

BAR X RANCH SUBDIVISION

Est. 1979

October 2009 Fall Newsletter

Bar X Property Owners' Association

1169 Bar X Trail

Angleton, TX 77515

<http://www.barx ranch.com>

Phone: (979) 345- 2545

Fax: (979) 345- 6445

Office hours: Mon- Fri 8:30am- 5:00pm;

First Saturday of the month 9:00am- 1:00pm

Board of Directors

President: Thomas (TJ) Sbrusch

Treasurer: Taina Johnson

Member: Bill Coleman

Member: Jimmy Hutchings

Vice-President: Joyce McHam

Secretary: Jim Grayson

Member: Bob Griffith

Staff

Office Coordinator: Liz Montoya

Assistant Office Coordinator: Tracy Ning

Receptionist: Kristin Sbrusch

Maintenance Supervisor: Kelly Coats

Maintenance Assistant: Dylan Evans

Maintenance Assistant: Ken Stacy

Office News

Dear Property Owners,

Enclosed is your statement for the maintenance/mowing fees, which are due by December 31, 2009. If you have any questions or feel there is an error on your statement, please contact the office to discuss your account.

In the past few months, we have placed over 200 liens against properties that have not paid on their maintenance fees. This will enable the association to retain monies owed to the association for past maintenance fees.

I would also like to mention that there will be three (3) board positions open for next year's annual meeting. We invite property owners to attend the monthly meetings. This is your opportunity to get involved with suggestions or comments and to know what's going on in your community. The meetings are held the third Monday of the month at 7pm at the POA Clubhouse.

Please be advised that the gravel road leading from Chuckwagon Trail and Pony Trail to Chuckwagon Court will be closed effective January 2010. It is not a county road or maintained by county. It has been determined that the road encroaches across private property (lots). Mary Ruth Rhodenbaugh will be contacted to assist in the closure of this road.

As a reminder for property owners who are currently on the mowing program, the mowing form will need to be filled out by March 1, 2010. A credit is no longer issued, although the account will not be charged the mowing fee. Also, weather conditions have taken some of the markers on lots and need to be replaced for verification.

I would like to recognize our Assistant Office Coordinator, Tracy Ning. She has been a full time employee since April of last year. We also have Kristin Sbrusch who is a full time college student and works part time as our receptionist. They are both great assets to the association.

In closing, if you have any questions or concerns with any matter, please contact the office at the above sites. We hope to see more participation and involvement on our committees and monthly meetings.

Sincerely,
Liz Montoya
Office Coordinator



Committees at Work

AC/ Deed Committees

The AC Committee has approved ten homes to date this year. Six new residences are still under construction. Currently, there are 234 built homes in our growing community. If you plan on any type of new construction or additions, an ACC packet needs to be filled out and approved by the committee before beginning any construction. The AC Committee meets the first and third Thursday of the month at 7pm at the POA office. (Please call the office for confirmation.) A packet can be picked up at the office or you can go to the website, www.barx ranch.com and print a packet off the site. The AC/Deed violations are reported monthly and notices are sent out. We appreciate our residents who abide by the rules and restrictions in our community. The non-compliance of the AC/Deed restrictions leads to second and final notices which lead to de-activation of gate cards and turning over to the attorney for legal action. All actions of this sort are costly to the association. Overall, our community looks great and we would like to welcome all of our new residents.
Board of Directors.

Waterways Committee

Garrett's Flying Service applied herbicide to Eagle and Hidden Lake in August. This should help with the vegetation covering Hidden Lake and with the cattails that cover a very large portion of Eagle Lake. The herbicide applied is a slow acting agent and may take up to 45 days to take effect. The Bayou is full of algae due to very little rainfall. The algae should go away as the temperature begins to cool. There have been no reported losses of game fish within our waterways this year, in spite of the low water levels. There have been rumors of some very nice bass, as well as some catfish, taken from Bluebonnet and Eagle Lake this summer. The committee is working on resolving the low water levels that we are experiencing on the southern end of the bayou below Quarter Horse Trail. The waterway committee meetings are held in the business office conference room every second Wednesday of the month. We encourage members to attend and participate in our efforts to restore our waterways.
Committee Chairman, Jim Grayson.

Security

The security committee is head by Chairman Bill Coleman. There seems to have been more activity during the summer months, so additional security was added. The extra patrol helped with the overcrowding of non-residents in the pool area and loitering of the facility areas. Drivers observed not stopping at the stop signs were mailed notices of this action by the Brazoria County Sheriff's department. Many of these were sent out. If you suspect any suspicious activity, call the Brazoria County Dispatch at (979) 388-2392.

Maintenance Committee

The maintenance department has a new supervisor, Kelley Coats. Dylan Evans is a full time employee and Ken Stacy is part time. Property owners who notice areas that need to be addressed by the maintenance crew, please come by the office and fill out a "work order". Over the summer months, the maintenance staff cleared trees that were not cleaned up by property owners on vacant lots. Property owners will receive notice of this cost for the clearing and will be billed accordingly. More dirt was put in the campground area and sugar mill by both the association and the county. The alligator grass along the bayous was cut down. At the 521 pool area, all fences were painted, cleaned, and sprayed. In the future, repairs such as re-plaster of the 521 pool will be done during the off season. The sinkhole on Mill Road was repaired. A new circuit board and a 220 outlet for the oven were installed in the Clubhouse. A new wire for the light on the fishing pier and a new top plate on the bridge handrail were also added to Bluebonnet Lake. Overall, the maintenance staff does a great job in keeping all the facilities and subdivision looking great.
Chairman, TJ Sbrusch.

Fall Trade Days

Saturday, November 7, 2009

Come join your neighbors at the POA office parking lot for our community wide garage sale! Arrive early for the best spots and great shopping!

- The Bar X POA Office will be closed for the holidays on the following days: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, day after Thanksgiving, half day on Christmas Eve, and Christmas Day.

