



Key Ranch News

324 Lazy Cane Ranch Road, Trinidad, TX 75163

www.keyranchpoa.com info@keyranchpoa.com

JUNE 2018

Annual Meeting and Elections

The annual meeting of the Key Ranch Estates Property Owners' Association was well attended by our members on May 19th. President Mike Ferguson asked each of the Board members to introduce themselves and thanked retiring member Marilyn Glover for her service.

Mike then discussed the big community effort to dismantle the abandoned mobile home last year, as well as the cleanup of Key Ranch Road organized by Lisa Newton. He also spoke of the community potluck in November with about 45 members in attendance, and said we would try to organize another one sometime this year.

There were several folks who commented about how nice everything looks being mowed with the POA's new tractor, which was purchased in 2017.

After some discussion about the increase of operating expenses, the members present voted unanimously to allow dues to be raised to \$50 per year per lot, starting next year. Mike thanked everyone for their support.

Election results were then announced. Your officers and directors for 2018-2019 are:

President—Mike Ferguson

Secretary/Treasurer—Sue High

Directors: Marvin Newton, Mike Coffman, Kim Yazell, John Stubbs, David McKee, Marcella McKinney and Susie Trice.

For contact information and committee assignments, please see the second page of this newsletter or visit the POA's website at www.keyranchpoa.com.

Also please attend the monthly Board meetings held the first Tuesday of each month at 6:30 PM in the POA Community Center Building at 324 Lazy Cane Ranch Road. Bring a neighbor!

The President's Corner

I'd like to start by thanking everyone who attended our annual POA meeting in May!

As a reminder, "community burn piles" on POA parks or undeveloped lots that you don't own, are not allowed by the fire marshal. You must keep your burn pile on your property! Also, if you start a burn pile, you need to take responsibility to burn it. The POA will not burn these piles. They also hinder our ability to mow these areas.

Please be courteous about use of the parks & ramps. Living in Key Ranch does not give you access to all the parks and ramps, only the park the easement on your property gives you access to. And remember that none of the easements go out to a public road. If your neighbor allows you to cross their property for access, then that's fine.

Thankfully, our lake is full again this year, but please be courteous to others and respect the **No Wake** zones in all of our channels. People and watercraft can and have been hurt or damaged by rough water left by your wake.

!! Dues Reminder !!

All invoices for the POA's current fiscal year were mailed in April. About 70% of our members have already paid their dues for the year! Thank you very much for your prompt payment!

As a reminder, all invoices **must** be paid by the end of June to avoid late fees and penalties. So please check to be sure you've mailed your check for dues. If you aren't sure, you can always call Sue High at 903-778-4668 to double-check. You can also email her at info@keyranchpoa.com to check to see if you have paid.

Likewise, if you have misplaced your bill or never received it, contact Sue immediately to get a copy of your invoice so that you can pay your dues promptly.

Dues are still \$35 per lot per year for this year, so pay them now! As of next year, the dues per lot will be \$50 per year.

The POA Board of Directors for 2018-2019

President: Mike Ferguson: 903-778-2184
 Vice President: Kim Yazell—817-729-4192
 Secretary/Treasurer: Sue High—903-778-4668
 Building Permits & Restrictions: David McKee—903-229-0090
 Communications & Systems: Sue High—903-778-4668
 Community Center:
 Events: Susie Trice— 903-676-9048
 Grounds Maint: Marvin Newton—361-727-7506
 Crime Watch: Mike Coffman—903-340-0161
 Mowing: Marvin Newton: 361-727-7506
 Parks and Ramps: Marcella McKinney—903-778-2020
 Streets: John Stubbs—469-337-6174
 Street/Guard Lights: Kim Yazell—817-729-4192

Don't forget to come to the monthly board meetings at the Community Center at 324 Lazy Cane Ranch Road. The meeting is the first Tuesday of every month at 6:30 PM.

Building Permits Reminder...

If you are planning any construction on your lot, such as a carport, addition to your home, storage shed, garage, or other similar projects, you **MUST** get approval and a permit from the Building and Restrictions committee **BEFORE** you begin construction!
 Call David McKee at 903-229-0090 for more information.

Crime Watch Alert...

Mike Coffman is in charge of our Crime Watch program. He has set us up on a neighborhood website where folks in Key Ranch and close by neighborhoods can join by invitation only and keep up on any crime alerts, as well as general information sharing, such as good contractors, baby-sitters, pet-sitters and classifieds. If you would like an invite to the Key Ranch Nextdoor website, email us at info@keyranchpoa.com, or contact Mike Coffman.

Be cautious of scams. There is currently someone from Renton, WA sending letters to everyone offering to purchase their lots. This person's website is flagged as unsafe in Norton. PLEASE do not fall for a scam that could cause you to lose your property and your money! If the offer seems too good to be true, it probably is! Do not fall for this.

POA Cash Flow from 5/01/17 through 4/30/18:
 (NOTE: These are our total fiscal year-end figures, ending April 30, 2018. Does not include current cycle, which began May 1.)

Inflows

Building Permits	925.00
Dues	23,065.00
Donations Received	12.00
Late fees	675.00
Interest Income	71.53
Transfer Fees	1,150.00

Total Income \$25,898.53
Transfer from CD \$10,599.98

Outflows

Bank Charge	12.00
Community Center Maint. & Repair	608.08
Diesel for tractor	674.82
Electric Bill—Community Center	1,599.96
Electric Bill—Guard /Street Lights	7,569.79
Insurance—Comm Cntr & Trctr	3,025.00
Insurance—Directors	1639.00
Legal Fees	0.00
Memorials	0.00
Mowing Community Center	740.00
Mowing lots	4,928.11
Office Expense	328.93
Postage and Delivery	398.00
Other Repairs	0.00
Supplies	0.00
Taxes	55.38
Tractor	16,543.93
Water Bill—Community Center	333.25

Total Outflows \$38,456.25

Checking Balance \$10,516.71

CDs \$11,192.00

If you have any questions, please feel free to contact Sue High by phone at 903-778-4668 or e-mail at info@keyranchpoa.com.

See Lots for Sale:
www.keyranchpoa.com

«AddressBlock»

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