

# Monument Hill Property Owners Association Newsletter

## Notes from the President

**SPRING 2019**

To all our neighbors,

It's been an unusually wet five months, but hope remains high that Spring will arrive shortly and bring with it some much needed sunshine.

The wet weather has certainly delayed some of our plans. The recently installed "Frisch Auf" sign at the main entrance still isn't backlit, as intended, due to the soggy conditions and the inability of the electrician to work his magic in the present soil conditions. We had great plans to conduct a large yard debris (limbs, leaves and trimmings) collection, but the weather never dried up enough that property owners could actually work in their yards, or have crews do the work, so those plans have been delayed until, most likely, some time in the Fall.

Colter Zoch, of Tatonka, and his crew have been busy cleaning out and mulching the neighborhood esplanades and

what a difference! ***Please help us keep them looking nice by not blowing or dumping your leaves in the esplanades!*** All neighbors close to the esplanades should feel free to weed or clean their esplanades throughout the year to keep them looking good.

There are plans to replace the Bluff Haven signs at the intersection on Park Dr and Chris Ct., a new sign on Country Club Dr at Oak Bend Dr, and possibly replacing the sign at Country Club Dr and Richard Road. Unfortunately, until the outcome with FEMA is complete, plans for a sign on Country Club Dr near Buckner's Creek are on hold.

Please feel free to contact us, or Lori at the office, if you have any questions or concerns. Thank you for all you do for our neighborhood!

Mark Hermes,  
MHPOA President

## Deer Committee Update

The Deer Committee would like to thank Mr. Bill Keating for his tireless service as Chariman of the Deer Committee the past two years. Mr. Keating has decided it's time to step down and let someone else lead. We are pleased to welcome Mr. Thomas Hobbs as the new Chairman of the Deer Committee.

February was busy with multiple deer counts and brought the conclusion of our TPWD expanded deer season. A total of seven deer were harvested this season and is impressive when you consider that hunting wasn't permitted to begin until late December due to the completion of paperwork and ironing out the details for the hunt, as well as the non-conductive hunting weather these past few months.

The Wall Street Journal recently published an informative article, written by Cameron McWhirter, titled "Disease Threatening Deer Population Has Spread to 26 States". This enlightening article explains chronic wasting disease, an incurable illness similar to mad-cow disease that is fatal to deer and spreading across the U.S. The link to the article can be found by typing the following address into the URL: <https://www.wsj.com/articles/disease-threatening-deer-population-has-spread-to-26-states-11549535401>.

## Deed Restriction Enforcement

Our neighborhood has deed restrictions that are meant to serve all, not just a few. As property owners, we are all governed by the same rules. All are expected to abide by those rules and when most do, but a few don't, it seems grossly unbalanced and downright unfair. In order to address this imbalance, the Board has consulted legal counsel on how the Association can enforce its deed restrictions since no authority is given in the Association's By-Laws for assessing fines. The Board was informed that the restrictions are enforceable via filing a claim with the Justice of the Peace 3 Fayette County, Texas, at which time a warrant will be issued, for the restriction violator, to appear in Small Claims Court. The violator may be held responsible for filing and service fees of \$146.00, in addition to any other fees or fines assessed. While this action may seem extreme, it is, in fact, the only proper method for enforcing the restrictions.

We've recently experienced some issues concerning **loose dogs, dog attacks** and the never ending reports of **barking dogs**. According to the restrictions, all pets are to be ➡

## Deed Restriction Enforcement

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contained within the home or yard, or on a leash. In the not so distant past, we've had dog walkers attacked by loose dogs and just a few weeks ago we had a leashed dog, on a walk with his owner, attacked by two loose, unleashed dogs. The Association will not tolerate loose dogs in the neighborhood. From this point forward, any loose dogs will be reported to Animal Control, and their owners will be assessed a fine via Small Claims Court as outlined above. Aggressive dogs, or dogs who attack, will be immediately turned over to the Sheriff's Department. Keep in mind, in the Sheriff's Department has the authority to seize, or even euthanize, the animal(s) depending on the severity of the incident. Obviously, this is the last thing anyone wants to occur, however, the safety of all is paramount.

This same practice will also be applied to incessantly barking dogs. Property owners who receive a written notification that their dogs have been barking and disturbing neighbors will receive one written notification that the dogs must be quieted. If, after two weeks, the dogs are still causing a nuisance, a claim will be filed with small claims court.

Please be advised that all deed restrictions are enforceable via Small Claims Court. ***This includes, but is not limited to, past due Association fees that remain unpaid, any vehicles, trailers, boats and RV's parked overnight on the street, etc.***

It is the Board's sincere hope that enforcing the deed restrictions in this manner will never become necessary, however, such methods will be employed, if needed. As always, if there is any question concerning a restriction, or if something unforeseen should arise that is questionable by neighbors, please notify the office so that the Board is aware of the situation and action can be deferred. Please, let's all work together to keep our neighborhood the beautiful place that it has always been.

## Treasurer's Report

Our checking account balance as of 02/27/2019 was \$69,370.29. Our accounts this same time last year totaled \$59,885.13. Our total past due accounts receivable balance on 3/1/2019 was \$1,083.69 compared to \$645.25 the same time last year. Please pay your quarterly dues in a timely manner.

## Your Board

President ~ Mark Hermes: (361) 772-4619  
Vice President ~ Cleo Schneider: (512) 924-2733  
Treasurer ~ Brenda Benes: (979) 249-6804  
Secretary ~ Dawn Cowen: (979) 204-6104  
Restrictions ~ Darlene Gilmore (979) 968-5686  
Office Manager ~ Lori Steffek (979) 968-5514

## Welcome to the Neighborhood

SHANE WALKER  
116 BUCKEYE TRAIL

*Please take a moment  
to introduce your-  
selves to the new kids  
on the block.....*

GREG & THERESA AVERA  
305 BUCKEYE TRAIL

BRAD & NANCY BELOTA  
200 RICHARD ROAD

VICKI VELARDE  
408 VALLEY VIEW DRIVE

## Neighborhood Happenings

- ◆ **1<sup>st</sup> Saturday Breakfast (La Marina Restaurant)** - On the 1<sup>st</sup> Saturday of every month at 8:30 a.m., a group of Frisch Auf! & Bluff Haven residents gather at La Marina (in the back room to the right). For more information, call Faye Graeber, (979) 968-0075
- ◆ **MHPOA Board Meetings**—are held the 2nd Thursday of every month at 6:30 p.m. at the MHPOA office, 100 Country Club Dr. If you plan on attending, please call to verify the meeting time, as sometimes it changes.

The MHPOA Board of Directors is seeking volunteers to serve on the Board, as well as, the Architectural Control, Yard of the Month and Deer Committees, If interested, please contact one of the Board Members.

## Yard of the Month

will begin again in April



## Little Free Library

With the warmer temperatures finding their way to our neighborhood, make time to check out our very own Little Free Library located inside the Esplanade at 310 Valley View Dr.

If you are looking for a new book to read, one of our very own in the neighborhood has a second book out that is part of the Texas Sisters series. 'Coming Home' by Audrey Wick is easily available on Amazon.com. You might even be lucky enough to get the book at your LFL! Either way, it's a delightful read....perfect for Spring!

Whatcha reading?

Mary Lou McNair

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