Bluebonnets Are Starting to Bloom!

Blankets of wildflowers swaying in the backdrop of freshly minted oak trees basking under cerulean skies clearly demonstrates that springtime has arrived in the Texas Hill Country! We have witnessed a variety of wildlife ranging from wild turkeys to foxes and even a majestic bobcat!

I want to invite you to review our first edition of “The Stone Mountain Ponderosa.” This is the first newsletter that our community has seen in several years. The intent in creating quarterly newsletters is to keep our residents on the same wavelength. Our collective hope is that you enjoy reading the various updates and that it inspires you to participate in the process of maintaining (and in some ways, improving) our wonderful community. Please feel free to continue engaging us, as we serve you, via the SMPOA email at stonemountainpoa@gmail.com. I look forward to visiting with you, as we work together to make SMPOA the best subdivision in the Texas Hill Country!

Your Servant,
Mike Williams

---

Officers & Board Members

Mike Williams - President & Board Member
Mike_Royann@Hotmail.com / 830-220-4577

Kris Hill - Vice President & Board Member
Kristina.hill@vanderbilt.edu / 615-497-1656

Kena Richert - Treasurer & Board Member
kenarichert@msn.com / 214-636-8370

Kristin Phillips - Secretary
KristinPmom@gmail.com / 512-923-9333

ACC & Gatekeeper

Ron White - Member 1
oldagron@gmail.com / 509-301-6833

Pat Becker - Member 2
Tx_pcbecker@yahoo.com / 713-854-2292

Patti Barnum - Member 3
PattyB7747@aol.com / 832-928-5714

Chris Phillips - Gatekeeper
Chris.Phillips@lcra.org / 512-217-3360

Inside This Edition

- Welcome & Social Report
- SMPOA Line Item Report
- SMPOA Financial Report
- Board & Officers Report
- ACC Report
- Safety & Other Info Report
Welcome to Stone Mountain!

On behalf of the Stone Mountain community, we warmly welcome our newest residents!

- The Gray Family
- The Gordon Family
- The Matthews Family
- The Borawski Family

These families have blessed our community with several children/grandchildren, so let’s invite them to The Mountain! We look forward to befriending you and your precious families!

Social Activities Calendar

- April 1: Spring Cleanup
- *May 6: SMPOA Picnic
- *June 3: Newcomer Welcome
- October 31: Trick-or-Treat “Hay Ride”
- November 11: Veteran’s Day Celebration
- December 2: Annual Meeting

*Date is tentative and is subject to change.

Contact Jane Jones at terryjane1967@yahoo.com or 830-693-1803 for more information about future social events, or if you want to volunteer to help coordinate these special events.

Social Groups

Men’s “Spit-n-Whittle” Social Group

Some of our men in the community meet every Thursday morning at 9:00AM for breakfast to socialize and build relationships. All SMPOA men are welcome to attend this weekly event. The men meet at the SMPOA Clubhouse and carpool to local restaurants in Marble Falls and/or Burnet. Please come join us!

Contact Terry Jones at terryjane1967@yahoo.com or 830-613-7934 for more information about future social events, or if you want to volunteer to help coordinate these special events.

Women’s Social Group (TBD)

There are various social groups throughout the Highland Lakes geographical area; however, in an effort to build and strengthen our relationships, I think it would awesome to start a special women’s group this year. Please contact Jane Jones if you would like to lead a women’s group, or if you have any ideas on creating one. Thank you!

Contact Jane Jones at terryjane1967@yahoo.com or 830-693-1803 for more information about finding, or starting a social group.
**Line Item #1: Covenant & Bi-law Report**

Currently, the Board of Directors and Officers have individually reviewed the current covenants and bi-laws; however, we plan to meet with the intent to discuss possible future modifications. There are two courses of action (COAs), regarding our SMPOA procedures:

**COA #1.** Allow covenants/bi-laws to remain in a “laissez fair” status with no changes to the language. This COA would be a seemingly short-term solution, but might be the best one.

**COA #2.** Make recommended modifications based on the selling of the final property. This COA would be a proactive effort to ensure that we extract all “declarant” language from the current covenants/bi-laws. This COA would be a seemingly long-term solution, but would require much work and overwhelming support.

The Board of Directors will have more fidelity of detail on “The Way Ahead” in the near future. I am personally leaning toward COA #1 (the laissez fair approach), as it was written within the confines of Texas Law.

**Line Item #2: SMPOA Clubhouse (Bldg)**

Currently, I have secured only two of the four bids needed to present to the Board/Officers and the residents for review/approval. Based on preliminary cost estimates/bids, the two courses of action (COAs) are not financially favorable, nor prudent to pursue right now. The following is a brief “snapshot” of the lowest current cost estimate/bid:

**COA #1:** Remove two walls, repair the ceiling leak areas (float/tape/texture/paint) and fix the carpet (once the walls have been removed): $9,876.

**COA #2:** Demolish the existing building, build a gazebo from the current concrete slab, add epoxy to the slab, add a bbq pit and haul all concrete to the appropriate location. $64,000.

Obviously, we have not put aside this type of funding for such a mammoth project, so I would like to solicit your support in “running” with another COA - Use our collective talents to remove the walls to open up the facility, so that we can make it more functional. We have some talented men/women who can make this happen. If interested, let’s talk during our April 1st Spring Cleanup Day. -Mike Williams
SMPOA Financials

The Stone Mountain financial outlook is showing strong signs of allowing us to create a surplus this year. As stated in my inaugural address to the SMPOA residents, we have created a Capital Building Fund. This fund will be used to reserve a portion of each of our collective annual POA dues, which is currently set at $500 per annum. We are reserving $100 from each of our annual dues and “ear-marking” the funds to be used for our road network/infrastructure. Refer to the current charts for details on the operating budget and expenditures.

**Important Notice**

We have property owners who still have not paid their 2017 SMPOA dues. Please remit payment, immediately to SMPOA, ATTN: Kena Richert, 100 Stone Mountain Dr, Marble Falls, TX 78654.

**Contact Kena Richert at kenarichert@msn.com or 214-636-8373 for more information on financials.**

---

**SMPOA Website**

---

**Fund Balance at 2016YE $18,082**  
**Suggested Minimum Balance 7,500**  
**Amount Available for Road Work at 12/31/16 $10,582**

(1) I recommend the 2017 dues be raised $20 to $500 per lot.  
(2) I recommend the board consider supporting a designation of all dues over the $400 original dues amount be restricted for future road repairs. This would prepare the POA for the inevitable major capital improvements required on our private roads.  
(3) I recommend the board adopt the above 2017 budget as presented.

2017 $400 Dues Income + Misc Income $19,300  
2017 $100 Dues Income designated for future road repairs $4,700
**Spring Cleanup Plan of Action!**

The Stone Mountain Community will conduct a Spring Cleanup event on Saturday, April 1st from 8:00AM to 11:00AM in vicinity of the front entrance and clubhouse (POA building). Please bring your personal tools to decisively engage in our first team-building activity for 2017. Please bring your shovels, rakes, leaf blowers, trimmers, pruners, wheel barrels, gloves and relevant items to effectively and safely complete the job. Specifically, we will be painting the entry and exit gates/poles, repairing the real estate display case, pruning dead vegetation, trimming/blowing areas that need it, putting down new mulch and cleaning out the clubhouse. I will coordinate the process of securing the mulch with my personal equipment. Donuts, coffee and water will be provided to all participants. I personally invite each of your to come join us, as we work together to improve our beautiful subdivision! This will give everyone the opportunity to serve together for a common purpose, while getting to know one another, as friends and neighbors! -Mike Williams

**ACC Guidance**

Refer to the “Master Declaration of Covenants, Conditions and Restrictions,” dated May 23, 2005, coupled with its Amendments. These procedures are located on our website at http://stonemountaintxpoa.com/index.html. If you are in doubt, please contact a member of the ACC. –Ron White

**Small Worms & Caterpillars**

They are back! Anyone on Stone Mountain who have Mountain Laurel should start looking for small worms/caterpillars on the new growth. The Genista caterpillar are starting to consume new leaves. Mountain Laurel Street is infested with these pests. The caterpillars are very small and not causing much damage, but could later as they increase in size and number. The PDF that was sent out addresses how to remedy this problem; and additional life cycle and control methods are available online. Control products, such as Captain Jack’s Deadbug/Spinodad, may be purchased at Backbone Nursery. –Ron White

For more information please contact Ron White at oldagron@gmail.com or 509-301-6833.
<table>
<thead>
<tr>
<th>Safety Corner</th>
<th>Traffic Corner</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Ensure that you only give your contractors the rolling monthly gate codes.</td>
<td>- Our bi-laws do not allow us to post speed limit and “watch for pedestrians” signs, however, the local Sheriff’s Dept is patrolling SM.</td>
</tr>
<tr>
<td>- Be vigilant in allowing non-residents to follow you through the gate. Think safety.</td>
<td>- Walkers, joggers, hikers and young children share the roads with vehicles, so be vigilant so that an accident does not occur.</td>
</tr>
<tr>
<td>- Stay hydrated as you begin working outside.</td>
<td>- Ensure that your contractors respect local residents by parking in a way that does not impede traffic.</td>
</tr>
<tr>
<td>- Snakes are starting to surface from their winter hibernation, so exercise caution when working, or playing in areas that harbor these creatures.</td>
<td></td>
</tr>
<tr>
<td>- Keep pets vaccinated on a routine basis.</td>
<td></td>
</tr>
<tr>
<td>- See Fire Plan on the SMPOA website.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Curb Appeal Corner</th>
<th>Lost &amp; Found Corner</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Ensure that you adhere to the covenants and bi-laws, regarding the property appearance requirements.</td>
<td>- If you or your loved one loses a pet, please inform the board, officers, or ACC immediately, so that we can help you.</td>
</tr>
<tr>
<td>- Maintain property in accordance with Protective Covenant page 3, #10.</td>
<td>- Some of our residents have adopted “rescue” pets, such as dogs and cats.</td>
</tr>
<tr>
<td>- If you are “grandfathered” from having to install a 15-foot apron on your respective driveway, it is your responsibility to keep the debris off the roadway.</td>
<td>- We have a couple of families who serve with the local Highland Lakes SPCA, so if you are searching for a pet contact them.</td>
</tr>
<tr>
<td>- Submit site improvement plans and/or modifications to the ACC for review/approval.</td>
<td>- Contact Cindy Ocker at <a href="mailto:cindyk1210@gmail.com">cindyk1210@gmail.com</a>, or call her at 281-328-5000.</td>
</tr>
</tbody>
</table>