



Key Ranch News

324 Lazy Cane Ranch Road, Trinidad, TX 75163

www.keyranchpoa.com info@keyranchpoa.com

MARCH 2018

It's Time Again for Our Annual Meeting and Elections !

If you would like to have your name placed on the ballot for the Key Ranch Estates Board of Directors, please be sure to contact any one of the current Board members (names and phone numbers are on the next page of this newsletter). Alternatively, you can send an email to info@keyranchpoa.com, or mail your request to the Election Committee at the Community Center (address above). Either way, be sure to specify the position for which you are interested.

The results of the election will be announced at the **Annual General Membership Meeting to be held on May 19th at 10 AM** in the Community Center at 324 Lazy Cane Ranch Road. Mark your calendar now for the meeting and bring a neighbor!

There are 7 Director positions, plus the President and Secretary/Treasurer, for a total of 9 volunteer Board member positions. The term of service is for one year. If elected, you are required to attend the monthly Board of Directors' Meeting, usually held the first Tuesday of each month at 6:30 PM in the Community Center. If you are interested, please consider running for a Board position!

You must make your intentions known by March 31st in order to have your name placed on the ballot for this year's voting.

For a more detailed list of duties and responsibilities for each of the positions, you can contact one of the current Board members, or you can go to the POA's website at www.keyranchpoa.com, click the link for *Documents*, and then click on **Bylaws** to see the list of responsibilities for each job.

The ballot for voting, along with the current year's dues invoice, **will be mailed the middle of April** to all current property owners. If you do not receive a ballot and your invoice by the end of April, PLEASE contact Sue High at 903-778-4668. If you have moved in the past year, please contact Sue to give her your new address. Hope to see you all at the meeting!

The President's Corner

Well, it's almost springtime in Key Ranch and that means Board elections are just around the corner. As always, I want to encourage all property owners to consider putting their names up for election to the Key Ranch Estates POA Board of Directors. It's a terrific way to "give back" to your community and meet new neighbors. It is also good for our community to get some new ideas working for the POA.

With spring rains, the lake is full again! Always good going into spring and summer with a full lake. But if you are not on the water and using one of the ramps to launch, PLEASE be careful and courteous about entering and exiting the ramp areas. Most are on decent slopes and the ground is very saturated with the potential for your vehicle to get stuck trying to launch or exit the ramp. Leaving huge ruts makes it harder for others to use the ramp when things dry up. So please try not to launch when conditions are too muddy, as you tear up the approach and exit of the ramps.

As a reminder, the county plans to do a good bit of resurfacing of our roads, including Key Ranch Road, this year. When workers are present, PLEASE slow down! The speed limit is 35 mph and there will be a sheriff's deputy handing out tickets to those who are not obeying the law.

Please contact me, or Sue, or any of the other Board members if you have questions about the duties involved. Our contact information is on the following page.

The POA Board of Directors for 2017-2018

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: Marilyn Glover—903-778-2422
Grounds Maint: Marvin Newton-361-727-7506
Crime Watch: Mike Coffman- 903-340-0161
Mowing Lots: Marvin Newton—361-727-7506

Parks and Ramps: Marcella McKinney-903-778-2020
Streets: Susie Trice—903-676-9048
Street/Guard Lights: Kim Yazell—903-778-0161

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!

Current fees are \$200 for a new home, \$50 for enclosed additions and attached garages, and \$25 for carports, decks and porches, detached garages and storage sheds.

Remember to check out the deed restrictions for all the detailed information on easements and building setbacks. You can find them on our website at www.keyranchpoa.com, under *Documents*.

Call David McKee at 903-229-0090 to discuss your building plans and to obtain a permit.

POA Cash Flow from 5/01/17 through 2/28/18:

Inflows

Building Permits	900.00
Dues	23,065.00
Late fees	675.00
Interest Income	57.75
Transfer Fees	950.00
Donations	12.00
Total Income	\$25,659.75
Transfer from CD for Tractor	\$10,599.98
Total Income to Checking	\$36,259.73

Outflows

Bank Charge	12.00
Community Center Maint. & Repair	514.08
Diesel for tractor	46.82
Electric Bill—Community Center	1,248.69
Electric Bill—Guard /Street Lights	6,310.35
Insurance—Comm Cntr & Trctr	3,025.00
Insurance—Directors	1,639.00
Mowing	4,341.86
Office Expense	137.78
P.O. Box Rental	0.00
Postage and Delivery	98.00
Other Repairs	0.00
Supplies	0.00
Taxes	55.38
New Tractor/Maintenance of Old	16,517.23
Water Bill—Community Center	306.32
Total Outflows	\$34,252.51

Checking Balance	\$14,521.58
CDs	\$11,178.22

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»

Key Ranch Estates News
324 Lazy Cane Ranch Road
Trinidad, TX 75163