

HUDSON BEND COLONY NEIGHBORHOOD ASSOCIATION NEWSLETTER
WINTER 1986 ISSUE No. 4

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BOARD OF DIRECTORS MEETING

OPEN MEETING February 16, 1986. All Hudson Bend Colony residents and property owners are invited to attend.

The new 1986 Board of Directors' first meeting will be an open meeting on Sunday, February 16, at the Werkenthins' house, 6404 Hopkins Drive at 2 PM.

There will be a discussion of the possibility of taking action to enable Hudson Bend Colony property owners to vote on becoming the incorporated Village of Hudson Bend. Several association members have asked our board to study and to inform area property owners about the pros and cons of becoming annexed by the City of Austin. Please attend this meeting so that you will be informed if asked to vote your wishes in this matter.

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TREASURES REPORT

\$1076.43	previous balance
<\$75.27>	disbursements (supplies)

\$1001.16	current balance

PRESIDENTS' MESSAGE

In 1940 when Hudson Bend Colony was established by Mr. McIntosh and his partners, the rural and residential quality of the area seemed assured forever. Nevertheless, the property was restricted to residential development except for specific areas. It is difficult to imagine that anyone could have anticipated the necessity of a neighborhood association to protect such designation, but that is where we really are in 1986.

In the past year we have witnessed a serious change in the quality of development along Hudson Bend Road leading to our neighborhood. Large trucks and construction equipment have caused a dangerous deterioration in Hudson Bend Road in a totally uncontrolled situation. However the uncontrolled situation is viewed and however drastic you might think this to be, the proposed developments of F.M. 620 will create even more pressure on our neighborhood.

Millions of square feet have already been approved for office space on Highway 620; many more millions of square feet are in the planning stage. We will probably see more change in the Hudson Bend Peninsula in the next five years from 1986 to 1990 than we have in the previous 45 years. Of course, no one is against change. We would like to have the changes consistent with (and not needlessly affecting) the quality of life in the Hudson Bend Colony and the entire Hudson Bend Peninsula.

In that regard we have already made contact with all of the neighborhood associations existing on the peninsula and in at least several instances have worked together in an effective show of force on the commercial developments at 620 and Hudson Bend Road and the Hill Country Road Ordinance.

Nineteen Hundred Eighty Six may be the last year we have for reflection before the real commercial pressures affect our area and the environs. The commercialization of the land will create even more pressure on the lake and the quality of the water. One way to control our own destiny would be to form the Village of Hudson Bend, including the Hudson Bend Colony down to and including Travis Landing. This small self-contained village would then have its own council, its own rules and regulations and its own ordinances.

Another way to proceed would be to request "limited purpose annexation" from the City of Austin. This would require approval by the City's Planning and Zoning Board and City Council prior to change, modification or new construction in our area. The neighborhood would probably not remain in county jurisdiction only. In any event, the changing scene on Lake Travis will create changes in our neighborhood.

We urge you not to sit back, do nothing and just let things happen. JOIN YOUR NEIGHBORHOOD ASSOCIATION AND HAVE A VOICE IN THE CONTROL OF DEVELOPMENT AND CHANGE IN THE FUTURE.

MORE BOATS IN POOL CANYON?

A multi-story, stacked boat storage and launching operation has been under construction on the south bank of Pool Canyon between the Austin Yacht Club and our Hudson Bend Colony subdivision boundary. The structure is clearly visible from lots on Pool Canyon. The boats will access the main lake from the mouth of Pool Canyon passing between the Austin Yacht Club's and Paul Keller's boat slips.

The Yacht Club and the Lakeland Hills Property Owners have secured a temporary injunction against Lakeside Launchers, Inc. A temporary injunction hearing was held in District Court on January 23. At the hearing, the judge ruled (1) property restrictions limit improvements to residential construction and (2) area easement use for access to water is for residential use only.

The temporary injunction will stay in place until a hearing on the merit of the case on March 10. A temporary injunction usually indicates that the plaintiffs are going to win.

This case is of great importance to the residents along Pool Canyon in the HBCNA as well as those on Lake Travis.

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The BIG HOLLOW NEIGHBORHOOD ASSOCIATION met on January 18th at the home of Jim Riley's on Agarita. Carol and Charles Sikes attended as did representatives from Beby's Ranch Neighborhood Association.

The Big Hollow Neighborhood Association has secured a letter from Dwyers-Sanders stating that there are no plans at the present time for either boat docks or launches on their land adjoining the congested Big Hollow Cove.

An attorney representing the Big Hollow group against the LCRA was present to answer questions regarding their pending law suit to reclaim access to the waterfront for property owners. Central to their case is the Ella Jessen deed to the LCRA recorded August 31, 1937. She sold her land below the 715 contour line to the LCRA with the stipulation the her heirs and assigns would have free access to the water. The suit names only the LCRA, however Tom Pollack of Commander's Point Yacht Basin Marina, who acquired a lease from the LCRA, has joined the suit. According to Big Hollow Property owners, Pollack's commercial boat slips have cut them off from access to the lake from their residences and lots.

The Big Hollow meeting was adjourned after a vote of their membership approving their interest in forming and participating in an area council of neighborhood associations in the Hudson Bend peninsula. This will be on our agenda for the next meeting of the HBCNA.

1986 MEMBERSHIP DRIVE

JOIN THE NEIGHBORHOOD ASSOCIATION! Our area is growing and changing. You owe it to yourself to keep informed about our Lake Travis community and our association needs your voice and vote. If you were a member in 1985, your support enabled us to achieve what we did. If you were not a member, we encourage you to become one. 1986 membership dues are now payable.

WHO CAN JOIN? Anyone interested in our goals of promoting an attractive, safe, clean, friendly place to live, work and enjoy.

WHO CAN VOTE? Property owners in the Hudson Bend Colony subdivision I & II.

WHAT DO I RECEIVE BY JOINING? Quarterly newsletters, the opportunity to know your neighbors by attending meetings and the annual picnic, the chance to learn what can and cannot be done to affect the growth and change in our area, and the opportunity to voice your opinion and be heard.

WHAT DID THE ASSOCIATION DO LAST YEAR? We defined and reinstated our residential restrictions.

We obtained a signed and witnessed agreement from the owners of Starshell to cease further commercial ventures and to remove the stage and dome from our subdivision.

At the request of Jack Lairson of Lake Travis Lodges, the HBCNA Board of Directors issued an opinion preventing the creation of a boat sales showroom and store on residential lots owned by Lake Travis Lodges and located on Hudson Bend Road at Lakeshore Drive in our subdivision.

We have attended meetings and have expressed our concerns before the Austin City Council and the Planning Commission regarding zoning and traffic safety on Hwy. 620 (Hill Country Roadway Ordinance meetings).

We have attended adjoining neighborhood association meetings, the Beby Ranch (pronounced B-B) meetings regarding the Dwyers-Sanders development along Hwy. 620 and Hudson Bend Road and the Big Hollow meetings concerning their dispute with the LCRA over blocked access to Lake Travis as a result of the LCRA's lease of underwater land and lake surface to Tom Pollack who owns and operates Commander's Point Yacht Basin.

We have established a relationship with Pam Reed, our Travis County Commissioner, and the offices of the LCRA to express our concerns and interests in our Hudson Bend area on Lake Travis.

We have established a tradition of having an annual neighborhood picnic at which we all enjoy good food and drink while meeting each other and discussing our mutual concerns.

Please clip, fill in and mail the membership form in this newsletter along with \$25.00 to:

Erma Campbell
6205 Hudson Bend Rd.
Austin, Texas 78734

1986 ANNUAL MEMBERSHIP DUES ARE NOW PAYABLE

I am enclosing \$25.00 for ___ REGULAR MEMBERSHIP (property owner
and family)
___ ASSOCIATE MEMBERSHIP (all others)

Name _____ Phone# (____) _____

Mailing Address _____

Location or description of Hudson Bend property

Hudson Bend Colony subdivision# _____ Block# _____ Lot(s) _____

For our directory please add the names of spouse, children and others represented by this property's membership

LATEST NEWS ABOUT STARHELL

Conrad Werkenthin was sent a copy of Performance Magazine in which appears a half page advertisement for the 60 x 60 Ft. portable amphitheater. The accompanying letter from Michael Amerlan states, ... "This is to assure you that we are aggressively marketing these facilities and to request additional patience from you... We would hope to locate a buyer and transport the equipment within the next 60 days." The letter is dated December 26, 1985.

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HUDSON BEND ROAD IMPROVEMENTS

Roger Killingsworth of The Travis County Capitol Improvement Projects (473-9666) has informed the HBCNA that the design phase for Hudson Bend Road improvements is to be awarded by March 1986. Construction is scheduled to begin in June 1987. Mr. Killingsworth has promised to keep us informed of progress.

DWYER-SANDERS DEVELOPMENT

A review was made of the 240 acre development at the corner of Hudson Bend Road and Hwy. 620. Martin Holman and Carole Sikes from our association along with Lloyd James and Scott Sousares of Beby Ranch Neighborhood Association and Jim Riley of the Big Hollow Neighborhood Association met on January 5th. Representatives of the development company were not present, however their latest plat was available for study.

The commercial strip along Hudson Bend Road will be Phase I of the plan and will contain one story warehouse-office spaces and a restaurant.

All residential units are clustered on small lots, less than one acre, with a combined septic system serving the cluster homes. To meet density requirements, the clusters are surrounded by compensating acres as greenbelt areas. The lower drainage areas and creekbed are contained in the greenbelts. Lake Travis Watershed Ordinance density requirements appear to have been met.

Five office buildings are planned for a later phase along 620. Heights are restricted to five stories and/or forty feet above grade.

The subdivision will be served by a public utility district (Lakewind PUD) in cooperation with Water District #17.

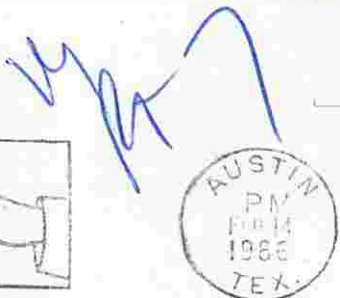
According to Sousares, the current plan appears to adequately satisfy previous objections from neighborhood groups and requirements of both the Lake Travis Watershed and Hill Country Roadway Ordinances. The Big Hollow Neighborhood Association met to study the plat and it will be available for study at our HBCNA Board meeting, February 16, at which all members are welcome.

Hudson Bend Colony Neighborhood Association
16304 Lakeshore Drive, East
Austin, Texas 78734

COX 09 7R060BN1 02/06/86
RETURN TO SENDER
NO FORWARDING ORDER ON FILE
UNABLE TO FORWARD



*Hugh Cox
16309 Lake Shore Dr. EAST
Austin, Tx 78734*



DELIVERABLE
ADDRESSSED
UNABLE TO SENDER