



Comanche Cliffs Homeowners Association

P.O. Box 2293
Bandera, Texas 78003

December 22, 2009

Dear CCHOA Member,

On behalf of the Board of Directors, I would like to wish you a safe and peaceful holiday season.

The Board has had a busy start to their term in office. Keith Eddingston broke his leg and Carrie Scott required surgery to fuse disks in her neck. We wish both a speedy recovery. In order to take advantage of the talents of the individual board members and to equalize the work load the Board voted to reassign board positions. The current Board is as follows: President, Marianne Van Wagner-Jones; Vice-President, Joe Waddell; Secretary, Carrie Scott; Treasurer, Bert Grote; and Member, Keith Eddingston. I would like to express my thanks to each of the Board members for their contributions. I would also acknowledge the extensive help provided by our assistants, Deanna Bruce, Assistant Secretary, and Rita Recker, Assistant Treasurer.

Below is a summary of activity in the CCHOA for your information. You can also visit our website for the complete minutes and treasurer reports. <http://www.comanchecliffs.com>

Board Meetings - The CCHOA Board meets monthly, typically on the last Tuesday of the month at 7:00 p.m. These meetings are open to all members of the CCHOA. We currently meet at the C.I.A. Services Offices in Pipe Creek. The location is quite comfortable with air conditioning and heat and is a convenient 10 minutes away. The board room has computer/projection capabilities which enable us to disseminate information more easily to the attendees. There is no charge for the use of the facilities. Each meeting includes an open forum in which members are encouraged to present any questions or concerns. The December Board meeting was well attended and had a nice holiday atmosphere along with refreshments and a door prize. The next Board meeting will be January 26, hope to see you there!

Board Training - In an effort to better serve our community, the Board members voted to participate in workshops provided by C.I.A. Services. The cost will be \$15 per person and paid by each individual. Any CCHOA member may attend these workshops. Our first class will be held on January 12, 2010, at the C.I.A. Services Offices in Pipe Creek. (Note: CCHOA has not hired C.I.A. Services to manage our community but have accepted their generosity in providing a meeting place at no cost to the CCHOA.)

Board Email - our new email address is board@comanchecliffs.com. Emails are delivered to the president and then forwarded to board members as needed.

Authority Levels - We have established and maintained levels of authority within the Board. Checks may not be written and signed by the same person. In most cases, checks for the reoccurring monthly payments will be written out by the Treasurer and brought to the board meeting for signature by another board member. The CCHOA computer is set up at the President's home office as it has proved to be very convenient to the board members, especially the Treasurer and Assistant Treasurer. The office is fully equipped with multiple computers, fax machine, copier, scanner, etc. Also, as I work from home it has also allowed me to quickly respond to title companies on dues status of members.

Management Certificate - has been updated, approved and filed with the Bandera County Clerk. This is required by law for all associations such as ours.

Park Hours - At the request of homeowners the Board voted on new park hours: Sunday-Thursday both parks will close at 10:30 p.m. and on Friday and Saturday the parks will close at midnight unless prior arrangements have been approved by the Board. Requests for extended park hours will need to be submitted in writing to the Board. We are in the process of producing new signs for the park hours.

Waste Management - Our contract was re-negotiated and lowered to better suit the CCHOA's finances. The dumpsters were increased in size to 8 yards (previously 6 yards) and have one pickup per week (Tuesday) with a locked in price for two years.

(Note: The dumpster service had increased its prices significantly over the past couple of years and to maintain the current contract and service would have cost each home owner \$130 per year instead of the current \$72. The change in service and renegotiated contract allows us to keep the current garbage fee assessment at \$72 for the next two years.)

Newsletter – Our newsletter will be published on our website and posted on the bulletin boards. If a member requires a hard copy mailed, we will provide this service at a cost of \$10 per year. We need volunteers to produce the newsletter...let us know if you can help!

Assessments/Fees - Dues notices and reminders along with payment plan options were sent out four times in 2009. In accordance with the bylaws the board is required to take steps necessary to collect payments. Demand letters for delinquent dues were sent out by certified mail and regular mail. To date approximately 95% of the assessments/fees have been collected or are on payment plans for 2009. A copy of the approved collection policy is posted on our website.

Budget – A budget for 2010 was approved by the Board. As you know, this board inherited several challenges with our community and finances. Rather than spending time placing blame, it is in the best interest of the community to move forward and find ways to meet our financial obligations. As you have read in this letter steps have been taken to minimize our expenses by maximizing community efforts. One result is garbage fees will remain at \$72 for the next two years with our renegotiated contract. The assessments will be raised by \$12 to meet our other expenses. A detailed budget is also available on our website. Enclosed is your invoice for the 2010 assessments/fees. These are due by February 1, 2010.

Architectural Control Committee - approved two plans for a fence and deck in our community. No submitted plans have been rejected. Committee members include James Scott, Joe Waddell and Scott Stewart.

Green Committee – this new committee was formed and met in December to address a community recycling program for the neighborhood residents. If approved by the Board, residents will be asked to participate in a curbside pickup of certain recyclable items beginning in the New Year. This curbside program will help to reduce the amount of garbage going into our dumpsters. Notice regarding pickup will be posted on the community bulletin boards and/or e-mail.

Maintenance Committee – headed by Joe Waddell, the committee recruits volunteers to maintain the parks and our common areas. A special thank you goes to Jimmy Stanley for the fence repair and to our mowing brigade, Joe Waddell, Jimmy Stanley and Scott Stewart. Also, the Dear and Dimarco families are appreciated for their work in keeping the north entrance mowed and trimmed. Thanks to all the volunteers who have helped keep our common areas looking good!

Social Committee – The social committee managed by Deb Nicholson and Diane Platt put together two events for the holiday season, one charitable and one fun. They led a drive to raise food and supplies for disadvantaged families in Bandera County through "Meals on Wheels" and "Gifts of Love". In a very short time, over \$150 in food and supplies was raised for these families. Thanks to everyone who contributed! Our community efforts will be acknowledged in the Bandera newspaper. On the fun side, our first holiday decorations contest was held. The decorations were reviewed by a committee of three (not participating in the contest) and Debbie Copeland on English Crossing was declared the winner. She will receive a \$20 gift certificate to a local restaurant. Both events were funded by volunteer donations. Thanks again to all who participated.

More volunteers are needed for our committees. With the great technical advances in communication it is not required that you live here to participate. Many committees communicate by email, phone, etc. We hope to see many more members participating in the New Year.

Happy holidays to each of you.

Sincerely,

Marianne Van Wagner-Jones, CCHOA President

Enclosure