

APRIL COVE

Newsletter



Fall Highlights



144 lots.

88 property owners.

50 homes.

10 closed transactions in 2021 so far.

Current water level:
313.34 ft 1.66 ft below full

Burn ban is **lifted**

Next Annual Meeting is
Feb 19th, 2022

April Cove Fall Clean Up / Workday!

Saturday Nov 6th, 2021, 9:00 Front Gate

Tasks

Front entrance electrical work

Road smoothing and filling

Right of Way tree limb trimming

Street Sign installation

Clean up rock and road material that has accumulated on some of the Right of Ways. That stuff is rough on mower blades!

The front entrance and storage lot need some attention but thanks to the volunteers that policed those areas during the summer not as much work as normal.

Please let me know if you see anything that needs attention. Geowzrd@aol.com

As always, your help is most appreciated. The more volunteers the more work gets done and the easier it is on all our backs.





Dumpster Cam is a Great Success!

At the 2021 annual meeting, property owners expressed concern and anger about the condition of the dumpsters. It has been alleged for years, that non property owners were using the dumpsters illegally. The ACMF Executive Board was requested to act. A trail camera was installed at the storage lot and surveillance began in May. A second camera was added mid summer. It has been a tedious and time-consuming process, to sift through the photographs and identify non property owners from legitimate April Cove users.



Each photograph from the camera is downloaded one photo at a time to an iPhone and then transferred to photo software on a computer. Once the photos are on a computer, they are examined for license tags and vehicle identification. The photos are then filed according to criteria, including date and time of the visits. Susan Barkley is overseeing the monitoring of the surveillance and returned from vacation to find 1700 photos the cameras. It took nearly 3 hours just to download the photos from the cameras her phone. It has been gratifying to catch some of our dumpster abusers, but it sure takes a lot of time.



Mid summer, a household outside of April Cove was clearly identified as "dumpster abusers." Time and date stamped photos with other information were taken to the Freestone County Sheriff Department. An officer visited the homeowner, and the dumpster abuser was warned that if they continued to use the dumpsters they would be arrested. A second dumpster offender was identified, and the family was contacted. In both cases, the dumpster abusers were working

with or for April Cove property owners and claimed they had permission to use the dumpster. These dumpster abusers (non property owners) were dumping their own personal household trash, which is a violation of our rules, and a felony under the law. Steve Barkley communicated with the property owners who had employed the offenders and alerted them to what was going on. Please make sure that anyone you employ understands that the AC dumpsters cannot be used for their personal use. The illegal dumping appears to have ceased in both cases.

Work continues with the photographs. Over the past few months, some of the unknown dumpster users have been identified as property owners. Some of the unknown dumpster users appear to be workmen in the area. Some of the unknown dumpster users have stopped visiting. It is believed that the cameras have been a deterrent. Currently there are still 103 vehicles of unknown dumpster users including dumpster divers. As a note of interest, there are about 10-12 dumpster divers frequenting the dumpsters. Some appear to be searching for metal or items that can be resold, but you are strongly encouraged to shred any personal documents before disposal in the dumpsters. At the next annual meeting, April Cove property owners will address this problem and decide on any further measures.



October 2021 Roadway Update

In September, the Board decided not to engage a contractor to do any repairs to our roads in 2021 for the following reasons;

1. Inflationary pressure has driven up estimated repair costs this year
2. Road damage was worse and more widespread than initially estimated
3. Modest improvement in road repair turned out to be more of the status quo
4. Our \$60,000 plan turned into a thorough repair job costing \$190,000 estimate
5. April Cove has 3 and possibly 4 new home construction projects beginning in the next 3 to 12 months impacting April Cove Drive and Tall Oaks specifically

Steve Barkley wrote in a letter to April Cove residents;

“Given these new facts the Board has unanimously decided to forego spending road maintenance money during the 2021 budget cycle. This is a difficult decision, but the Board does not want to make modest repairs in the face of on-going construction projects that will likely undue any progress made this year. We are looking for any ad hoc volunteer assistance in filling potholes or leveling uneven surfaces with ground-up asphalt from previous repair work especially during Fall Workday.”



To the left is a picture of the type repair work that is being done to keep our roads passable until we can do a more permanent fix. This entails leveling bumps and filling potholes with gravel (ground up asphalt). As mentioned in Steve's letter this is an ongoing task that must be addressed often; not just on scheduled workdays. If you can help, contact Scott or Steve.



AROUND THE COVE

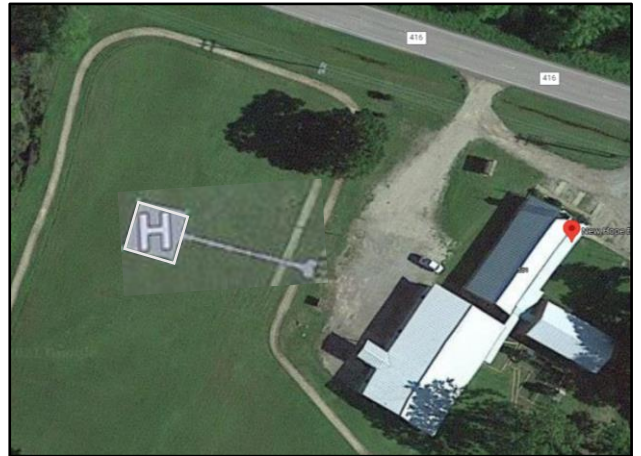


FM 416 Landing Zone

The FM 416 Landing Zone (LZ) is now completely operational for day or night landings. The (4) main green landing lights are LED low wattage and the intent is to always leave them on. In addition, there are (12) sidewalk lights which will be illuminated while the Paramedics are loading a patient. The LZ also has a lighted regulation windsock for nighttime landings. All lighting functions are controlled from a central electric control cabinet near the patient off-loading platform.

The Landing Area is a 40-foot by 40-foot concrete pad with an 85-foot-long walkway leading to 10-foot by 12-foot concrete patient loading pad.

New Hope Baptist Church donated land for the project, in the exact same spot previously utilized for medical air transports. It is located at 581 FM 416, east of Streetman, Texas.



During the Groundbreaking ceremony, Lakeside United Methodist Church presented a check in the amount of \$3,160 and the Community Care Club presented a check for \$5,000. The total cost of the project was \$22,000. Donations raised \$19,000 and the Southern Oaks Volunteer Fire Department contributed the remaining \$3,000.



AIR AMBULANCE SERVICES *(Reprinted from May 2019 Newsletter)*

Hopefully, you will never need it, but if you do, an air ambulance helicopter ride can be expensive. At the Annual Meeting Van Wagon, April Cove resident and Chief of the Southern Oaks Fire Department, presented two helicopter membership programs that serve our area. Van went on to say that during one of his construction projects he was accidentally injured. Due to the inability to control the bleeding by Fairfield emergency medical personnel, the decision was made to transport him to Waco via air ambulance where he could be treated. A few weeks later he received a bill that was over \$50,000 for the air ambulance service. Fortunately, he did have the insurance and it cost him nothing. Van wanted to make sure that the residents of April Cove knew that these two services covered our area plus much larger areas.

Because April Cove is in a rural area some distance to the nearest hospital, an air ambulance flight might be the only way to save your life in an emergency, these plans are also designed to save your bank account.

PHI Cares

PHI CARES
National Air Membership Program
A service of PHI Air Medical

To enroll go to www.phicare.com or call 1 888 435-9744

BEYOND THE CALL

A banner image of a yellow and black helicopter (N4999) on a tarmac at sunset.

When applying to Phi Care use Base Code 3216, Track Code 3123 and Group name "Texas Friends and Family"

Air Evac Lifeteam

AIR EVAC LIFETEAM

History and Mission

Air Evac Lifeteam was established in 1985 by a group of citizens in West Plains, Mo. The goal was to provide air medical transportation and ensure access to emergency health care for their remote community in the Missouri Ozark region. Although air ambulances were primarily based in metropolitan areas at the time, the company founders believed that the people who needed air medical transport the most were those living in rural areas, often far away from a hospital. That was more than 30 years ago.

Today, Air Evac Lifeteam is part of Air Medical Group Holdings, the world's largest air ambulance service. Air Evac has more than 130 bases across 15 states.

Join online:
joinairmedcarenetwork.com
or
Call 1 800 793-0010

Use Track Code 13562

AirMedCare Network is an alliance among Air Evac Lifeteam, Guardian Flight, Med-Trans Corporation and REACH Air Medical Services, creating America's largest air ambulance membership network.



AROUND THE COVE

NO WAKE buoys are once again set out in the cove separating April Cove and September Sound.

Though this was not an ACMF endeavor, Cheryl Wangrin started organizing the project last spring and with contributions from property owners in the two subdivisions the new buoys and hardware were ordered. Plans were to replace the 3 old buoys that had become unsecured from their anchors much earlier in the year, but true to the times, supply shortages and shipping caused delays. Attempts were made by Bill Groce to repair one of the old buoys and re-float it, but it broke free of the anchor.



Eventually 3 new buoys were purchased. Jerry Wilson and Dennis Stone made the cement anchors. Gary Wangrin oversaw the purchase of the heavy-duty hardware. Dennis, Mike Harris and Rocky Loerch positioned the buoys in the water and the three new buoys were finally floated in the cove in mid August to make this area safer from speeding boats. Thank you all who helped. Thank you, Cheryl!

Fall Fest & Reformation Celebration
Saturday, October 30
 10 a.m. to 2 p.m.
 at
New Hope Baptist Church
 581 FM 416

Halloween 2021

Everyone, wear your costumes! "Be-LEAF in the Lord"

Trunk 'n' Treat

Saturday, Oct. 30, 4:30 - 5:30 p.m.
 Lakeside United Methodist Church
 No tricks, just treats!
 Look for the Prayer Pumpkins!
 Call to be an exhibitor (979-257-4060)!
 Covid safe!

Fifth Sunday Sing
 Featuring Southside Talent
Sunday, Oct. 31, 6 pm
 Admission: an item for Carmen's Blessing Box
Lakeside United Methodist Church
 515 FM 416





HOUSEKEEPING

SAVE THE STAMP: PAY YOUR INVOICES ELECTRONICALLY

ACMF has arrived in the 21st century! We have moved our HOA bank accounts to Wells Fargo Bank, giving us access to more convenience and services. One key benefit is the ability to receive electronic payments from members. We have been using QuickBooks accounting software for several years, and in addition to being able to email invoices, we have now linked QuickBooks to our bank accounts to receive payments. What this means for you is that you can pay your annual dues and road fees via credit card and/or bank draft securely through the QuickBooks interface. This is a safe, secure, and extremely convenient way to pay your bills. The POA receives the money faster, as well, which is good for the Cove. This prevents “lost in the mail” issues.

The only requirement is that you need to have a valid email account, and ACMF needs your email address. If you are still receiving paper invoices through the mail, we do not have an email address on file for you. Please contact ACMF or anyone on the board to provide your email address (you can simply email aprilcove416@yahoo.com). We will email your invoices to you, and the email will include a link to make payment electronically. You can certainly still mail a check, if you prefer.

Mailing Address:

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

April Cove Website:

www.aprilcove.org

April Cove email:

www.aprilcove416@yahoo.com

Facebook:

April Cove at Richland Chambers Lake

Burn ban is NOT affect in Freestone County as of the writing of this Newsletter. Check the Freestone Co website for the latest status. www.co.freestone.tx.us

APRIL COVE BOARD OF DIRECTORS

Steve Barkley	903-599-2832 stevebarkley123@gmail.com
Scott King	972-679-9343 geowzrd@aol.com
Kris Horner	214-418-6904 khorne@gameness.com

ACC COMMITTEE

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



HOUSEKEEPING

ACMF BOARD POSITIONS OPEN

The current Board has served for many years, we need new people to get involved! Do not let these positions go unfilled!

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, and we must have individuals within the membership willing to fill the Board positions.

If you are curious about what is involved in being on the Board, ask one of the current Board members. Contact info on the page 7.

NEW NEIGHBORS!

Welcome to our new neighbors in 2021

Sec 4 - Lot 102: Seller Ron & Susan Meyer, Buyer Heath & Sara Hayes

Sec 3 - Lot 55: Seller Larry & Ethel Hardin, Buyer Ricky & Lisa Vaughan

Sec 2 - Lot 13: Seller WHP Partners, Buyer Lee Hawthorne

Sec 3 - Lots 37/38: WHP Partners, Buyer Lee Hawthorne

Sec 5 - Lot 34: Seller Jared Hindman, Buyer Zelijko Kacavenda

Sec 3 - Lot 68: Seller Jared Hindman, Buyer Darin Rhea

Sec 3 – Lot 47: Seller John Nelson, Buyer Gumesinda & Xochilt Fonseca

Sec 4 - Lot 100: Seller Ron & Susan Meyer, Buyer Rodney Ellington & Shenequa Hicks

Sec 4 - Lots 103/104: Seller Wesley Violet, Buyer Chris & Charity Trevino

Section 3 Lot 81. Seller Larry & Diane Crotchett, Buyer Richard & Diane Bean

Closing Soon:

Section 3 Lots 72-73. Seller Don Childress & Christi Schmidt, Buyer Geisendorff

Under Contract:

Sec 5 - Lots 43/44

Sec 5 - Lots 45/46

Sec 3 – Lot 48

240 Pelican Point

Welcome to the Neighborhood!





HOUSEKEEPING

Thanks again to those who volunteered to mow the right of ways in 2021! Great job!

Right of Way Mowing

Thanks to **Steve Barkley, Bob Rollins, Scott King, Dennis Stone, Lawrence Cresci, Bill Johnson, Brandon Kell and Donald Walton.**

We need volunteers for 2022, if you can help send me an email (geowzrd@aol.com)

Storage Lot and Front Entrance

In the past we have waited for workdays to mow and weed eat the storage lot and cleanup the front entrance. Unfortunately, by then it is a big job. This year we asked for volunteers to "police" the storage lot and the front entrance each month. Our volunteers did a great job, and their efforts will make the upcoming workday a little bit easier. Thanks to all that participated.



Storage lot is lookin' good

REMOTE CONTROL FOBS FOR THE FRONT GATE

Remote Controls can be purchased for \$25.00 per remote device. Just ask a Board member for information on how to get them.

ACMF ADDRESS

As of summer 2019, we have a mailbox in April Cove. The address is;

**113 April Cove
Streetman, TX 75859**

All dues and general mail should be sent to this address.



ANNUAL DUES

Annual dues are due January 1st and road fees are due July 1st. 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. Thank you!

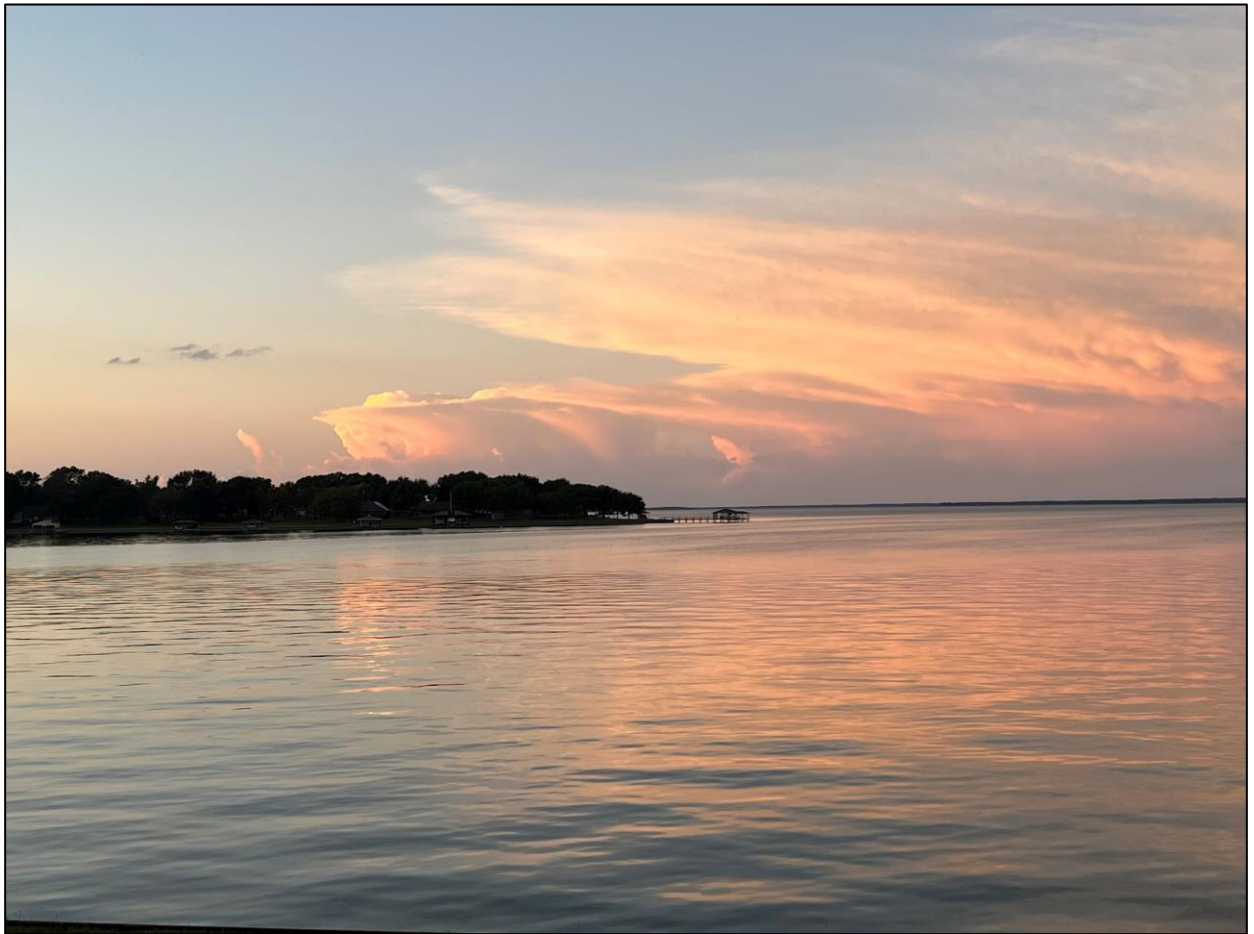
MEMBERSHIP DIRECTORY

Membership Directories are available from Cheryl Wangrin cywangrin@yahoo.com

If you have had a change in address, email or phone please contact Cheryl.

APRIL COVE WEBSITE

www.aprilcove.org



Sunset over Richland Chambers October 2021

Richland Chambers Reservoir

History

Due to a drought in 1956-1957 plans were made by the Tarrant Regional Water District to build the Richland-Chambers Reservoir with the purpose of being a public water source for Tarrant County. The plan called for a reservoir to be built along with a pipeline between Richland-Chambers and Lake Benbrook. However, no actions were taken until October 1, 1979, when the water district issued \$342.75 million in revenue bonds for construction.

The project was designed and engineered by Freese and Nichols, Consulting Engineers, of Fort Worth, Texas. Construction began on October 7, 1982. The dam was closed on Richland-Chambers Reservoir July 1987 and filled by May 1989. On November 12, 1988, the Richland-Chambers pipeline became operational.