00.00	\$ 710.00	0	\$ 710.00

**ILOA Properties For Sale (5 Properties)**

<u>Sec</u>	<u>Lot</u>	<u>Where</u>	<u>Price</u>	<u>Sec.</u>	<u>Lot</u>	<u>Where</u>	<u>Price</u>
2	182	Ute Circle	\$500.00	2	187	Chickasaw	\$500.00
3	003	Wampum	\$500.00				
3	158	Laguna	\$500.00				

**Note on Foreclosures:**

As one can see, the basic problem with foreclosures is that both Taxes and Dues have been unpaid for so long that the total price to obtain the lot often exceeds its value. Of course, the foreclosure procedure adds legal fees for conducting the sale.

However, anyone interested in bidding at a Sheriff's Sale should know in advance that in order to bid on a property that one must be 'registered' with the Tax Office in order even to bid. It used to be that one could just show up on the courthouse steps and bid on a property. No more. One must now pay a \$10.00 fee to obtain a 'certificate'. This must be done at least 5 business days prior to the sale. A person cannot have any outstanding taxes owed on real property owned and receive a 'Bid Certificate'. One must have also made prior arrangements with a bank and show up with a Certified Check to pay for the property. The winning bidder receives a 'Sheriff's Deed' to the property meaning that the title to the property is not guaranteed. In fact, the property often has numerous liens placed against it. Passing through a 'Sheriff's Sale' does not erase and cancel liens against the property.

**Disclaimer:** I am not a lawyer and do not profess to be giving legal advice. I'm just passing along information that I obtained from people at the courthouse. Anyone can do this. Do your own due diligence or consult a lawyer about the process.

**Other Properties For Sale:**

Anyone interested in any of the other properties can contact me and I will provide contact information. You can then do your own deal.

**Late Fees On Payment Of Dues And Special Assessments (Reprint)**

Please remember that the August Board Of Directors meeting approved a penalty of \$5.00 per month for each month of late payment on **Dues and Special Assessments**. This policy will take effect beginning in January, 2005. All 2005 invoices will be clearly marked with the late payment fee schedule. Dues invoices will arrive in all property owner's mail boxes by the 2nd. Or 3rd. Day of January. Those paying promptly by post-marked envelope no later than January 31, 2005 will pay the regular \$60.00. The following schedule will apply to late payers.

Postmarked By January	1st.—31st.	\$ 60.00
Postmarked By February	1st.—28th.	\$ 65.00
Postmarked By March	1st.—31st.	\$ 70.00
Postmarked By April	1st.—30th.	\$ 75.00
Postmarked By May	1st.—31st.	\$ 80.00
Postmarked By June	1st.—30th.	\$ 85.00
Postmarked By July	1st.—31st.	\$ 90.00
Postmarked By August	1st.—31st.	\$ 95.00
Postmarked By September	1st.—30th.	\$100.00
Postmarked By October	1st.—31st.	\$105.00
Postmarked By November	1st.—30th.	\$110.00
Postmarked By December	1st.—31st.	\$115.00

If the back dues reach \$100.00, the Indian Lake Owners Association will place a lien on the property for the amount of the dues. **Tom Duggan-Treasurer**

**Special Consideration:** Please take note of the schedule on this page of how late fees are going to be applied to both dues and any special assessments. This does not concern most property owners. However, there are individual property owners who either owe 1 to 2 or more years back dues or property owners who pay their current dues several months late. 2005 Dues will be billed on the 1st. Of January, 2005. Beginning February 1st., 2005 Property Owners will be billed a \$5.00 a month late fee for those dues not paid by January 31st. 2005. Please be aware that the \$5.00 a month late fee applies for **each set of dues** not paid. Therefore, a property owner owing 2 years back dues will be assessed a \$10.00 a month late fee each month the dues are not brought current. Late fees also apply to the recent Special Assessment and will be applied against a Property Owner's account also beginning February 1, 2005. (Postmark On Envelope)

Port Arthur Law: Obnoxious odors may not be emitted while in an elevator

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**Newsletter Publishing Schedule**

Feb. 2005 Vol.-I #4  
 Apr. 2005 Vol. I #5  
 Jun. 2005 Vol. I #6  
 Aug. 2005 Vol. I #7  
 Oct. 2005 Vol. I #8  
 Dec. 2005 Vol. I #9  
 (Special Editions  
 As Required)

**RESIDENT SURVEY**

**For Sale Section:** There was not enough demand to make a 'For Sale' Section of this newsletter a permanent fixture. However, the Newsletter will run special 'For Sale' items for individuals when requested based upon available space.

Don't forget about the **Letters To The Editor** Section. It's a great place to say something nice or to let off some steam about your favorite issue.

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