



Point La Vista Press

“Nothing is impossible, the word itself says “I’m possible!” Audrey Hepburn

Newsletter Sept. 2nd 2020

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Links

[Point La Vista Website](#)

[Point La Vista Facebook page](#)

[Henderson County Fire-Marshal](#)

[Henderson County Nuisance Form](#)

PLV POA Officers:

Greg Harvey

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PLV POA Board Members:

Charles Fisk - President

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PLV POA Board Members

Meetings Update

On July 11th the Board met briefly to appoint Greg Harvey the new Secretary. July 11th was also the day that the Annual Meeting was scheduled to be held, but Governor Abbott had passed an executive order that prohibited groups of more than 10 people. The Annual Meeting and Election of Board members was suspended until the Executive order was lifted. Almost 2 months later the order is still in place.

On September 26th at 9am, the Board of Directors, Officers, and Board Candidates will hold an Open Board Meeting. The Board will meet in person at the pool pavilion and community members will be able to attend via a telephone conference thus limiting the in-person group to less than 10 people. The agenda is still being worked on, but one item will be a decision on whether to move forward with an election even if we can’t have the Annual Meeting or do we continue to wait until the order is lifted. An official notice will be mailed shortly.

On a side note: Meeting Minutes from 2019 and 2020 have been added to the website under the Meeting Info tab. That is also the location to see the full agenda and any documents going before the Board once they are finalized.



Happy 35th Birthday PLV POA!

Back in September of 1985, the Point La Vista Property Owners Association was established, and control of the subdivision changed from the developer, Tamarack Inc, to the POA. If you have any pictures of PLV in those early days please send them to

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Secretary@pointlavista.com We'd love to include them in our archives and maybe publish them in a future newsletter.

A lot has happened in those 35 years, but others haven't We continue to face some of the same challenges. Some snips from 1985 meeting minutes:

- "Road Committee reported on road condition and requested potholes be repaired in January"
- "Architectural and grounds control committee reported need for repair of boat ramp, patio cover around pool area, door to pump house, cover for pump at Kidde lake, repair and painting of entrance sign"

Road repair was conducted in 1986 for \$5,000 and 35 lots were filed on for nonpayment of the first year's dues. In 2020 we spent \$29,420 on road repair and over 200 of the approximately 530 lots are not current. There are proposals and estimates to repair the boat ramp and the pool pavilion being discussed at the next Board meeting.

Do you know we are **paying less in dues** now than we were in 1982? In 1982 dues were \$60 per lot. Adjusted for inflation, that would be \$161.10, which would be more than the \$150 per lot assessed for 2020.

Treasurer's Notes

As noted above, many lot owners are not current on their assessments. In October, 2021 Assessments will be sent out and are Due January 1st 2021. There will be a proposal going to the Board at the next meeting to start charging a late fee so if you are not current please send in your payment now.

Currently, if an owner has multiple lots and sends in a partial payment specifying which lot(s) they wish it to be applied to, the payment is usually applied as requested. This is done even if the lot they are requesting payment be made on is current but other lots are delinquent.

Effective January 1, 2012 Texas Property Code 209.0063 Priority of Payments became effective. Effective immediately and pursuant to this law, the Point La Vista Property Owners Association will no longer apply payments as directed by the lot owner. Payments will be applied in order as stated in the law:

Order:

- (1) Any delinquent assessment
- (2) Any current assessment
- (3) Any attorney's fees or third-party collection costs incurred by the association associated solely with assessments or any other charge that could provide the basis for foreclosure
- (4) Any attorney's fees incurred by the association that are not subject to Subdivision (3)
- (5) Any fines assessed by the association
- (6) Any other amount owed to the association

Caney City Volunteer Fire Department Fundraiser

This is the fire department that would be first to get a call if there were a fire in Point La Vista. Please make a point to show up and support them.



Presents



Caney City Firehouse Fundraiser

September 12 11-2 pm
Hwy 198, Caney City
Next to Daltons Last Call



Come Dunk Botie Hillhouse
& Caney City Police Chief



Grab a BBQ Lunch



Pick a dessert to bring home



Donate to the Boot

Recycling

For those people who recently moved to Point La Vista and are used to bigger city services it can be a surprise that along with garbage collection there isn't an option for recycling collection. There is however a drop-off site for Henderson County Precinct 1. They accept paper, cardboard, plastics, metal cans and aluminum. They do not take glass. There is no need to separate your recyclables either!



Fishing Report

Cedar Creek Lake Fishing Report from TPWD (Aug. 26)

GOOD. Water lightly stained; 89 degrees; 1.18 low. Largemouth bass are good working topwater plugs and poppers very early on vegetation lines, creek ledges, and boat docks. Shaky heads, TX rigged plastic worms and diving cranks fished along deeper boat docks, main lake drop-offs, and timber in 14-28'. Hybrids and sand bass are found off main lake points and humps with slabs, heavy spoons, and swimbaits. Crappie are good with jigs and minnows in brush piles, deep water boat docks and near submerged timber in 15-28'. Catfish are good in 12-25'. Live bait and cut bait are working well.

Pool Reminder

Enjoy the pool this Labor Day weekend as the pool closes next week. A BIG thank you to Larry Fletcher for taking care of it all summer long.



