

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

cassiepoa@cassiepoa.org

Board of Directors

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President
512 793-2027

Ron Petrick
Vice-President
512-793-2242

Donna Kiley
512 793-6111
Secretary

Patty Morrow
Treasurer
512 658-8946

Greg Hosterman
512 793-2402

John Davis
512 793-3402

Coley Henry
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Chris Conway
512 775-8465

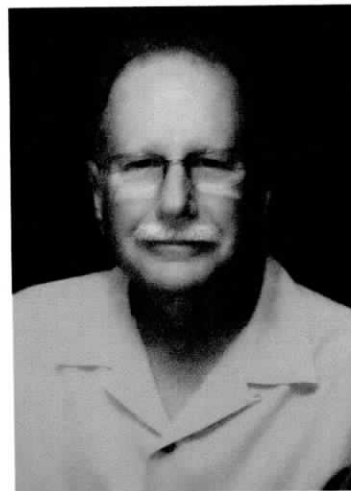
The Advocate

Volume 7, Number 2

June 2013

Drought Challenges the Cassie Community and the Highland Lakes

Our ongoing Central Texas drought has presented many challenges for the Cassie Community. Cassie Property Owners Association members have worked with many community organizations to meet these challenges. As President of the Cassie POA my goals were to continue to ensure that Cassie property values were protected by the diligent enforcement of property restrictions; that POA members (membership is conditioned on good standing obtained through the payment of annual dues) were well informed on issues that affect our area; that our community was a safe and en-



joyable place to live and visit, and that we continued to be an attractive and respected community in Burnet County. I have also been committed to the Cassie POA Board maintaining a close working relationship with the Cassie Community Center Association, the Burnet County Emergency Services District #2 Board and the Cassie Volunteer Fire Department to secure our safety and maintain the high quality of life I believe we all want for our community.

The Cassie Property Owners Association Board works diligently to protect our community from situations which will frustrate the above stated goals. The POA board is comprised of women and men who own property in Cassie and who VOLUNTEER their time to sit as **unpaid** Directors of the Property Owner's Association. This past year the POA Board continued our efforts to ask property owners to follow recommendations from the Texas State Forest Service and clear their land of brush and weeds to help prevent wild fires like the fires that destroyed much of the Bastrop Lost Pines area. We greatly appreciate those who cleared their land demonstrating their concern and consideration for their fellow community residents.

We must all work together to protect our property values by maintaining the appearance of our community, which will help make Cassie an attractive and desirable place to live. Those who fail to pay their dues and those who refuse to follow the Cassie rules and regulations endanger the future of our community and place needless burdens on their fellow Cassie residents who wish to see our community thrive. The Cassie POA Board will continue to interpret and enforce the restrictions, rules, and regulations.

Please support your POA with your dues and your involvement and bring ideas and concerns to the POA Board. The Board does listen and will take the appropriate action. We must have a formally recognized Property Owner's Association to help protect the quality of life and the property values of the Cassie Community. And we do need your personal and financial support.

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Please remember that the POA operates only through the dues collected from property owners and uses those dues payments for maintenance of the park areas, boat ramp, liability insurance for land ownership and road repairs, which were completed in early May. The scope of projects to enhance and improve our community is limited by the number of property owners paying their dues. Thanks to those who have paid their dues we were able to complete significant and much needed road repairs mentioned above. If more property owners paid their dues we could do more.

This year we witnessed bankruptcies, business closures, home owner's wells going dry and property devaluation all around the Highland Lakes as a result of our drought. This terrible drought continues to affect all of Central Texas not just the population of the Highland lakes area and associated communities. We now appear to be in an ongoing, long term horrific struggle to protect our vital water resources from abuse and misuse, including the continued loss of businesses around the lakes and the destruction of property values. The property owners in Cassie have an opportunity to join with other communities on the east side of Lake Buchanan in current efforts to enter into water service contracts with a corporation that may be purchasing LCRA water systems and other water systems. Even though your well may be working fine now, if the drought continues many wells may fail. This is a ground floor opportunity to possibly join a large water service which will provide city type water to homes in Cassie. PLEASE let your board members know by writing or emailing them if you would be interested in supporting and buying into this type of service. We do not have details on costs at this time. However we do need to know NOW how many would be interested so we can let the appropriate staff know that there are enough people interested in Cassie to include us in negotiations. There may also be grant money available to help in the cost of establishing service.

I urge everyone to take the time to write every legislator in the state and implore them to support the water resource conservation policies advocated by Senator Troy Frazier. And then not only join but financially support this epic struggle to save our water by becoming a member of the Central Texas Water Coalition. You can learn about what is being done to try and save our water, get assistance in writing letters and learn what more you can do to help protect your lake and your property values by logging on to this website www.OurWater-OurFuture.com

We have had several situations develop this past year in which it would have been extremely helpful to be able to quickly contact all Cassie property owners. When you send in your dues payment for this year PLEASE include a current email address and/or telephone number (email address is preferred) that we can use to quickly contact you should the need arise.

Your comments and especially your attendance are encouraged at all of our regularly scheduled Board meetings

Remember to mow and clean up your lots to prevent fires in our community. The spring rain has caused the weeds and grass to be a dangerous hazard during the dry months

Annual Meeting Scheduled Cassie Property Owners Association July 18, 2013 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 form the Floor (Each candidate must be a Cassie resident, property owner, and willing to serve as a director)
6. Election of Directors
7. Adjourn

Come help us celebrate the 4th of July with a parade that will begin at the Fire Station on July 6th.

We will gather at 9:00 a.m. with an array of golf carts, tractors, bicycles, wagons and walking groups. The Parade route will

be determined later, but will start and end at Fire Station. The Fire Department will be hosting the event this year supplying refreshments and inside facilities. Please join us — or at least wave at us as we go by.



THE FIREFIGHTER

The 16 members of the Cassie Volunteer Fire Department have been spending a lot of time planning for the future, while training for the present. Training is one of our most important duties. Without it, we would not be able to respond to calls. We would not know what to do or how to do it, so we train each month on the first and third Tuesdays of each month for about two hours beginning at 6:30 P M. We also report to the station every Monday morning from 8:00 until about 10:00, checking all of our equipment to make sure it is in good operating condition and ready to go when called. We have seven (7) vehicles, so you can imagine there is always something to replace or repair. Other training our members are involved with includes Texas A&M fire school, live fire training in Leander and 6 months of EMT training.

In recent months, we have been in discussions with the Cassie Community Center Board regarding the acquisition of some of the property between the fire station and the community center. In March of this year, we were granted half of the property between the station and the center. In receiving the property, we agreed to be responsible for the Centers yard including the water well. The property will be used to construct an additional building to house our larger vehicles. Our five (5) year business plan involves the building, plus replacing a 24 year old pumper/tanker and a wildland brush truck which is also 24 years old. In the past we have not been able to purchase the size vehicles we need because of the small bays inside the current building. We don't need really large vehicles; however we do need vehicles that carry large amounts of water, plus all the safety and rescue equipment we use. There are very few fire hydrants in our area, so we have to take all the water with us. In the past we have been forced to order custom built vehicles in order for them to fit inside the station. The building plans are currently being developed to meet the needs of today, as well as the future. We want to get this right, so we are putting a lot of time and planning into the project. We hope to have the building in place by the end of this year or early next year.

After the building is complete, we will begin the process of replacing the two 24 year old vehicles. All of these expenditures will be spread out over a five (5) year period.

Volunteer and make a difference.

Thanks for your support
Your Cassie Volunteer Fire Department

The residents of Cassie are fortunate to have seven waterfront access areas that all POA members can use. The members who do not have waterfront property benefit from these areas because they provide access to the lake. These access areas are located throughout the Cassie with the boat ramp in the center. There is no lighting on any of the areas, so use is limited to daytime. Camping is not permitted in Cassie in park or shoreline areas. Members also need to remember that no brush or other refuse may be dumped in the access areas. These areas are maintained three to four times a year depending on the weed growth and the POA budget.

Some members have graciously maintained access No. 1 and others volunteered to maintain No. 7. The POA will greatly appreciate anyone who volunteers to maintain an access area. The maintenance will enhance the appearance of the subdivision

TEN SIMPLE STEPS TO PROTECT YOUR CASSIE HOME FROM WILDLAND FIRE

Wildfire can strike home if you have not taken some steps to protect your house and property. The actions and precautions listed below are designed to help you prepare your home and lessen the threat of wildland fire damage to you and your property.



1. LPG tanks should be far enough away from buildings for valves to be shut off in case of fire. Keep area around the tank clear of flammable vegetation.
2. Store gasoline in an approved safety can away from occupied buildings.
3. All combustibles such as firewood, wooden picnic tables, boats and stacked lumber should be kept away from structures.
4. Clear roof surfaces and gutters regularly to avoid build-up of flammable materials such as leaves and other debris.
5. Remove branches from trees to a height of 15 feet or more.
6. In rural areas, clear a fuel break of at least three times the fuel length around all structures.
7. Have fire tools handy such as: ladder long enough to reach your roof, shovel, rake and a bucket or two for water.
8. Place connected garden hoses at all sides of your home for emergency use.
9. Assure that you and your family know all emergency exits from your home.
10. Assure that you and your family know all emergency exits from your neighborhood.

**Cassie Property Owner's Association
Annual Financial Report
for the Period July 1, 2012 to June 20, 2013**

Beginning Balance July 1, 2012		\$ 15,121.42
Income		
Membership Dues	\$ 8,400.00	
Donation	\$ 100.00	
Chuckwagon Paving	\$ 7,600.00	
Total Income	\$ 16,100.00	
Expenses		
Bank Lock Box	\$ 55.00	
Burnet County Property Taxes	\$ 611.58	
General Liability Insurance	\$ 2,972.09	
Mowing & Brush Clearing	\$ 970.00	
Paving and Road Repairs	\$ 20,396.60	
Postage and Delivery	\$ 122.00	
Printing and Reproduction	\$ 69.28	
Office Supplies and Materials	\$ 39.72	
Website Maintenance	\$ 135.63	
Total Expenses	\$ 25,371.90	
Ending Balance as of June 20, 2013		<u>\$ 5,849.52</u>

**Cassie Property Owners Association
Special Account**

Beginning & Ending Balance **\$34.21**

**** Paid members 2012-13: 166**

POA ANNUAL MEETING OFFICIAL PROXY

THE POA'S OFFICIAL PROXY MUST BE USED.
IT IS THE ONLY PROXY THAT WILL BE ALLOWED.
IT MUST BE RETURNED IN ITS ENTIRITY.

If you are not able to attend the annual meeting on July 18, 2013 at 7 p.m., please fill out this proxy and send it to:

**Cassie Property Owners Association
P. O. Box 34
Buchanan Dam, TX 78609**

If you attend, you may cancel this proxy.

The undersigned may not be able to be present at the Annual Meeting of the Cassie Property Owners Association, Inc. that will be held at 7:00 P.M. on July 18,2013. I understand I will be able to cancel this proxy if I attend the Annual Meeting. The undersigned hereby gives Patty Morrow, Treasurer, our proxy to vote on our behalf as set forth below:

WRITE IN FOR DIRECTORS TO A 3 YEAR TERM

1. _____

2. _____

PLEASE GIVE YOUR PROXY ON MATTERS THAT MAY COME BEFORE THE MEETING

I give my proxy to Patty Morrow to vote on any issue that may be presented for a vote in the POA Annual Meeting on July 18, 2013 or any adjournment thereof, as she may decide.

Member's Signature

Print Member's Name

Date Signed

All Members who paid dues of \$50.00 for 2012-13 are eligible to vote. Your proxy must be received no later then July 15, 2013. Each household is entitled to one vote, regardless of the number of joint owners or the number of Cassie properties owned.

CASSIE PROPERTY OWNERS ASSOCIATION, INC.

P.O. BOX 34
BUCHANAN DAM, TX. 78609
Email: cassiepoa@cassiepoa.org

APPLICATION FOR MEMBERSHIP

(July 1, 2013 - June 30, 2014)

NAME OF OWNER: _____

NAME OF SPOUSE AND/OR CO-OWNER: _____

MAILING ADDRESS:

PHONE NUMBERS: _____

EMAIL ADDRESS: *PLEASE PRINT LEGIBLY*

CASSIE PROPERTY OWNED: LOTS _____, BLOCK _____
CASSIE PROPERTY ADDRESS IF DIFFERENT FROM THE MAILING

ADDRESS: _____

We are asking for email addresses to improve communication with our members and reduce costs. The POA has an email address now and a web page.

Please provide your email addresses.

THE POA WILL START TOWING UNAUTHORIZED VEHICLES AND TRAILERS FROM ALL POA PROPERTY. 2013-2014 BY JULY 1, 2013. IF YOU WERE A RESIDENT IN PREVIOUS YEARS AND HAVE NOT PAY PREVIOUS YEAR'S DUES, THE PREVIOUS YEAR'S DUES MUST ALSO BE PAID (Maximum of \$250.00) TO REINSTATE YOUR MEMBERSHIP.

CHECKS SHOULD BE MADE PAYABLE TO CASSIE PROPERTY OWNERS ASSOCIATION, INC. AND MAILED TO THE ABOVE ADDRESS.

PAYMENT RECEIVED By _____ Date _____
Cassie POA Treasurer