

# HUDSON BEND COLONY NEIGHBORHOOD ASSOCIATION

Summer 1986 Issue No. 5

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The purpose of the HBCNA is to protect and promote the quality of life, the value of property and the residential plan and goals for our neighborhood.

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## TREASURES REPORT

\$1001.16	previous balance
\$1295.00	1986 membership dues
<u>\$ (110.76)</u>	disembersements (supplies)
\$2185.40	balance

## HBCNA Annual Picnic

The HBCNA annual meeting and picnic will be held Sunday, June 29th at 5:30 p.m. at the McIntosh-Sikes place on 16500 Forest Way. Your \$25.00 membership is in effect until June of 1987 and it entitles you and your family to come and enjoy the picnic. BBQ chicken, beans, potato salad and drinks will be provided. You are asked to bring either a salad or dessert to share and a blanket or chairs for your family to use.

If you are not a member, please use this as an opportunity to become one. Fill out the form on page 4 and send it in today.

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## Starshell

The Shell is gone. At the April 13th meeting of the HBCNA Board it was clear that the time for being "Mr. Nice Guy" had expired in

the 12 months from the out of court settlement and the argeement to remove the offending structure "forthwith". It was a difficult position for the Walchers and son Amerlan, they were trying to sell the thing, but there were no buyers.

At the end of April Marion Lee, the "keeper of the Cove", called with the joyous news that the Association had won, the restrictions were enforced. You see, that's the important part, the restrictions are our best protection against loss in property value. That is why we all won, including Mike Walcher. We were able to agree that the restrictions were valid and enforceable.

Now we have demonstrated our strength. Now more than ever we need to rally around each other. We did it. We protected our area and joined together to make it stronger. The Hudson Bend Neighborhood Association works. Join, pay your dues, participate and tell your friends and neighbors to join also. We did it once and we can do it again, for you and with your help. — Clare & Conrad Werkenthin / presidents

## The Village of Hudson Bend?

"To be or not to be" sounds easy. It is a simple question with no grey areas and no stuttering. So do we, the Hudson Bend Colony Neighborhood Association, attempt to form the "Village of Hudson Bend"? Simple? Well, not really, and there is nothing but grey and "yes, but" or "no, but" and a large area is of no knowledge anywhere.

So listen up and you will find out if you are interested, because it is you that will make the decision. This is how it works. The Hudson Bend area is in the EJT of the city of Austin, therefore a group of people cannot incorporate into a village unless they follow some guidelines set down by the legislature:

1. The first step is to publish notice. Since this is a necessary step, whether or not we go ahead, this publication satisfies that requirement. The area is defined as less than two square miles and more than 200 voters and less than 400 voters. "The Village of Hudson Bend" would begin at the end of Eck Lane following Rocky Ridge Rd., Hudson Bend Rd. to Beacon Rd. and take in Travis Landing and all land running between those areas and roads in a Northerly direction towards Lake Travis.

2. The next step is to gather names on a petition. A majority of the property owners and a majority of the voters must ask for annexation of the land into the city of Austin for all purposes. As a practical matter, the city of Austin cannot annex this area because they cannot provide city services within a reasonable period of time, as required by the legislature. So, six months after the petitions have been served on the city council and they have rejected the request (after waiting for six months), they cannot accept you. Proceed to step 3.

3. After the rejection the citizens hold an election "for" or "against" incorporation. If a majority votes "for" then go to step 4.

4. Village officials are elected and they set about running the affairs of the village. The village would not establish its own security and fire protection, but would instead contract for those serviced with the county and volunteer fire department. The village would have limited power to levy taxes, full right to establish zoning controls on future usage of property within the village. The village boundaries have been initially set so as to minimize the amount of roads within the village, but there will be roads to care for and other cost.

So, what is it going to cost and how much are the taxes going to be? A good question but without any real clear answers. Your Board and many of your fellow neighbors listened for several hours at the April Board meeting to citizens of other areas that had incorporated. Lago Vista even has a water treatment facility that is said to be the finest this side of the moon. Briarcliff incorporated, spends almost nothing and has no tax except to sur-charge the utilities that serve the area. You should assume that there are going to be some taxes, but even more, you should assume that you will become involved and be called upon to help in the process.

What are our choices? We can do nothing and accept control by the city of Austin, Travis County and the good ole LCRA (septic tanks). If we vote to go forward with the incorporation process then it is just "the Village of Hudson Bend" and the LCRA.

Just at the time it appears that Austin is stymied from pressing forward with the "limited purpose" stuff, the Sunday paper, June 8th, records that over 3,000 new acres proposed to be brought under Austin control for the limited reason of "planning and zoning". Later, when you think, "Why do we have to shell out all those extra bucks to pay for some long drawn-out project when we don't?", you won't like it any more. Scout's honor!

The legislature does not think the process to be fair and the city of Austin has declared that it will not extend its limited powers any further in the Lake Travis area, but considering the action in the Sunday paper the entire world may become annexed for limited purpose by Cooksey's Cronies. There is a definite possibility that the next session of the legislature will stop or greatly limit the annexation process. The thought is that limited purpose should be used only when full purpose annexation, including all city services such as fire, police, water, waste water, trash, etc., are just around the corner.

The point is that if you decide that incorporation is not for Hudson Bend, then there is a risk that we will become a part of Austin for its planning and zoning purpose only. Sounds like a lot of work. Without exception, every person who spoke of his or her "village" did so in glowing terms. "Control of your own destiny" is what the village concept is all about. Participate and vote, "TO BE OR NOT TO BE". — Clare & Conrad Werkenthin / presidents

## Incorporation Cost

At the April 13th meeting the small incorporated village's expenses which were studied range from \$3000.00 to \$100,000.00 annually. An exception is Briarcliff which has no taxes. They pay all expenses with money collected from a 2% franchise tax collected from Pedernales Electric Co-op.

James H. Moore of Lago Vista reported a tax rate of \$0.25 per \$100.00 of property valuation. They maintain 125 miles of surfaced roads, a permanent city hall and security for a population of 10,000. Hays, Texas, charges a flat \$25.00 per house and lot with an area up to one acre and \$35.00 if the property is over one acre.

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## Property Restrictions

In the Hudson Bend Colony Subdivision we are restricted by our original subdivision plat to residential-only development on the lots in our subdivision, except Block #4, Subdivision I, also known as "Lake Travis Lodges". Density (1 house per acre) is determined by the LCRA's septic tank requirements and by the Lake Travis Watershed Ordinance. There are also plat restrictions against "trailers" and "temporary buildings".

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## Comprehensive Watershed Ordinance

On May 8th, the Comprehensive Watershed Ordinance finally passed. It restricts density (1 house per 2 acres), impervious cover (amount of paving allowed for parking lots, drives, etc.) and development on sloping sites and around creeks and run-off areas. The ordinance does not address zoning—the type of structure allowed on lots (single family, condominium, mobile home, type of commercial building, etc.).

Conrad Werkenthin stated at the April 13th HBCNA Board meeting that because of the Watershed Ordinance's stricter limits on developing the large undivided tracts of land across the lake, we are sure to have more development pressure in our area. We can expect builders and developers to pack-in condominiums and multifamily units on lots that do not have restrictions against them.

Lots can be combined and units clustered to meet density restrictions. The result can be denser housing surrounded by "green-belt" areas.

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## Neighborhood Watch

HBCNA members Nelda and Water Muesse had their home robbed twice, once on February 23rd and again on February 28th. Others in the area have been hit recently, including the Lake Travis Marina and the nearby boat shop. Items such as a television set, guns, and a pick-up truck are among the items stolen. Please be more vigilant to anything suspicious and report it to the County Sheriff (911). The more often we are heard, the more likely we are to be protected.

A Neighborhood Watch has been formed consisting of the following streets: Hudson Bend Rd. (numbers 6103 to 6308), Lake Travis Dr., Edwards Dr., Webb Lane and Elm St. The Neighborhood Watch held its first meeting on Thursday, 29 May, 7:00 p.m., at the former Lake Travis Lodges & Marina Restaurant (Ioannis), courtesy of its present owner, Clark Gray. The Block Captain is Stanley Rogala (266-1279), with Joyce Hall as Co-Block Captain (266-2975). Officer Scoot of the Sheriff's Department gave the talk.

Mary and Paul Keller have offered to host a second meeting as soon as Joyce and Stan have determined how many signs and of which size are needed and where should they be placed. At that point, a map of the area, including all homes, will be available to attending members for discussion of final sign placement. Also at that point, participants will be assessed the cost of purchasing the signs, metal post, etc.

It should be mentioned at this time that Stan and Joyce agonized about the area in which to have an effective Neighborhood Watch. As all of you know, we are quite disjoint as to our area, and we have the added problem of summer visitors driving through. Several people walk their dogs each night and this is an excellent way in which to keep an eye out for the entire area. We would love to have more of our neighbors join us in the Neighborhood Watch.

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## Road Repairs?

All of us are quite familiar with the Travis County program of having Hudson Bend Rd. travelers suffer from broken shocks and non-aligned wheels on their cars and trucks. These past two weeks the county has added another attraction: lots of caliche and mud, kept wet by rain and water trucks, to be carried as extra ballast by our vehicles.

Overwhelmed by all of this attention, I telephoned the Precint 3 Road Maintenance people at 892-0515 and was informed that they have decided to grade the road at its worst part and temporarily resurface it with macadam prior to the road being properly resurfaced in June of 1987. What can I say. My car almost wept when told of this. I hope yours will too. — Erika Rogala

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## Chamber of Commerce

A Lake Travis Chamber of Commerce is being formed. Plans are to have representatives from the neighborhood areas meeting together with the chamber. For additional information contact Alex Young at 261-6011.

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## Lakeside Launches

Lakeside Launches Inc. has won round #1, but it looks as though the Austin Yacht Club won round #2. A jury ruled in favor of Lakeside Launchers building a 3-story commercial boat storage and launch operation on property adjoining our subdivision at Pool Canyon. The usage of such a large motor boat operation would seriously impact that cove. They were initially opposed by the Austin Yacht Club and the Lakeland Hills subdivision.

On Friday, June 6th, Judge Mary Pearl Williams granted Plaintiff Austin Yacht Club's motion for judgment notwithstanding the prior jury findings to the contrary. The decision means that while the jury found the facts to be with the defendant, the law is clear on the particular matter and the plaintiff is entitled to judgment. In practical terms this means that the defendant, who wishes to operate a large stack marina beside the yacht club property, cannot anchor his floats necessary for this operation over yacht club property under the lake. It also means that the right of access, normally given to residents whose land stops at some elevation before the surface of the lake, cannot use such easement access for a commercial enterprise. This includes a stack marina.

Congratulations to our good member, The Austin Yacht Club! — Clare and Conrad Werkenthin / presidents

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## HBCNA Annual Picnic

Please return this notice to: **Clare Werkenthin**  
**3205 Bowman**  
**Austin, Texas 78703**  
**477-1796**

\_\_\_\_\_ member's name

\_\_\_ Yes, I will be attending the picnic. There will be a total of \_\_\_ in my family attending.

\_\_\_ No, I'm unable to attend and I give my proxy to be voted by the directors of the association at the HBCNA annual meeting.