

CASSIE PROPERTY OWNERS ASSOCIATION  
P. O. BOX 34  
BUCHANAN DAM,  
TX 78609

cassiepoa@cassiepoa.org

Board of Directors

Ron Petrick  
President  
512-793-2242

Harry Ransier  
Vice-President  
512 793-2027

Johnnie Headrick  
Secretary  
512 793-2503

Patty Morrow  
Treasurer  
512 658-8946

Greg Hosterman  
512 793-2402

Donna Kiley  
512 793-6111

Gerald Marx  
Chairman,  
Maintenance of Common  
Areas Committee  
512-793-2173

John Davis  
512 793-3402

Nellie Smith  
512 793-6193

# The Advocate

## Special Edition

Volume 5, Number 5

March 2011

### An Open Letter to the Residents of Cassie

Dear Friends;

The Directors of the Property Owner's Association have struggled over the past several months with how to best explain why Cassie has a formally recognized Property Owner's Association (POA), what the POA does and does not do, and why we need your personal and financial support. This letter is our attempt to do that.



At the outset, we would like to dispel some age-old rumors.

First rumor---the POA is just for (or just supports) the waterfront property owners. **Untrue.** If you look at the makeup of the POA Board, you will see that we have specifically designated representatives for both waterfront property owners and off water property owners as well as "at large" representatives. In addition, the POA maintains 3 common (picnic) areas and a boat ramp intended to serve ALL current Cassie Property Owners of good standing with the POA and their guests.

Second rumor---the POA Board has **law** enforcement powers or responsibilities. **Also untrue.** The POA Board cannot restrain or detain anyone nor can we force compliance with existing county or state legal statutes (i.e. we cannot enforce leash laws or burn bans). **BUT** the Property Owners' Association **is** the only LEGAL entity in Cassie chartered to represent all property owners in the Cassie Subdivision by enforcing deed restrictions, owning land below the 1020 foot elevation or owning "new"/deposited land between property lines and the 1020 foot elevation; and monitoring any activity on that land.

Third rumor---Dues pay for "perks" for members of the POA Board. **Absolutely untrue.** The POA board is comprised of women and men who own property in Cassie and who VOLUNTEER their time to sit as **uncompensated** Directors of the Property Owner's Association.

## **So why do we have a formally recognized Property Owner's Association and what does the POA do?**

First---as stated above the POA **is** the only LEGAL entity in Cassie chartered to enforce deed restrictions, restrictions designed to protect Cassie property values and the quality of life in Cassie. The POA is the ONLY legal entity that can enter into litigation on behalf of Cassie property owners to ensure enforcement of deed restrictions. Additionally, the POA is the only entity that can grant exceptions to deed restrictions, a formal process that requires Board approval.

Assume for a moment that developers of subdivisions around Cassie not having lake access purchase lots in Cassie with the intent to provide their residents beachfront recreation areas, boat ramps, or convenience concessions erected on lots within Cassie. The POA is the only LEGAL entity representing Cassie that can enforce the deed restrictions that prohibit commercial use of property in the subdivision—even if that enforcement requires initiation of litigation.

Second--- The POA **is** the only LEGAL entity in Cassie that can own land below the 1020 foot elevation and the only entity with the legal standing (NOT LAW ENFORCEMENT AUTHORITY) to seek legal remedies (to include litigation) against those who violate the restrictions pertaining to use of deposited land between the property line and the 1020 foot elevation or land below the 1020 foot level. For example, only the POA can file criminal trespass charges against those who continually drive motorized recreational vehicles over the Cassie beach areas or otherwise use land below the 1020 foot elevation inappropriately.

## **What other services does the Cassie POA provide?**

On behalf of the all members of the POA (membership is conditioned on good standing obtained through the payment of annual dues) the POA owns and maintains 7 common picnic areas and a boat ramp. Maintenance of these areas to include liability insurance is funded through a portion of annual dues collected.

On behalf of all residents of Cassie, the POA has a responsibility to maintain those roads within Cassie that are not maintained by Burnet County. Funding for maintenance of these roads also is conditioned on funds held by the POA from dues collection.

The POA represents and acts as the spokesperson for all Cassie residents on issues that affect the property value or quality of life in Cassie—such things as the placement of transmission lines or the construction of a recreational vehicle park immediately adjacent to Cassie, and such entities as the Water Quality Board, near-by POAs, the LCRA and Burnet County Officials.

Financial---Among other things, the POA Board would like to develop near term and long term plans for such things as picnic tables and perhaps covered pavilions and restrooms

### So why do we need your personal and financial help.

Financial---Among other things, the POA Board would like to develop near term and long term plans for such things as picnic tables and perhaps covered pavilions and restrooms at the common areas; to construct a second boat ramp that would be useable when lake level drops to the point that the current boat ramp is unusable; and to develop and fund a plan for maintenance (repair and repaving if necessary) of the roads within Cassie that are not maintained by Burnet County. All of these activities take funding—funding that comes almost exclusively from dues, be those dues mandatory or voluntary.

Personal---Just as the POA needs your financial support, we need your personal involvement. Such things as:

Maintain your property in keeping with the deed restrictions---the Board gets absolutely no joy from sending a letter insisting that you remove debris, cut grass or otherwise do things that a good neighbor would normally do.

Be responsible for your personal conduct and that of your guests---keep vehicles off the beaches; be respectful of other's property; keep the speed down; watch for children and pets; burn only when there is no burn ban AND IT CAN BE DONE SAFELY

Bring ideas and concerns to the POA Board—believe it or not the Board listens and will take the appropriate action.

There is a sign in the home of one of the Board Directors that reads, ***“This is Where We Want To Be”***. That is probably true for all of us living in Cassie. But it will remain true only if each of us diligently work to preserve Cassie's “curbside appeal” and quality of life. The POA is the mechanism to accomplish this work. Support your POA with your dues and your involvement.

---

## Annual Meeting Agenda Cassie Property Owners Association June 16, 2011 7:00 PM

1. Opening of Meeting
2. Reading of the Minutes
3. Treasurer's Report
4. Discussion by Members (three minute maximum per member)
5. Nomination of Directors from the Floor (Each candidate must be a Cassie resident, property owner, and willing to serve as a director)
6. Election of Directors