

# APRIL COVE *Newsletter*



## APRIL COVE ANNUAL MEETING Saturday, May 15th, 2021 Lakeside United Methodist 1:30 PM.

Our annual meeting is normally held the second Saturday in February but due to Covid19, we postponed it until May 15<sup>th</sup>. Our hope was that vaccines would be widely distributed, minimizing the risk to individuals. Fortunately, that has been the case, but we do encourage those who attend to consider wearing a mask for the benefit of those who have not been fully vaccinated. We also will practice social distancing at the meeting and will not be able to provide a lunch as has been the practice over the last few years. We encourage all members to attend and will need a quorum of the residents in attendance in order to conduct April Cove's business. There are many important matters to discuss, including but not limited to; finances, road matters, maintenance and election of officers. Please attend in person or send in a proxy so your voice can be heard.

### Location of the Annual Meeting

Lakeside United Methodist Church is located at 515 FM 416. The church is approximately ½ mile east of April Cove, across from the September Sound subdivision. The meeting will be held in the Activities Room.



### Mailing Address:

April Cove Maintenance Fund, Inc.  
113 April Cove Streetman, TX 75859

### April Cove Website:

[www.aprilcove.org](http://www.aprilcove.org)

### April Cove email:

[www.aprilcove416@yahoo.com](mailto:www.aprilcove416@yahoo.com)

### Facebook:

April Cove at Richland Chambers Lake

### APRIL COVE BOARD OF DIRECTORS

Steve Barkley	903-599-2832 <a href="mailto:stevebarkley123@gmail.com">stevebarkley123@gmail.com</a>
Scott King	972-679-9343 <a href="mailto:geowzrd@aol.com">geowzrd@aol.com</a>
Kris Horner	214-418-6904 <a href="mailto:khorne@gameness.com">khorne@gameness.com</a>

### ACC COMMITTEE

Cheryl Wangrin	903 599-2575
Billy Robertson	
Bill Groce	903 599-6002



## ANNUAL MEETING DRAFT AGENDA

1. Call to order
2. Agenda Review
3. Introduction of Members –  
Establish Quorum
4. Minutes
5. Appoint Election Inspectors
- 6 .Reports from Committees
  - A. ACC
  - B. Maintenance
  - C. Goodwill
7. Reports from Officers
  - A. Progress Report
  - B. Financial Report
8. Budget
9. Old and Unfinished Business
10. New Business
11. Elections
12. Good and Welfare
13. Adjournment

*We need volunteers to help at the sign-in table. Please contact Susan Barkley at 903-599-2832 if you can help.*

### ACMF BOARD POSITIONS OPEN

**The current Board has served for many years and we need new people to get involved! ASAP!**

Each year we elect a President, Vice President and Treasurer. Additionally, we elect one of the three members of the architectural committee and an alternate.

Please consider serving on the Board for the upcoming year. The strength of April Cove depends on the strength of our board. Ideally, Board members should live in the subdivision or be able to come to the subdivision for meetings and activities. If you have questions, please contact a Board member.

### ANNUAL MEETING GENERAL INFORMATION

If you are unable to attend, your vote(s) may be cast by proxy. You may limit your proxy to the election of officers and ACC members, or you may elect to sign a full proxy which may be used for any vote taken during the meeting. Proxy forms are provided with this notice.

Draft minutes and the financial reports from the 2020 annual meeting were distributed last March. They are available on our website ([www.aprilcove.org](http://www.aprilcove.org)), or you may contact Scott King if you would like a hard copy.

A copy of the current Balance Sheet is included on the next page for your convenience.

**Burn ban is not in effect in Freestone County as of 4/14/21 Check the Freestone Co website for the latest status.**

**[www.co.freestone.tx.us](http://www.co.freestone.tx.us)**





## April Cove Balance Sheet

### As of February 28, 2021

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
ACMF General Fund	52,716.42
ACMF Road Fund	26,673.66
Petty Cash	0.00
<b>Total Bank Accounts</b>	<b>\$79,390.08</b>
Accounts Receivable	
Accounts Receivable	52,658.75
<b>Total Accounts Receivable</b>	<b>\$52,658.75</b>
Other Current Assets	
Deferred Income	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$132,048.83</b>
Fixed Assets	
Entrance Gate	10,550.00
Entrance Gate - Accum Deprec	-8,196.00
<b>Total Fixed Assets</b>	<b>\$2,354.00</b>
<b>TOTAL ASSETS</b>	<b>\$134,402.83</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
Opening Balance Equity	35,596.25
Retained Earnings	66,742.16
Net Income	32,064.42
<b>Total Equity</b>	<b>\$134,402.83</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$134,402.83</b>

## Road Fees

Just a reminder that **road fees are due July 1<sup>st</sup>**. Invoices are sent out as a courtesy however failure to receive an invoice does not release you from your obligation to pay your dues on time. Dues are \$200 for the first lot and \$50 for each additional lot. Thank you!



## AROUND THE COVE



The COMMUNITY CARE CLUB Presents its Annual Fundraiser!

**Super-Sized Garage Sale**

Community Care Club  
Celebrating 30 Years!



**Saturday, April 17**  
**8 am to 1 pm**

"Awesome Auction," 11 am to Noon  
Deep Discounts begin at Noon  
Drop-off donations on Friday, April 16, 8 am to 6 pm.

**Southern Oaks Fire Station**  
(120 Southern Oaks Drive, 12 miles east of Streetman,  
or 4 miles west of 488/416 intersection, just northeast of Shell station on FM 416)

### Community Care Club

The Community Care Club will be having a community-wide garage sale on Saturday, April 17, from 8:00 am - 1:00 pm at the Southern Oaks Volunteer Fire Department.

## PLEASE DONATE

Your unwanted furniture, household items, small appliances, tools, sports equipment, toys & games, artwork, accessories, etc.

Bring your items (no adult clothing please) to the Fire Station at 120 Southern Oaks Drive, just north of FM 416, 12 miles east of Streetman, on Friday, April 16, from 8 am to 6 pm. Receipt provided.

Home pick-up of items will be available only for donors who have attempted but are unable to find someone who can transport their items. Call 903-389-7586 BEFORE April 16th to get on the schedule for pick-up.

The Super-Sized Garage Sale is a fundraiser for the COMMUNITY CARE CLUB, a 501(C)3 charitable organization for the benefit of the FM 416 community. The event will be held Saturday, April 17, 8 am to 1 pm at the Southern Oaks Fire Station, 120 Southern Oaks Dr. located just north of the Shell station on FM 416, about 12 miles east of Streetman.

## Got Trash?



### Streetman Solid Waste Transfer Point

111 CR 1040 Streetman TX  
Go to [aprilcove.org](http://aprilcove.org) for fee schedule

### CITY DUMP Fairfield

#### LOCATION

400 N. Cotton Street

#### SUMMER HOURS (Changes with the time change)

Monday 1 p.m. - 7 p.m.

Friday 1 p.m. - 7 p.m.

Saturday 11 a.m. - 5 p.m.

#### CHARGES

\$5.00 per truck bed load

\$15.00 per trailer load

#### WHAT TO DO

Go to City Hall, 222 S. Mount Street, to purchase Dump Pass. Brush Only Pass is no longer available; you must get a Dump Pass.





## AROUND THE COVE

### Workday!

**Saturday May 8<sup>th</sup>, 2021 9:00 Front Gate**

Due to the Covid19 Pandemic we did not have an April Cove workday in 2020 and the “must do now” maintenance chores fell to a few individuals. First, a big thank you to those who stepped up. Steve Barkley, Susan Barkley, Cheryl Wangrin, Scott King, Lynn Cresi, Debbie Nyman and Wanda Rollins.

Since we could not gather a group in 2020 there is a lot to do. Here is the current list.

**Repair Entrance LED Light on West side**  
**Pull weeds & trim grass around flower beds**  
**Plant Fresh Flowers for Spring & Summer**  
**Power Wash fence at Front Entrance**  
**Deal with Freeze Damaged Plants at Front Entrance**  
**Replace Exit Sensor sign at Front Entrance Gate**  
**Clean out Mower Storage Building at the Storage Lot**  
**Eliminate Burn Pile accumulated on the Storage Lot**  
**Remove Downed Tree and Limbs next to Dumpsters**  
**Trim Tree Limbs along the right of way to improve and ease mowing capability**  
**Trim Tree Limbs in Storage Lot to improve and ease mowing capability**  
**Remove Asphalt Chunks and Downed Tree Limbs in grass along the roadways.**  
**Trailer Parking Pads: Remove Trailers, Mow Pads, Scrape/Rake Pad with Tractor, Spray Round-Up**



**Come and Join Us!**



## April 2021 Roadway Update

Last year, repairs on April Cove Road ate up all our roadway budget and we were unable to do planned repairs to roads like Tall Oaks and others that need attention. Unfortunately, due to an unusually high volume of truck traffic on April Cove Road this year, it is in poor shape again. Current estimate is that it will take most of our 2021 road budget to repair April Cove Road. We are working to find a solution that is fair to all. The board will propose at the Annual Meeting to form a Maintenance Committee whose main charge will be deciding what is the best course of action on fixing our roads. Please volunteer, no experience necessary, just a willingness to help.



## Housekeeping

**Thank you to the to those who volunteered to mow the right of ways in 2020, Great job!**



Hustler X1

Bill Johnson  
Dennis Stone  
Donald Walton  
Bob Rollins  
Scott King

Lawrence Cresi  
Steve Barkley

Deerwood  
Shadow Oaks  
Tall Oaks  
Highview and Highview Cr.  
April Cove Rd, Pelican Pt,  
Storage Lot  
April Cove Rd  
All, when needed

### Right of Way Mowing

Spring is here, and once again **we will need volunteers to help mow the right of ways.** Last years volunteers did an outstanding job. Volunteers are responsible for the right of way of a single street to mow themselves every few weeks or get one of their neighbors to fill in for them. Volunteers can use the Cove's mower (Hustler X1) or if they prefer use their own.



### Dumpster Help!

Just a reminder that we need everyone's help to keep the dumpsters functional for all. All the rules are important and are posted by the dumpsters. Here are a few key things to follow.

***If the front of the dumpster is full check the back, 9 times out of 10 its empty.***

***Please do not pile the garbage in the front of the dumpster. If the lid is not closed animals get into the dumpsters and spread the trash all over.***

***Please crush all boxes, they take up a lot of room if they are not crushed.***

***We have had a few large household appliances put in the dumpster. The sanitation company will not empty the dumpster if there are large appliances in the dumpster. The sanitation company will not take large appliances if they are along side of the dumpsters either. Please take them to the dump.***



**No yard waste**

*Thank you*

### Property Maintenance

Just a reminder that keeping our lawns mowed and shrubbery and trees trimmed make the subdivision look great and help keep property values up. All members are required to keep their properties in an attractive condition. If you must store household items outside, please make sure they are not visible from the street.