



Point La Vista Press

“Do what you can, with what you have, where you are.”
Theodore Roosevelt

Newsletter Feb. 12th 2022

Volume 2022, Number 1

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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
Secretary@pointlavista.com

Jane Harvey
Treasurer@pointlavista.com

President’s Message from Wade Kusler



We drive by the sign every day as we enter the neighborhood - no building or moving a building onto a lot without permission of the Architectural Control Committee. We know it is a part of our Covenant Conditions and Restrictions (CCRs). Yet it happened on October 19th that a house was moved into PLV without approval. From the minute this happened the Board of Directors has been working to rectify this situation.

We immediately contacted our legal team at Ladd and Thigpen. This firm specializes in Property Owner Association law and while being based in Tyler, has done extensive work in Henderson County. Our petition to have the house removed along with a Temporary Restraining Order preventing any work on the structure was filed within a week.

We finally went to a preliminary hearing on December 14th. Unfortunately, the Judge preferred both parties to go through a mediation session before proceeding with the hearings. Mediation was held on January 28th, but we were unable to reach an agreement which resulted in the Mediator submitting a proposed settlement for both parties to consider. The Board met this past Saturday (2/5) to discuss the proposal but unanimously rejected it as it was not in the best interest of the community.

Now we wait for this dispute to move through the court system. The Board stays committed to enforcing our CCRs, which in this case means removing this structure from our community. We will bring you further updates as this progresses.

Donations

From time-to-time owners donate their time, talents, materials, etc. to various PLV projects. This allows the Association to do more with the limited resources they have and allocate more to the largest expense which is road maintenance.

Jill and David Smith have asked for this message to be sent out. They are starting a grass roots effort to raise money which will be donated to PLV to help pay the lawyer/court costs of the case mentioned above. If you want to donate, please contact Jill at Jill-smith@embarqmail.com or 214-709-2690.

PLV POA Board Members:

Wade Kusler - President

wadesanag@gmail.com

Tom Craig – Vice President

tcraig01@berkshirehathawayautomotive.com

Brain Buckley

BrianB@pointlavista.com

John Sumpter

JohnS@pointlavista.com

Charles Fisk

Charles@pointlavista.com

PLV POA Webmaster:

Greg Harvey (temporary)

secretary@pointlavista.com

Secretary's Notes from Greg Harvey



This newsletter is going to focus on recapping 2021 since I only managed to get one newsletter out last year. It was a very busy year indeed. However, before we look back, here are the events planned so far for this year:

2022 Volunteer Days

This spring we have a number of priorities like clearing the park lot, painting the rest of the front fence, staining the pavilion, etc. so we are going to have 3 volunteer days the 3rd Saturday in March, April and May. Please RSVP to the Secretary so we can plan. The dates are March 19th, April 15th, and May 21st.

2022 Board Meetings

March 12th 1pm at the pool pavilion

May 14th 10am at pool pavilion

June 25th 1pm at pool pavilion Organizational Board Meeting for new Board

September 24th 10am at pool pavilion

November 12th 1pm at pool pavilion

2022 Annual Owners Meeting

June 25th 10am at the Malakoff Community Center

Treasurer's Notes from Jane Harvey



Statements for 2022 dues were mailed on October 21, 2021. Payment in full was due on January 1st 2022. If payment in full is not received by March 1st, 2022, a \$50 per lot late fee will be assessed. Email reminders have been sent and phone calls made to those who haven't provided the POA an email address.

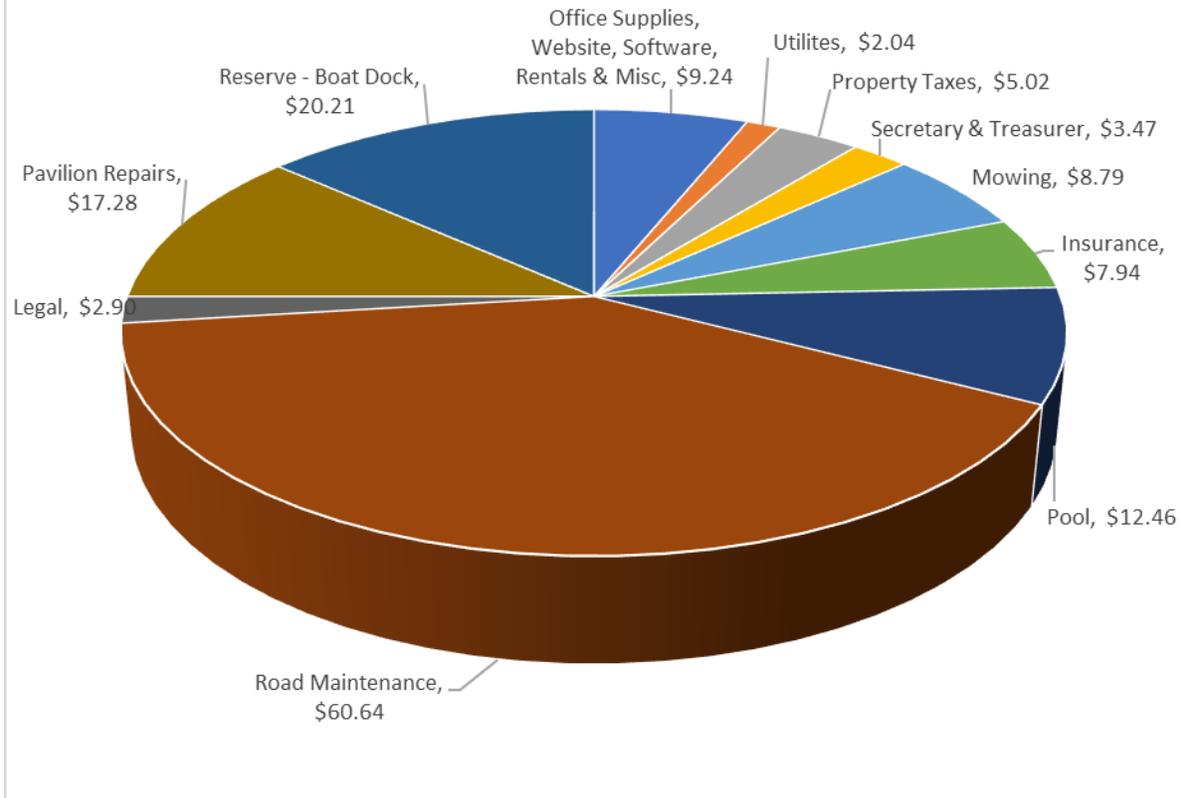
Thank you to the 54% of lot owners that have paid so far!

Please note:

The POA has no ability to accept any form of online or credit card payments. There is no staffed office or a drop box.

I heard from several people that they liked the picture of "What did your \$150 dues pay for in 2020?" so here's the one for 2021:

What did your \$150 dues pay for in 2021?



If you have questions or would like to see additional information, please send an email to Treasurer@pointlavista.com or leave a voicemail at 651-705-2678.



PLV Repair work

2021 saw some significant repairs. The pool pavilion rebuild was completed in time for the pool opening with all new support, flooring, and paint. Through various donations the picnic tables got a refresh with all new wood, an additional metal table and chairs were added, and the pool got 4 chaise loungers. Now that the green wood has had a year to dry out, look for the pavilion to get a coat of stain this spring to help protect it and make it look even better.

2021 also saw work on the boat dock. James Doster updated the lighting to be low voltage and other volunteers re-decked the entire dock using salvaged lumber from the pool pavilion.

The front entrance saw some change with volunteers moving the flagpole, so the flag doesn't get caught in the tree anymore. Volunteers have started painting the fence which will be completed this year. Still more volunteers started trimming the brush against the trees and pruning them up. More of this is planned for our 2022 volunteer days.

Internet in PLV



Last winter I provided an update on two internet options that might be coming to PLV. Now a year later, we're still waiting on one (Starlink), but the other is up and running [NextLink](#). I am not aware of anyone that has signed up with Nextlink yet, but we confirmed with Caney City hall that it is up and running. Their residents have reported some challenges getting it setup due to the significant tree cover. The technology being used requires "line of sight" to the top of the tower that was installed behind the Caney City hall.

As for [Startlink](#), the PLV Secretary & Treasurer signed up about a year ago. At that time service here was reportedly going to be available "mid to late 2021". Now they are saying "by mid 2022". We've talked to people that use the service in other parts of the country and they report that the service is reliable, and they regularly get speeds over 100mb/s.

If you are using one of these options, or know of one we haven't highlighted, please let us know.

Playground/Park

What's happening at the PLV "playground"? The only playground equipment that was there was a swing set with 4 swings. Last fall a safety concern was raised about the swing set. Even using volunteer labor, the estimate was over \$2,000 to make it safe.

Looking at the large lot we have there, it is overgrown and very underutilized. While there are a few kids in the neighborhood, and a few more grandkids that visit, the Board feels that the property could serve a larger part of the community by turning it into a park. We will need some volunteers during the maintenance days in 2022 to get the lot cleaned up. While this is going on, the Board is looking for input from the community. Some amenities that have been mentioned are: Fishing pier, covered area with picnic table(s) and grill, horseshoe pit(s) and frisbee golf. The Board would love to hear your ideas.

Fishing Report

Cedar Creek Lake Fishing Report from TPWD (February 9th)

EXCELLENT. Water lightly stained; 47-50 degrees; 1.53 feet low. Crappie are good on brush piles in 15-25 feet of water. Largemouth bass are good in the shallows, and main lake points with rocks and brush piles in 8-12 feet of water using chatterbaits and blue/black three-eight ounce jigs. Hybrid and white bass are good in 30-40 feet of water off of creek bends using the deadstick technique live baits or silver slabs. Catfish are good main lake humps or baited holes using frozen or live shad. Report by Kyle Miers, Lake Country Outfitters.

