

Board of Directors

Harry Ransier
President
512 793-2027

Marlena Schoenfeld
Vice-President
512 925-7047

Kenna Bolan
Secretary
830 613-8669

Patty Morrow
Treasurer
512 658-8946

Bill Pink
512 228-8141

Chris Conway
512 775-8465

Donna Kiley
979 824-6966

Ron Petrick
512-793-2242

Roxanne Nelson

The Advocate

The President's Message

This past Fiscal year, for me, has been an enjoyable year filled with challenges and successes. It has been a banner year for the Cassie Community if for no other reason than the fact that the lake has remained at or just below the 1018 elevation level! With the lake staying up, the POA boat ramp continues to be operational. Current members of the POA may obtain boat ramp keys by calling Kenna Bolan at 830-613-8669. There is very limited parking at the boat ramp. Please be considerate of your fellow Cassie POA members and do not block the access and exit roads at the boat ramp! **The boat ramp lock will be changed on August 1, 2017.** New boat ramp keys will be issued to POA members who have paid dues for the 2017-2018 year. Contact Kenna Bolan to receive a new key at that time.

Several Board member positions need to be filled for the coming fiscal year. The Cassie Property Owners Association members attending the Annual Meeting on June 15th will elect these new Board members. Please consider who you believe is concerned about the continued success for our community and would be a responsible member of the Cassie POA Board and be prepared to nominate that person during the election process.

During the past fiscal year your POA Board has worked hard to protect your property values by the diligent enforcement of deed restrictions and the POA Rules. This is especially difficult when you realize that there are more than seventeen separate sets of deed restrictions in the Cassie Community. These efforts include notifying property owners who need to conduct maintenance and cleanup of their property for fire safety and appearance purposes. With your dues support, we have been able to conduct services such as: providing dumpsters again this year to help Cassie residents in cleaning up and maintaining their properties and repairing streets in the Cassie Community which are not maintained by Burnet County. We are extremely grateful to all those who pay their dues and actively support our Cassie community.

Once again I want to remind everyone that Cassie residents should get written approval from the POA regarding new construction or additions to homes, garages, storage buildings, fences, gazebos, or other structures to insure deed restrictions, easement setbacks and requirements set forth by the Lower Colorado River Authority (LCRA) are being followed. No construction of any kind should be conducted outside of the deeded lot lines of your property, unless specifically approved in writing by the Cassie POA Board.

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The Cassie POA Board is committed to 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. It is important to remember that the Cassie Property Owners Association and the Cassie Community Association are TWO SEPARATE organizations.

Please support the Central Texas Water Coalition with your financial contributions. Go to www.CentralTexasWaterCoalition.org to see the latest information on the intense struggle to protect our lakes and to make a contribution.

Your comments, and especially your attendance is encouraged at all of our regularly scheduled Cassie POA Board meetings.

Harry Ransier
Cassie POA President

Annual Meeting Scheduled
Cassie Property Owners Association
June 15, 2017 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 Permanent Cassie resident, property owner, and willing to serve as a director)**
- 6. Election of Directors**
- 7. Adjourn**

BOAT RAMP LOCK WILL BE CHANGED ON AUGUST 1, 2017. NEW KEYS WILL BE ISSUED FOR POA MEMBERS FOR THE 2017—2018 YEAR AT THAT TIME. CALL KENNA BOLAN AT 830 613-8669 TO BE ISSUED NEW KEYS.



The POA Directors sponsored a **Cassie Clean-Up** during May. Two, 40 yard dumpsters were delivered to a park in Cassie so that members could clean up their home and lots and place the items and trash in the dumpster. All this was done with no cost to the member property owners. The Project was a big success for the second year in a row.

Cassie Clean-Up Committee

The residents of Cassie are fortunate to have seven waterfront access areas that all Cassie residents can use. Any resident who doesn't have waterfront property benefit from these areas because they provide access to the lake. These access areas are located throughout Cassie one the boat ramp. There is no lighting in any of the areas, so use is limited to daytime only. Camping is not permitted in Cassie in either the parks or shoreline areas. Members also need to remember that no brush or other refuse may be dumped in the access areas. The areas are maintained three to four times a year depending on the weed growth and the POA budget. Some members have graciously maintained park access areas Number 1, 2,3,4 and 7, as well as, the boat ramp. The POA will greatly appreciate anyone who volunteers to maintain an access area. The maintenance will enhance the appearance of the subdivision.

The Cassie Community Association invites you to come celebrate the 4th of July with a parade and hot dog lunch. We will meet between the fire house and community center

at 9:30. The parade will start at approximately 10:00 and lunch will begin at 11:00. Hot dogs, chips, and water will be provided.



THE FIREFIGHTER

Since last year, the new Brush truck arrived in December 2016, a little later than expected, but it is serving us well. The new Brush truck is appropriately named Brush I, since it will be the first out fire vehicle used when responding to wildland fires. It is equipped with two “whip” line hoses in the front that can be used for fighting fires from on board the vehicle and a 200 foot “red” line hose at the rear, used when you cannot drive the truck near the fire, as is the case for many locations. It also has additional storage space for carrying all the necessary tools used when fighting fires, such as chain saws, rakes, shovels, and additional hoses.

The fire department was also able to purchase a Self-Contained Breathing Apparatus (SCBA) cascade system through a grant from the Texas Forest Service. This will enable fire fighters to refill their breathing air tanks on site when needed rather than going to Burnet to refill. This will minimize delays and ensure fire fighter safety when fighting structure, hazard, and some auto fires.

Your Fire Fighters continue to serve you not only through responding to fires and EMS calls any hour of the day or night, but also through continued training. The fire fighters use their va-



ca-tion and personal time to attend training to be better prepared to serve you whenever and whatever the need. Chuck Schoenfeld and Ed Schaefer attended TEEX Fire Fighting I training at A&M this last year. Michael Bradshaw and Chuck Schoenfeld attended Swift Water Rescue Training I and II. Derrick Curtis, Fire Chief, completed Texas Volunteer Fire Chief's Academy and is currently taking Fire Inspector I and II training. Derrick is also working on his recertification for EMT-B. Laura Schneider completed her recertification for EMT-B. Wayne Nehring, Nancy Nehring, Laura Schneider, new fire department members Chris Kelley and Josh Nugent all completed Healthcare Provider BLS (Basic Life Support). Additionally, Chuck Schoenfeld was recognized as Fire Fighter of the Year for the Cassie Volunteer Fire Department.

The Fire Department offers low cost CPR classes; if you are interested in a class contact the Fire Department at 512-793-2926 for more information.

Cassie Volunteer Fire Department is on social media, Like us on Facebook @Cassievolfire, or follow us on twitter @CassieVFD Current information and updates regarding fire department items are posted regularly. The fire department also has a new web site, cassievfd.com. Current fire department events and information are posted relative to the 17 communities within the Cassie Fire District.

The fire department will be celebrating 40 years of service September 23, 2017, more information regarding the event will be posted and sent out in the near future.

The Cassie Volunteer Fire Department continues to plan for the future for a growing fire district. There is a need for more volunteers, especially firefighters. If you are interested in volunteering, send an email to cassiefiredept@gmail.com or call the fire department at 512-793-2926 and leave a message, someone will contact you.

Cassie Property Owners Association, Inc.
Cash Basis
Income and Expense Statement
July 1, 2016 through May 10, 2017

	<u>Income</u>	<u>Expenses</u>	
<i>Beginning Balance as of July 1, 2016</i>			\$16,047.92
Membership dues	\$11,334.15		
Donations	\$50.00		
<i>Total Income</i>	\$11,384.15		
Bank Fees		\$57.00	
Boat Ramp Keys		\$584.00	
Burnet County Property Tax		\$651.08	
Equipment Rental (dumpsters)		\$3,824.58	
General Liability Insurance		\$2,501.95	
Legal Fees (Secretary of State)		\$5.00	
Mowing and Brush Clearing		\$685.00	
Postage and Delivery		\$347.10	
Printing and Reproduction		\$109.43	
Signs		\$330.16	
Supplies and Materials		\$518.78	
<i>Total Expenses</i>		\$9,614.08	
<i>Ending Balance as of May 10, 2017</i>			<u>\$17,817.99</u>

Cassie Property Owners Association, Inc.
Special Account

Beginning & Ending Balance **\$34.21**

***** Paid members 2016-2017: 194**

Submitted by: Patty Morrow, Treasurer

Cassie Rules and Regulations

There have been many changes in the make up of our Cassie Subdivision within the few years. The POA Board would like to re-introduce some of the rules and regulations that make our community great and a place where people want to move to and live.

Board Goals

- Enforce the deed restrictions, rules, and regulations that maintain our property values
- Protect the Beach Area for the use by all property owners of Cassie
- Protect the property from encroachments which inhibit the use of the Beach Area by other residents
- Preserve and improve access to the Beach Area for residents
- Prevent property owners from building seawalls that cut off or interfere with neighboring residents' lake front property rights

Below is a summary some the more misunderstood definitions and rules that the POA governs by:

Definition of "POA property"

"POA property" is generally described as the roadway areas, the nine entrance areas, and the property from lakeside subdivision lot lines to the closest side of the old riverbed

the Colorado River, the boat ramp, and the seven access areas.

The only exception is the property underwater near the dam that is claimed to be owned by the LCRA.

Definition of "Fixed Property"

"Fixed Property" is any structure, retaining wall, concrete, posts, fences, trees, fill, or dirt (as authorized by the Rules and Regulations), or any other property, the normal purpose of which is to build or create Fixed Property, or property which is intended to be used for building, constructing, or creating Fixed Property.

POA Rules

POA Rules provide that a property owner must receive approval and sign a Fixed Property Document before constructing or placing Fixed Property on POA property.

The Fixed Property Agreement Document establishes the right of the property owner to place or construct Fixed Property on POA property if the owner agrees that:

- the owner does not now nor will in the future claim any interest in the POA property by adverse possession, accretion, or otherwise, the owner will not alter or modify the Fixed Property the owner places on the POA property .

- without the permission of POA Board. The owner may repair such property or remove it from the POA property without the POA Board's consent if done at the owner's sole cost and expense and the POA property is left clean and in good condition,
- the owner will indemnify and hold the POA harmless for the design, construction, and use of the Fixed Property,
- any Cassie property owners may use the POA property and the Fixed Property placed there, except in the case of piers and boat docks,
- the Fixed Property must be maintained by the owner and kept in good condition at the owner's sole cost and expense, and
- since there is no time limit on the permission to place Fixed Property on POA property, the owner will remove the Fixed Property as directed by the POA Board. Everyone must have the permission of the owner before entering upon or using a pier or dock.
- The Rules authorize the POA Board to allow seawalls to be on POA property up to 20 feet beyond the owner's lot lines if there is a hardship in putting the seawall within the property owner's platted lot lines. However, the seawall may not interfere with or cut off adjacent property owners' water front property rights.

Continued next page

Cassie Rules and Regulations Continued

- The Rules prohibit vapor and other high intensity lights and excessive incandescent lighting to be installed on POA property or on an owner's property if the lights shine on POA-owned property or on a neighbor's property.

Remember that POA Property is for the Benefit of its Property Owners

POA property is for the use and benefit of all Cassie property owners. Placing Fixed Property or other property on POA property or removing dirt or lakebed material from POA property is not always in the interest of other Cassie property owners.

A Cassie property owner must receive the POA Board of Directors' written approval prior to placing Fixed Property on POA property.

The placing of other property on POA property may be prohibited.

The removal of dirt or lakebed material from POA property must be done in compliance with POA Rules and Policies and with prior written Board approval.

Deed Restrictions

All our properties are restricted to residential single-family homes.

Many of us have bought lots that are adjacent to our current single-family home and at times desire to build structures (such as workshops, boathouses, etc) on the adjacent lot(s) that do not conform to the residential restrictions.

The restrictions are met if the owner receives the POA Board's prior written approval for the structure and signs an affidavit of use of the two properties in conjunction with each other.

This affidavit, which is filed with the County, states that the property owner must consider the two lots as one property. If sold, both properties must be sold as one.

However, if the lot(s) not used for the single family home is removed, the affidavit is voided.

Cassie POA Board

Cassie Community Center Association

One of the goals the CCA Board has this year is to get our neighbors out to meet each other at community events.

The strength in our association is premised on the level of involvement by our members. With that in mind, the board invites you to e-mail us to share any ideas, thoughts or feedback to improve the CCA.

To reach any board member please e-mail our new e-mail address at: cassiecaboard@outlook.com

Our first event of the year, "Welcome to Summer", took place on May 28th and gave our community the opportunity to meet the Cassie CCA Board members, Cassie POA Board members, several of our local community leaders, as well as, our neighbors. Everyone who attended had a great time with neighbors they had never met before.

Our next event will be held on July 4th with a Parade and Picnic. Everyone is welcome to decorate your bikes, golf carts, wagons and join your neighbors, the CCA Board, and the Cassie Fire Department for lots of fun and excitement.

There will be a hotdog lunch to follow. Bring your favorite dish or desserts, if you like, come have fun and enjoy the day.



CASSIE PROPERTY OWNERS ASSOCIATION, INC.

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

DUES STATEMENT/APPLICATION FOR MEMBERSHIP

(July 1, 2017 - June 30, 2018)

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.

DUES OF \$50.00 ARE DUE AND PAYABLE FOR 2017-2018 BY JULY 1, 2017. IF YOU WERE A RESIDENT IN PREVIOUS YEARS AND HAVE NOT PAID 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

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 ENTIRETY.

If you are not able to attend the annual meeting on June 15, 2017
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 Jun 15, 2017. I understand I will be able to cancel this proxy if I attend the Annual Meeting. The undersigned hereby gives Kenna Bolan, Secretary, our proxy to vote on our behalf as set forth below:

DIRECTORS TO A 3 YEAR TERM

1. Roger Mumby
2. Michael (Cody) Cricchio
3. Donna Kiley
4. Patty Morrow

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

I give my proxy to Kenna Bolan to vote on any issue that may be presented for a vote in the POA Annual Meeting on June 15, 2017 or any adjournment thereof, as she may decide.

Member's Signature

Print Member's Name

Date Signed

Cassie Address

Lot number(s)

e-mail and telephone #

All Members who paid dues of \$50.00 for 2016-2017 are eligible to vote. Your proxy must be received no later than June 12, 2017. Each household is entitled to one vote, regardless of the number of joint owners or the number of Cassie properties owned.