

WELCOME TO OUR
2024 Newsletter

we're so glad you're here!



HAPPY NEW YEAR!

General Meeting Update

The LPOA General Membership meeting was held at Hays County Baptist Church on November 9th, 2023 at 7pm. Attendance met requirements for a quorum, and 2022 and 2023 minutes and all board actions were ratified/approved. The 2023 annual meeting minutes will be made available on our website.

We enjoyed hearing from our guests, Constable John Ellen, the county commissioner, Walt Smith, and representatives from the Transportation and Maintenance division. Mr. Smith updated us regarding several road projects and answered questions from our residents. Mr. Smith informed us that we can request a new traffic study of Canyon Wren for 2024 to determine if speed bumps are an option. Unfortunately, previous traffic studies did not meet the requirements for any speed deterrents.

LPOA Dues

PLEASE CONSIDER BECOMING AN LPOA MEMBER.

Our current membership dues are only 0.68 cents a day!

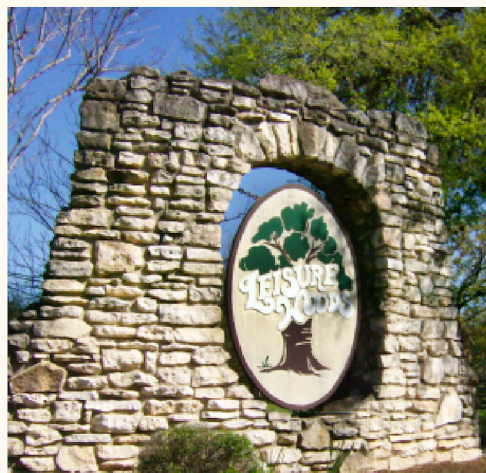
Approximately 250-260 homeowners pay dues to the LPOA each year. That's roughly only 60% of our residents. So, 40% of Leisurewoods households are enjoying mowed common grounds, streetlights, dog waste stations, and much more without contributing. We invite you to consider (or reconsider) membership, and even if you decide not to join the LPOA, we invite nonmembers to contribute financially. Please see more about dues on the following pages.

- More than 90% of our annual income comes from membership dues and fees.
- More than 90% of our annual expenses are directly related to the management, maintenance, and care of Leisurewoods property.

LPOA Dues

WHAT DO THEY COVER?

Apart from access to the Pool & Tennis courts, dues are necessary to maintain the value of your home. Please consider how your neighborhood association helps you maintain that value:



- Recreational facilities – the pool and tennis courts add value to all our homes. It costs approximately \$20,000 per year to maintain and operate the swimming pool.
- Street Lights – Everyone wants to live in a safe neighborhood and street lights add to our safety. We are outside of Buda city limits and pay directly for our street lighting. The LPOA spends \$13,000 per year for street lights located throughout our neighborhood.
- Curb Appeal – Well maintained grounds add value to all of our homes. The LPOA spends \$6,200 per year on common grounds landscaping, including the front entrance, detention ponds, and areas around the swimming pool and tennis courts.
- Insurance – To protect us all, we spend on average \$8,500 per year for insurance, property taxes, and general repairs and maintenance.
- Our website & Facebook page are developed and maintained by Leisurewoods volunteer residents. We also have an active Ombudsman Committee to help neighbors in need.
- Neighbors Working Together – In addition, many residents have volunteered their time coordinating pool repair and maintenance, emptying dog waste stations, and planning neighborhood events such as Independence Day and National Night Out. Additionally, the board has advocated for our neighborhood to the county and state for the health and wellbeing of our roads and other public matters.

Help us maintain Leisurewoods as a place where we all want to live by joining the LPOA. At \$250 per year, our annual dues are very reasonable and have not increased in over 20 years. Most other area homeowner associations charge more for membership with less amenities than Leisurewoods and have increased dues in recent years. This has only been possible due to your neighbors' time and efforts on the board to manage the needs of the neighborhood unlike other organizations that pay costly management companies.

Welcome! NEW RESIDENTS



The LPOA Welcome Committee, run by volunteers Lori Mooney & Jana Owen, stops by new residents' homes with a cheerful basket of goodies and includes very helpful information for new residents.

Our new neighbors have been very open and happy to receive the "Welcome!"

If you'd like to donate or volunteer for this committee, or if you have not yet received your welcome basket, let us know!



Oak Wilt & The Oak Wilt Fund

HELP KEEP OUR TREES & PROPERTIES BEAUTIFUL

Many Leisurewoods homeowners have lost live oak trees due to Oak Wilt disease, one of the most destructive tree diseases in the US. Oak Wilt is an infectious disease caused by a fungus that invades the water conducting system of certain species of oak. The disease can be controlled and sometimes prevented by trenching around roots or by treatment with a special fungicide. Oak Wilt is active in Leisurewoods and it is important to take measures to try to control the spread. Our mature trees are especially vulnerable in times of drought and excessive summer heat.



Pruning

WHEN & HOW TO PRUNE

Generally, the best time to prune trees is when they are dormant and when fewer insects and diseases are present (Nov – Jan), and always immediately paint any pruning cut. If you hire a company, make sure they properly disinfect their equipment prior to working on your trees. Aside from the devastating aesthetics of sick or dead oaks, the loss of value to your property can be significant. We recommend proactively planting new trees that are more disease resistant as soon as possible, preferably prior to signs of disease on your property.



Oak Wilt Fund

INFO TO APPLY

Due to the generosity of donations from Leisurewoods residents, the LPOA offers financial assistance for Oak Wilt treatment or mitigation to its members. Members can apply by contacting the LPOA. The LPOA board recently voted to increase the amount of assistance to \$250.00 per household.

**Funds are limited. Removal of dead trees does not qualify. Proof of treatment is required.*

Meet the LPOA Board

JOIN US!

As another year begins, we thought it would be a great time to re-introduce ourselves to all the new and existing neighbors. To begin with, the Leisurewoods Property Owners Association (LPOA) includes all homeowners who are paid members. The LPOA also has a Board, which is a group of 9 homeowners in the neighborhood, elected by residents that are responsible for several tasks, including, but not limited to:

- Collecting and managing HOA dues and printing/delivering pool/tennis court keys to members
- Maintaining the pool area, tennis courts, and associated structures
- Providing a Welcome Committee who brings a gift basket along with neighborhood information to all new homeowners
- Maintaining public areas and services such as the entrances, signage, and dog waste stations
- Completing and providing necessary paperwork for new homeowners (resale certificates, deed restrictions, etc.)
- Answering questions from potential, new, and existing homeowners
- Advocating for our neighborhood to the county and state for the health and wellbeing of our roads and other public matters
- Assisting at neighborhood events; in the future, the LPOA would like to host 2 events per year for the neighborhood (such as a Spring or Summer pool party)

Several of the existing LPOA members have been in their roles for 20+ years, and they'd like to pass the torch to the new, excited homeowners who can take on these responsibilities moving forward. If you are interested in contributing to shaping the future of Leisurewoods and maintaining the wonderful community that the LPOA has fostered, please reach out!

How to Reach Us

HAVE ANY QUESTIONS ABOUT VOLUNTEERING OR JOINING THE BOARD?

You can reach the entire LPOA board via the contact form on our neighborhood website.

WWW.LEISUREWOODS.ORG

YOU CAN ALSO FIND US ON FACEBOOK

<https://www.facebook.com/TheOfficialleisurewoods> or

Join the conversations on Nextdoor!

CURRENT BOARD MEMBERS

President: Ray Wolf, 25+ years

Vice Pres: Nick Ryan, 8+ years

Secretary: Brittany Allen, < 1 year

Treasurer: Chris Owen, 15 years

Membership: Bob Caldwell, 2 years

Member: Dave Brakefield, 30+ years

Member: Steven Prater < 1 year

Member: Ann Walsh, 10+ years

Member: Lori Mooney, 2+ year

SPECIAL THANKS: Sharon Moore served on the board in various positions for 13+ years.

We thank you, Sharon, for your service to the community!

Essential Neighborhood Information

HELP MAINTAIN PROPERTY VALUES

Leisurewoods consists of 5 sections. Each section is essentially its own neighborhood within Leisurewoods. As the neighborhood developed, so did the Bylaws and the Covenants, Conditions, & Restrictions (CCRs) (also known as deed restrictions). Each section is similar but there are differences. These documents are your covenant with your neighbors to protect property values and promote community harmony.

In Leisurewoods, only section 2 requires a mandatory membership to the LPOA. Some owners are under a false understanding that their membership to the LPOA affects their obligation to abide by or comply with the deed restrictions.

ALL lots in Leisurewoods have deed restrictions, regardless of LPOA membership status.



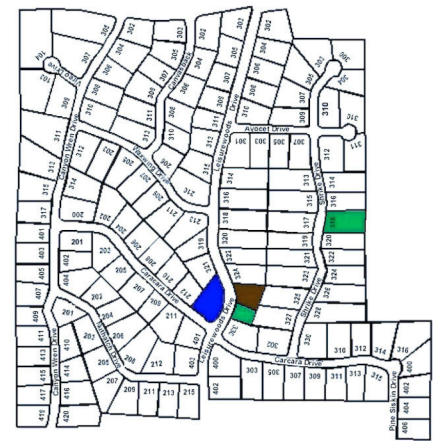
Constant Contact

STAY IN TOUCH

To help improve communication with our neighbors in Leisurewoods, the LPOA is beginning to implement the use of an email program called Constant Contact.

This will allow us to get neighborhood information directly to you rather than relying on having to discover it on NextDoor, Facebook, or signs around the neighborhood. Constant Contact is a closed program that does not sell your information to outside businesses.

Please complete and return the Membership Dues Form that accompanies this newsletter and be sure to include your email address, name and Leisurewoods address.



- Bylaws define how the Association is run.
- Covenants are a promise that each homeowner makes with his neighbors when they purchase their home, to abide by the rules to help maintain property values.
- The ACC exists and functions in cooperation with but separately from the LPOA board and was established in the Bylaws.

Non-compliance with the deed restrictions can result in fines. The following is not an exhaustive list of deed restrictions!

- Seek approval from the Architectural Control Committee before making changes to the exterior of your home.
- Maintain your property and yard—including fences and trees.
- Boats, trailers, RVs may not be parked on the street, driveway, or any portion of a lot unless enclosed by a privacy fence.
- Building set-back limitations.
- Pets are limited to domestic household pets. NO chickens, pigs, or other non-domestic animals are allowed.

**LPOA MAILING ADDRESS:
327 LEISUREWOODS DRIVE
BUDA, TX 78610**