

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

Volume 6, Number 3

May 2011

Summer Time is Here

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. We hope that everyone received their copy of the Special Edition of the Advocate in March. If not call one of the Directors and we will send you one. Bring ideas and concerns to the

POA Board—believe it or not the Board listens and will take the appropriate action. The POA is the mechanism to accomplish this work. Support your POA with your dues and your involvement.

Annual Meeting Scheduled **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 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

Your Cassie Property Owners Association is Participating in a Critical Water Study Project

The City of Burnet and Burnet County have initiated a major study of the water resources available in the Burnet County and Llano County area. The project is called TWBD Burnet-Llano County Regional Water Facility Study. It involves major water users in the Burnet and Llano county area and will have a major impact on the water resources in this area.

The scope of the project includes:

- Service Area Description – Data Collection
- Water System Demands
- Distribution System Alternatives
- Treatment System Alternatives
- Operational Alternatives
- Cost Estimates for Scenarios
- Funding Options
- Water Conservation/Drought Management Plans

The impact of the decisions made at the end of this project may be far reaching and include the possibility of the City of Burnet providing water for the Cassie Community. We are working hard to ensure that recommended actions impacting our area will be in the best interest of the Cassie Community. We would like to remind you that all wells should be registered with the Central Texas Groundwater Conservation District in Burnet. Additionally, anyone taking water out of the Highland Lakes for any reason should be registered with the LCRA and pay the appropriate fee for the amount of water you use each year. Please visit the following LCRA web site to see how you can help conserve water in our area <http://www.watersmart.org/>

Come Join Us For the Third Annual 4th of July Parade



er, but will start and end at Fire Station. The Fire Dept. will be supply inside facilities. Please join us — or at least wave at us as we go by. If you questions call Ron Petrick at 512 793-2242.

Fire Danger in the Cassie Community

In recent weeks we have seen thousands of acres of land and hundreds of homes in Texas burned as a result of wildfires. The possibility of wildfire in our rural area during the continuing drought is very real. Even when we have had significant rains, it only takes a few days of hot dry weather with high winds to dry out surrounding vegetation. Which means the ever present threat of dangerous wildfire continues. According to the Texas Forest Service and firefighter organizations, it is critical for your survival to keep the areas around your home as clear of combustible materials as possible. In addition, vacant lots and other open uninhabited areas should be cleared of dead vegetation and debris to help prevent the spread of wildfire. Burning embers from a fire can set houses on fire for up to a mile from the actual fire. The following important lists have been taken from the Texas Forest Service web site to help you in preparing your home for and protecting it from a wildfire.

Continued on next page

Important additional safety and preparedness information is available at the following websites. The "Ready, Set, Go" program at <http://www.wildlandfirersg.org/> ; the International Association of Fire Chiefs, www.wildlandfires.org ; and the Texas Forest Service at <http://txforestservice.tamu.edu/main/default.aspx> ; If you have questions or concerns about your home or surrounding area, please contact your Cassie Volunteer Fire Department.

DOGS IN PUBLIC AREAS

Our community has experienced some problems with dogs lately. One of the advantages of being in the "country" is not having to keep our dogs in the house and not having to have a fence all around our yard. However, there are dogs in our community who have either bitten or intimidated people who are walking or riding bicycles in public areas.

Dog owners know their dog's habits, including whether the dog barks, bites, or tries to intimidate people on public property. It is the owner's responsibility to know his or her dog's behavior patterns and to protect the general public from the bad behavior of the dog.

The Board of Directors will be more active in protecting our Cassie residents from bad dog behavior which intimidates or harms people on public property. If you have such an animal, please keep the dog in your yard. If you do not keep the dog in your yard, the Board will have no alternative but to report you and your dog to the authorities. In the past, multiple warnings have been issued and the results have been poor. From this point forward, one warning will be given, and then, the Board will assist the complainant in filing a formal complaint with the Justice of the Peace. For the dog owner, this could result in a fine, registration of the dog as a badly behaving dog, or removal of the dog from your possession and, in extreme cases, destruction of the animal. Please do not put your neighbors in a position of having to take this action against you.

As you will know our restrictions prohibit horses and farm animals being kept in Cassie. There are areas adjacent to the Cassie subdivision that do not have that restriction, yet are using the county

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.

LCRA asks customers to conserve during severe drought

"We are very concerned because this drought looks as if it may be one of the most severe we've seen in decades," LCRA General Manager Tom Mason said. "The last seven months have been among the driest in our basin's history. The good news is we're prepared. We have a state-approved Water Management Plan that has been recently updated and we are following that."

The Water Management Plan governs how LCRA operates lakes Travis and Buchanan, the region's water supply reservoirs. The plan contains triggers that determine who must reduce water use, and when, in times of drought. The triggers are generally based on the amount of water stored in lakes Travis and Buchanan.

In Austin, only 5.3 inches of rain fell from October through the end of April. This was the third driest period on record for those months since 1856. Rainfall from February through the end of April has been less than an inch, by far the driest February through April period on record for Austin. It was also the warmest April on record for Austin.

This extended period of very dry weather has seriously impacted the amount of water flowing into the Highland Lakes from the river, creeks and other tributaries. This water, known as inflows, is what fills lakes Travis and Buchanan. These lakes help supply water to more than 1 million Central Texans, as well as water to industry, businesses, agriculture and the environment.

Inflows from October through April are similar to inflows during the worst drought on record, which occurred from 1947 to 1957. Inflows for this seven-month period are the fourth lowest on record since 1942. Inflows in April were the second lowest on record for that month.

While lakes Travis and Buchanan are below average for this time of year, they are still higher than they were at the start of summer in 2009, which is the year of the most recent extreme drought.

Long-range weather forecasts indicate rainfall will likely remain below normal through spring and early summer. With little rain in the forecast, drought conditions will likely grow worse in the coming weeks. Even if wetter conditions return as a result of tropical storm activity, widespread rains of more than 5-6 inches would be needed across the Hill Country just to saturate the ground enough to create significant runoff. This would need to be followed within a relatively short period of time by more widespread rains for runoff to begin flowing into the Highland Lakes.

LCRA follows a state-approved Water Management Plan to manage its water supplies and is operating under an updated plan since the drought of 2009. Under the new 2010 plan, cutbacks of water supplies for agricultural customers begin earlier during a drought than under the old plan. In addition, LCRA also asks for voluntary cutbacks from its municipal and industrial customers earlier during a drought than it did in 2009.

LCRA now requests voluntary conservation when the combined storage of lakes Travis and Buchanan falls to 1.4 million acre-feet. This occurred on May 2, and LCRA has requested that its customers implement voluntary water use restrictions with a goal of reducing use by 5 percent. If this drought continues, downstream farmers will likely face significant cutbacks next year.

"The water of the Colorado River is a precious resource shared by the entire basin," Mason said. "Droughts are difficult times for everyone, but by working together, we can all get what we need to make it through. Everyone might not get what they want,

Cassie Property Owner's Association
Cash Basis
Income and Expense Statement
July 1, 2010 Thru May 1, 2011

Beginning Balance July 1, 2010		\$6,835.82
Membership Dues	\$10,350.00	
Donations	\$325.00	
Intrest	\$1.79	
Total Income	\$10,676.79	
Boat Ramp Keys		\$399.44
Website Maintenance		\$78.89
General Liability Insurance		\$3,260.10
Burnet-Llano Co Water Pro- ject		\$500.00
Printing and Reproduction		\$27.06
Postage and Delivery		\$88.00
Community Building Use		\$100.00
Bank Lock Box		\$55.00
Mowing & Brush Clearing		\$310.00
Burnet Co Property Tax		\$534.84
Mowing & Brush Clearing		\$200.00
Professional Title Services		\$378.88
Printing and Reproduction		\$58.46
Office Supplies and Materi- als		\$42.74
Postage and Delivery		\$132.00
Mail Box Rental		\$30.00
Total Expense		\$6,195.41
Ending Balance May 1, 2011		\$11,317.20

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 June 16, 2011
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 June 16, 2011. 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:

DIRECTORS NOMINATED BY THE BOARD OF DIRECTORS

- 1. Chris Conway (on-water)
- 2. Coley Henry (at-large)
- 3. Donna Kiley (on-water)

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 June 16 ,2011, 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 2010-11 are eligible to vote. Your proxy must be received no later then June 13, 2011. 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

INVOICE AND APPLICATION FOR MEMBERSHIP

(July 1, 2011 - June 30, 2012)

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.

DUES OF \$50.00 ARE DUE AND PAYABLE FOR 2010-2011 BY JULY 1, 2010. 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.

GET THE RAMP KEY FROM RON PETRICK AT (512) 417-2120. YOU MUST PICK UP THE KEY SINCE IT WILL NOT BE MAILED.

PAYMENT RECEIVED By _____ Date _____
Cassie POA Treasurer