

HUDSON BEND COLONY  
NEIGHBORHOOD ASSOCIATION  
OF LAKE TRAVIS

NEWSLETTER #7    ANNUAL MEETING ISSUE    Editor: Carole Sikes    APRIL 1988

Officers:

Martin Holeman, president  
Miles Sedberry, vice pres.  
Dean Modgling, secretary  
Erma Campbell, treasurer

Directors:

Clare Werkenthin  
Conrad Werkenthin  
Stan Rogala  
Randy Beck  
Jimmy Walcher

THE PURPOSE OF THE HUDSON BEND NEIGHBORHOOD ASSOCIATION is to protect and promote the quality of life, the value of property, and the residential plan and goals of our neighborhood.

JOIN NOW by sending \$25.00 membership dues to our treasurer at this address:

Erma Campbell  
5205 Hudson Bend Road  
Austin, Texas 78734

Membership is open to all property owners, residents, and interested persons. Members and their families are entitled to attend our annual picnic and to receive our newsletter and special notices about important events affecting our neighborhood. Associate members who are not land owners in the Hudson Bend Colony subdivisions have all privileges of membership except voting.

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ANNUAL PICNIC...ANNUAL PICNIC...ANNUAL PICNIC...ANNUAL PICNIC...ANNUAL PICNIC...ANNUAL PICNIC

Mark your calendar: Saturday, June 18th, at 4:00 p.m.

The annual neighborhood picnic and "best meal deal around" will be held this year at SHARON and JIM COOK's house at 16125 Lake Travis Drive, across from the boat yard. Your association will provide BBQ, beans, potato salad, beer and cold drinks. You please bring a salad or a dessert to share with your neighbors. Also bring chairs or a blanket for your family to sit on.

Call JOYCE HOLEMAN, 266-2092, for reservations:

Joyce will reserve a plate for each member of your family. Your \$25. will include you, your spouse, and children under 18. The charge for adult children and guests is \$5.25 per person.

ELECTION OF OFFICERS AND DIRECTORS FOR 1988-1989

The following have been nominated to serve or association by the nominating comm.

President: RANDY BECK  
Vice Pres. JIM COOK  
Secretary: DEAN MODGLING  
Treasurer: ERMA CAMPBELL  
Directors: STAN ROGALA  
DAN MEREDITH  
MILTON TAYLOR  
MARTIN HOLEMAN  
JOYCE HOLEMAN

Nominations will be accepted from the floor at the picnic provided the nominee is present or previously has agreed to serve.

FROM OUR PRESIDENT

BE A GOOD NEIGHBOR

One of the things that your Hudson Bend Colony Neighborhood Association can not do for you is settle disputes between you and your neighbors. It behooves all of us to think of the affect that our actions have on our neighbors. Do you have a pet that digs up your neighbor's flower bed, or does your dog bark all night...or excessively? Did the ditch you dug to divert water from something on your property cause the water to flow to your neighbor's property? Do you burn brush in an unsafe manner and do you notify the fire department when you burn?

PERMITS ARE NECESSARY

In the past year there has been construction by property owners in Hudson Bend Colony without the required permits. There has been operation of a cesspool instead of an approved septic system, construction of a home without a county building permit or plumbing permit from the Water District #17.

When building, all property owners should be aware that permits are needed from the following agencies:

Travis County Engineer.....Building Permit  
Travis County W.C.I.D. #17...Water service and plumbIng permit  
L. C. R. A.....Septic System permit  
City of Austin.....Elecrical & Mechanical permits  
and inspections  
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TREASURER'S REPORT

As of March 10, 1988 the Hudson Bend Colony Neighborhood Association reports the amount of \$2582.43 in its treasury.

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HBCNA MEETING BRIEFS

1987 Annual Meeting and Picnic, June 6, 1987

New officers and directors were elected.

Guest, Gary Browder, real estate appraiser discussed property valuations and what could be done to lower them.

Outgoing president Werkenthin introduced S.C.Mcintosh, a resident and one of the original H.B.C. subdividers. . He announced that McIntosh Cove had been officially named in his honor.

Treasurer Campbell reported \$2033.81 (before picnic expenses).

BOARD OF DIRECTORS MEETINGS:

September 12, 1987

The petition to vote to incorporate was put on hold due to lack of interest.

Discussions followed on Hudson Bend Road repairs, HBC restrictions against commercial operations, Required permits for building In our area, and LCRA regulations regarding docks and marinas on the lake.

Jan. 23, 1988

Discussion included a lawsuit involvIng two HBC property owners concerning deed restrictions, a question of permits required for construction a storage building, the need to replace director James Walcher who has moved,and the 1988 membership drive.

March 10, 1988

Jim Spence was invited to explain the Water District #17's considered agreement and proposal for DEFINED AREA Bonds to be voted on May 7th for expansion into the Steiner Ranch. Spence, who is standing for reelection to the Water Board, cited the advantages to the water district.

Discussion by HBC board members: Support of the Bond Issue, Plans for the Annual Meeting and Picnic, Proposed slate of officers for next year, Proposals to be discussed by the membership at the picnic meeting (please read HBC Restrictions and Public Park In Our Neighborhood).

## HUDSON BEND COLONY RESTRICTIONS

There are currently two disputes which may reach the courts regarding restrictions in the Hudson Bend Colony subdivisions. One is challenging the "residential only" restrictions and the other is calling for an interpretation about restrictions against specific types of residences.

The original platt filed in 1939 by the 3 owners and subdividers of our area contained restrictions. Subsequent platts and deeds have been filed with and without restrictions.

Your Board of Directors has proposed that all current property owners be contacted and polled, and that restrictions be updated and rewritten according to the wishes of the current property owners.

It seems apparent that an updated set of restrictions might prevent many costly law suits in the future. The proposed project will be discussed at our picnic and annual meeting on June 18th.

### IS THERE A PUBLIC PARK IN OUR NEIGHBORHOOD?

Your HBCNA Board will ask for discussion about the increasing public use of the point of land previously owned by Lake Travis Lodges and currently held by First Republic Bank. Concerns have been expressed about the increase in traffic and littering resulting from the public use of this point.

Lake Travis Marina slip owners and their renters and others with access agreements constitute only a percentage of the people who are using this land. Especially in the spring and summer months the general public comes through our neighborhood to launch boats, picnic, swim, scuba dive, and park cars and trailers on this private land.

It has been suggested that our association propose to the First Republic Bank that we construct a fence and gate in exchange for permission for our members to use this land and the boat launches.

We could reduce the unauthorized use and abuse of this land and provide our association with the membership incentive of access to a waterfront park facility and boat launch.

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### DID YOU KNOW.....

.....Judy and David Bowen of Forest Way had a baby girl on Feb.16th. Named Katie Lee

.....Ginger and John Chapman are back in Texas. John is now at Dow Chemical in Houston. Patrick and the baby are fine; Patrick completes his Chemotheapy this summer.

.....Eileen Beck, who with Randy lives on Pool Canyon, was invited to the White House to meet the president. She received commendation for her work with Lifeline, which provides social services for pregnant women.

.....Jim Chapmam, who with wife Liz also lives on Pool Canyon Road, is the manager for the Lake Travis Marina Association. You can find him on the docks most of the time.

.....that we have two new neighbors since last summer. Franz Weis of Midland, Tx. bought Michael Ameralan's house on Forest Way, and the Monroe's moved on Hudson Bend Rd.

.....long time resident Jimmie Blaylock has his house and lot on the market. Call Jim at 266-1768 if you know a buyer for his McIntosh Cove location on Forest Way.

.....associate member David Hall and Jim Spence are standing for re-election on May 7th to the Water Dist. #17 Board of Directors. Members Loyde Fowler (Water Board) and John Craghead (LTISD School Board) are running for the first time.

.....Joyce.Hall of Edwards Drive is recovering from by-pass surgery: Best wishes Joyce.

.....that Alex Young, who opposes Pam Reed for County Commissioner is a Lake Travis resident, 109 Comet Street.

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NEIGHBORHOOD ASSOCIATION  
OF LAKE TRAVIS

4513 BALCONES DRIVE  
AUSTIN, TEXAS 78731

Bulk Rate  
U.S. Postage  
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