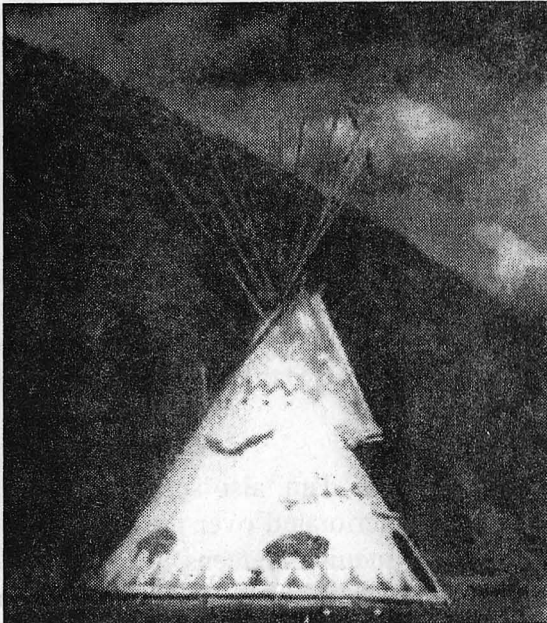


# Indian Lake Owner's Association Newsletter

February, 2005 Vol. 1 # 4



## Board of Directors

### President

Richard Goranflo 360-4416

### Vice President

Bill Adkins 237-2067

### Roads & Parks

James Welch 237-2654

### 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 or the Board. Letters must be signed and contain a telephone number.

Send correspondence to:

ILOA

P.O. Box 808

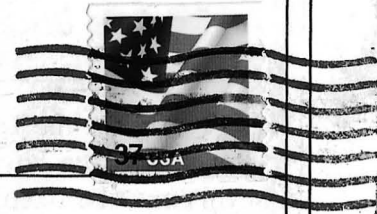
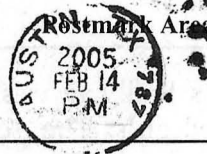
Smithville, Tx. 78957 Phone: 360-5324

## Editors Corner:

### The Big Cleanup

On January 15th. The Indian Lake Owners Association held it first cleanup of a 2 mile stretch of Hwy 153 that it has adopted. West from the front entrance to Hwy 2104 and East towards Winchester 3/4 mile. Have you noticed the new signs that give us credit for the cleanup? We will do this 4 times a year.

**Watch for notice of next cleanup on April, 2nd. and come help.**



## Mail To:

Karen S. Williams (3092)  
141 Wigwam  
Smithville, TX 78957

## Next Board Meeting

**February 26, 2005**

**Smithville Library 10 A.M.**

**The President's Corner**

Again 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. To repeat, 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 \$15,250.00 of Special Assessment monies has been received. We are also receiving the yearly dues payments in record time. This is most helpful in that it allows more knowledgeable budgeting of available resources.

The Texas Environmental Commission, who inspected the dam, also specified that the drainage spillway be repaired. It is concrete but had deteriorated over the years eating out a large area underneath creating a safety hazard for inquisitive teens. A professional concrete contractor was brought in and an abutment was build with steel reinforcement and five yards of concrete. It was repaired properly and should last another 20 years.

**Thank you, Richard Goranflo, President**

The area under the Lake's Spillway was seriously eroded and presented a hazard to young inquisitive boys and girls. The Texas Environmental Commission pointed out that this must be fixed. They were right and the Association did. Professionals dug footing, reinforced with steel and poured 5 yards of concrete to provide a permanent fix.



**Before**

**After**

**Architectural Report-Stella Pease**

First I'd like to thank you all for supporting me these past few months while I tried to grasp exactly what is expected of me as Architectural Chairperson.

The 2 injunctions the ILOA had filed on a couple of homeowners have been settled and our attorney is in the process of collecting monies due us as a result of the settlement of these injunctions.

I've had very good results related to deed restriction violation notices, and I thank you all very much. It is a benefit to all of us if we all comply with the subdivision restrictions. We certainly do not want our property to decrease in value because of the failure to keep our property in good shape.

I will be mailing out 2<sup>nd</sup> and 3<sup>rd</sup> violation letters in the next few days. However these letters will not only ask you to comply within thirty (30) days, but warn you that suit will be filed to enforce the Association's rights.

Please work with me (it's no fun to send out violation letters), it is the sincere hope of the Architectural Committee that you will voluntarily comply with these request and help us keep our subdivision beautiful.

**Stella Pease  
Architectural Chairperson**

A very elderly gentleman, (mid nineties) very well dressed, hair well groomed, great looking suit, flower in his lapel smelling slightly of a good after shave, presenting a well looked after image, walks into an upscale cocktail lounge. Seated at the bar is an elderly looking lady, (mid eighties). The gentleman walks over, sits along side of her, orders a drink, takes a sip, turns to her and says, "So tell me, do I come here often?"

Four mature ladies were sitting around their weekly bridge table when East said, "My arthritis is so bad, I can hardly hold these cards, let alone walk....." South said, "Can you please speak up? I haven't heard a single word all morning....." To which West interjects, "That's nothing, I can't see across the room...My cards are all blurry....." And South says, "Stop complaining...Thank God we all can still drive....."

You know you are a redneck if you cut the grass in the front yard and find three automobiles you didn't know you owned.

You know you are a redneck if you go to family reunions to meet girls.

### Parks And Roads-James Welch

I hope you all got to see how clean Hwy 153 looked before it got cluttered again. We did our first pickup of the two miles adopted by the ILOA starting Saturday, January 15th. We did not finish and had to go back the following Monday and Tuesday. We did not get a good turnout and I take responsibility for that. The contract with the State was not final until December, 04 and I was not able to get a notice in the Newsletter. Next time we will cover it in a Newsletter and post a sign at the main entrance notifying everyone of the pickup date and time. The four that were involved this time are all officers of your Association. A special thanks to Ernie Barnes, Tom Duggan, Doug Watne and my wife that helped the last day. I was the fourth member of the group. It will be easier from now on because we are going to keep up with it by picking up every three months which is required by the State. **The next pickup will be Saturday, April 2nd.** Mark that date down now and set it aside to help with this effort.

I would also like to ask for help from all the residents of Indian Lake in helping keep 153 and our S/D roads clean. As much as I hate to admit it, most of what we are picking up is thrown there by people that live here. Please ask those in your family to not throw their trash out on 153 or the S/D roads. We can't do anything about those that live elsewhere, but we can try to control our own households. Those that have to clean it up will appreciate your help.

The other matter I want to mention again is the problem of loose dogs. We have some dogs running loose in the S/D that make it hard for those that walk and exercise. My wife got confronted by an aggressive dog on N. Big Bow that is usually inside a fence. It makes no difference if the owner considers the animal harmless or not. Others do not know. A Pit Bull dog had to be destroyed recently in our S/D because it confronted another resident on the front porch of his home. I would hate to have had any of our walkers go by while that dog was loose. It also is usually inside a fenced yard. Please take control of your dogs and see that they are kept on your premises or on a leash and are not a threat or bother to others. I would encourage all of you to call the Animal Control officer of Bastrop County at 321-1963 if you are bothered by loose dogs. He will need a description of the dog and the address of the yard the dog belongs to. They will oil the squeaky hinge, so squeak. Thanks for your cooperation. After reading this I got a copy of a letter from one of our residents complaining about the dog/cat situation. I do not recommend we take the law into our own hands unless it is a life threatening situation. The Directors of your Association have no authority or control over dogs in the S/D. I would recommend the action mentioned above and don't stop calling. They will respond as we have seen recently.

**Parks And Roads-James Welch (Cont'd)**

That same resident also complained about speeders on Buffalo and we have received the same complaint about Tejas. Again, your Directors do not have any control or authority over any road in our S/D. We do have a 25 mph speed limit in the S/D but no means or authority to control it. They are County roads and they will not put speed bumps on County roads. We have called the County Sheriff's office and complained about the speeders. I suggest that each of you that sees someone obviously exceeding the speed limit or driving in such a manner so as to be a threat to others write down the license plat number, description of car and time of the incident and call the Sheriff's office yourself. They want to talk to the witnesses in these cases. They keep track of the number of complaints by area and I want them to be covered up with calls from residents of our S/D as long as these situations exist. I guess what I'm trying to say is get involved. Your Directors cannot police these situations and we need your help. Together we can accomplish some results.

---

I want to welcome and thank new volunteer, Lillian Phillips, who will be picking up Buffalo Run. I'm sure she would welcome help on that long street. We still need volunteers for Indian Dr. from 153 to and including the circle, Tejas, Chickasaw, Deer Run and I want to add the boat ramp, dam and recreational area also. Please give me a call if You want to help on those.

**James Welch**

**When You Are Tired, You're Tired!**



In Massachusetts it is against the law to "embellish" the national anthem (fine: \$100) Premarital sex will get you three months in jail. Purchasing a rabbit as a family pet will cost you \$100. Going to a bar for the purpose of seeking sex will cost you one year in jail. Spitting on a steamboat is \$20.00 and selling a condom to an unmarried woman will get you another three years in jail.

## Association Financial Matters—Association Secretary

### Thank You

Thanks to all of those property owners who have responded and sent in their Association dues on time. For probably the first time in twenty years, the vast majority of property owners have paid their yearly dues assessments on time. Eighty Six (86) percent of you. That is amazing and you should be congratulated. For the first time it has been possible to construct a budget for the calendar year that is meaningful. The Board of Directors now know exactly what monies are available for Dam and Swimming Pool renovation and can proceed accordingly.

Hopefully, the remaining property owners will soon follow suit before the late fees begin adding to their account. When properties were bought, owners took on a responsibility to pay their dues. The Board has made the commitment to pursue the collection of all dues vigorously. It's just not right for the payers to support the non payers.

Right now, it's still up in the air as to how much renovation can be done to the swimming pool. It needs an awful lot of attention and every dollar of dues collected is so important. Estimates are now being obtained on exactly what the swimming pool renovation cost will be. Being a retired pool builder and having spent 27 years building hundreds of swimming pools, I can assure the members that I will get full value for every swimming pool renovation dollar spent. I can talk their talk and I know when they are trying to shoot me a load of bull. So far, all contractors have been 'up front' and helpful in presenting their assessments of what needs to be done.

Now that most of the assessment money and dues are in, the 'Dam Repair Committee' can now began to formulate concrete constructive plans for the required Dam work based upon monies available. As previously stated, the Dam is the number one priority and that work will be done before renovation work on the pool begins.

It's raining here now in February and must dry up considerably before work can proceed. The work will require a lot of dedication and time from your Board Members. But they are up to it and are eager to proceed and get this chore behind them. Thanks again to all of you who sent in extra money above and beyond the \$50.00. Every penny will be squeezed hard and used sparingly to advantage. **Secretary-Ernest Barnes**

## Interesting Asides-Secretary-Ernest Barnes

### Benefits Of The Lake

One of the local residents, upon paying her dues, included a hastily scribbled note saying that she did not live on the water, did not use the lake and was not going to pay the \$50.00 Special Assessment fee. Her response was to let the people who had waterfront property and used the lake pay the total cost of upkeep.

Think about that narrow-minded view. If the lake is drained, ALL properties here will be worth about forty(40) percent on the dollar. That applies to both improved and unimproved properties and to both local and absentee owners.

It's true that those owners who paid extra for waterfront property really enjoy their view. THEY PAID EXTRA FOR IT AND DESERVE IT. But to think that the lake only benefits those with waterfront property is rather short-sighted. Let something happen to the lake and all of us with property here will be up the preverbal creek without a paddle. The lake is the prime shining asset for all property owners-Let's protect it.

### Auditing/Examining The Association Books

Another lady, upon paying her dues, was irate that Association Dues had been raised from \$50.00 to \$60.00 and expressed a desire to take a close look at the Association checkbook.

Hello!!! Come in earth. Dues have not been increased in many years although the price of everything has gone up and the Association budget is getting stretched mighty thin. With the ever decreasing number of property owners, due to lot consolidation, it may be necessary to rethink the dues structure in order for the Association to remain viable. (A detailed discussion of dues will be in the next newsletter.)

As far as examining the Association books let it be clearly understood that ANY PAID-UP PROPERTY OWNER CAN EXAMINE THE BOOKS AT ANY TIME.

Just give me a call at 512-360-5324 and let me know when you're coming. You can go through invoices and cancelled checks till your hearts content. The books are balanced every month down to the penny and it is my firm belief that anyone will be hard pressed to find a single dime of the property owner's money that has been spent unwisely. We are very fortunate that we have a good Board Of Directors that are very active, donate a lot of personal time and ride hard on every dollar spent.

World's thinnest book— 'French War Heroes' by Jacques Chirac

### Association Dues Structuring

January, 2004 began with 468 Property Owners with 350 of them that pay dues. January, 2005 began with 442 Property Owners with 333 of whom pay dues. There is a constant consolidation of owners of lots with both local residents and absentee owners buying additional lots that adjoin theirs.

Each lot sold takes a payer off of the membership rolls thereby decreasing the amount of annual dues collected due to the fact that the current dues structure requires a single payment of \$60.00 regardless of how many lots a person owns.

Personally, I own 12 lots and I pay the same \$60.00 that my neighbors pay who only own 1 or 2 lots. Now I live on the same fixed income as do a lot of property owners and I'm not being noble in saying that I'm eager to pay a lot more dues. I bought the adjoining lots to protect my privacy but very frankly I believe people like me that own multiple lots should be required to pay considerably more in dues than property owners with single lots or only two or three.

**333 of 442** registered property owners pay dues. What about the **109** that don't pay. Who are they. The breakdown is as follows:

**32 property owners** have bad address and cannot be found. (I look for them every day)

**22 property owners** are in foreclosure proceeding by either Bastrop County or the Smithville School District for non-payment of taxes. (All of them owe many hundreds or thousands of dollars in unpaid taxes and hundreds or thousands of dollars in unpaid dues.-They have paid neither in the last 15 to 20 years.) Hopefully, these properties will be acquired by dues-paying property owners.

**55 property owners** are what I call 'Beyond Hope'. These are property owners who have not paid dues since they bought the lots back in the early seventies. They are properties owned by sons, daughters and the grandchildren of the original owners who have died. ALL OF THESE PROPERTIES WILL END UP IN FORECLOSURE for non payment of School Taxes. (It's mostly the School District that forecloses because the School District has the highest taxes and their back taxes accumulate the fastest. Especially with late fees and penalties which are awesome.

**Association Secretary**



**Who Owns The Lots And Who Pays?**

<u># Of Lots Owned</u>	<u># Of Owners</u>	<u>Dues Paid @ \$60.00 Each</u>	<u># Of Lots Owned</u>	<u>Percentage Of Dues Paid</u>
1	155	\$ 9,300.00	155	47.0 %
2	89	5,340.00	178	27.0%
3	38	2,280.00	114	11.6%
4	20	1,200.00	80	6.1%
5	10	600.00	50	3.0%
6	7	420.00	42	2.1%
7	5	300.00	35	1.5%
9	1	60.00	9	(N/A)
12	1	60.00	12	(N/A)
16	1	\$ 60.00	16	(N/A)
	327	\$19,620.00	691	

**Ownership Distribution (Who Pays)**

327 Owners Pay \$19,620.00 Total Dues On 691 Lots

Single Lot Owners Pay 47% Of The Dues

People owning 1 or 2 lots pay 75% Of The Dues

Residents Pay 44% Of The Dues

Non Residents Pay 56% Of The Dues

Absentee Single Lot Owners (132) Pay 41% Of The Dues

**Conclusion:**

There is gross inequity incorporated within the current dues structure. Single Lot Owners and Absentee Single Lot Owners are paying a disproportionate share of the dues.

Save this Newsletter. The next Newsletter will explore what may be a more equitable dues structure and also solve the continuing problem of dwindling dues income due to the ever decreasing number of dues paying owners. **Committee For Analyzing The Current Dues Structure. Ernest Barnes, Secretary and Chairperson.**

**Properties For Sale (20 Properties)**

<u>Property</u>	<u>Lots</u>	<u>Taxes</u>	<u>Dues</u>	<u>Fees</u>	<u>Total</u>
*Barclay, Stephen	3-112	\$ 894.31	\$ 410.00	120.00	\$1,434.31
*Smithville ISD	2-445	(Make Offer To School District)			
*Brown, Diane	2-324	\$ 395.07	\$ 926.00	120.00	\$1,441.07
*Mithell, Agatha	2-188	\$ 200.58	\$ 770.00	529.42	\$1,500.00
Preece, Wade	2-345/346	\$1,150.00	\$ 540.00	529.42	\$1,690.00
*Sumpter, Robert O.	2-094	\$ 85.71	\$ 530.00	884.29	\$1,500.00
*Heare, Jerry	3-199	\$ 826.86	\$ 110.00	120.00	\$1,056.86
*Hurta, Marvin	4-016	\$ 96.13	\$ 110.00	120.00	\$ 326.13
*Gray, Mary	2-267	\$ 200.58	\$ 590.00	120.00	\$ 910.58
*Atherton, Frankie	2-263	\$ 0.00	\$ 0.00	120.00	\$ ?+120
*West, Leroy	2-196	\$ 0.00	\$ 0.00	120.00	\$ 870.00
*Pittman, Emmett	2-406	\$ 0.0	\$ 0.00	120.00	\$ 120.00
*Walker, Fred	2-407	\$ 85.71	\$ 110.00	120.00	\$ ?+205.71
*Vereen, Peggy	2-408	\$ 0.00	\$ 0.00	120.00	\$ ?+\$120
*Brinkman, John	2-468	\$ 36.05	\$ 1,136.00	120.00	\$1,292.05
*Grafe, Robert	2-469	\$ 36.05	\$ 110.00	120.00	\$ 266.05
*Gordon, Ruby (2)	3-165/166 (2)	\$ 72.10	\$ 110.00	120.00	\$ 995.00
*Thompson, Jack(2)	2-171/172 (2)	\$ 0.00	\$ 0.00	120.00	\$1,620.00
*Ferguson, Harold	3-132/3-133(1/2)	0.00	\$ 0.00	120.00	\$1,120.00
*Nall, Luther (2)	2-488/489 (2)	\$ 0.00	\$ 0.00	120.00	\$1,120.00
*Liese, Milton	2-490/91/92(3)	(Call Owner At: 512-863-9593)			

\*House For Sale: 164 Buffalo Run Call Robert Reader @ 237-3936 \$62,995.00

**ILOA Properties For Sale (3 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	158	Laguna	\$500.00				

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**Big Ones (Like Back Page)**  
                     **Black & White    \$ 75.00 per year (Makes All Issues)**

**Contact:    Ernest W. Barnes (Secretary)**  
                     **360-5324 Office                      360-5393 Fax**  
                     **poolmate@academicplanet.com e-Mail**

An elderly couple had dinner at another couple's house, and after eating, the wives left the table and went into the kitchen. The two gentlemen were talking, and one said, "Last night we went out to a new restaurant and it was really great. I would recommend it very highly." The other man said, "What is the name of the restaurant?" The first man thought and thought and finally said, "What is the name of that flower you give to someone you love? You know... the one that's red and has thorns." "Do you mean a rose?" "Yes, that's the one," replied the man. He then turned towards the kitchen and yelled, "Rose, what's the name of that restaurant we went to last night?"

In Michigan, seducing a single woman will get you five years in prison. In Maryland, giving someone a 'one finger salute' can get you three months in jail. North Carolina has laws on the books that date back to Henry VIII. North Carolina also has a law that makes it illegal for an unmarried man and woman to cohabit. (\$500.00 fine & 3 months)

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