



# Key Ranch News

324 Lazy Cane Ranch Road, Trinidad, TX 75163

[www.keyranchpoa.com](http://www.keyranchpoa.com)    [info@keyranchpoa.com](mailto:info@keyranchpoa.com)

JUNE 2019

## Annual Meeting and Elections

The annual meeting of the Key Ranch Estates Property Owners' Association was well attended by our members on May 18th. President Mike Ferguson asked each of the Board members to introduce themselves, welcoming 3 new Board members and thanking returning members for their continued support.

There was discussion about ramp usage and the need for repairs to some that have large ruts. Mike said that the Board has plans to fix ruts with crushed concrete, but have been waiting for it to be dry enough to bring it in.

Rita Mills asked to remind folks that the POA can send flowers for members who have passed away. You must let Sue High know so she can coordinate with the florist.

John Stubbs asked folks to report to him any damage left behind by the Suddenlink contractors, such as ruts, as he is coordinating with Scotty Thomas who will try to get them fixed. Also let John know about potholes needing filled.

Jerry Lott discussed the ongoing mowing of lots and folks commented on how nice it looks, even though the very wet spring has slowed mowing progress in some cases.

Election results were announced. Your officers and directors for 2019-2020 are:

President—Mike Ferguson

Secretary/Treasurer—Sue High

Directors: Jerry Lott, Terri Rowley, Kim Yazell, John Stubbs, David McKee, Marcella McKinney and Jeanette Sabel.

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

Thanks to everyone who attended our annual POA meeting in May!

As a reminder, please get your burn piles burned before the summer when it gets dry and a burn ban gets put in place by the county. Several folks have very large piles that need to be burned ASAP. They are not only unsightly, but they harbor unwanted critters causing a nuisance to your neighbors.

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. DO NOT tell your contractors that they can use any of our ramps!!! Not only will they be trespassing to get to a ramp, but these ramps are 50 years old and not intended to handle the weight of construction vehicles. They must use a public ramp in order to get to your boat dock, seawall, etc. Also, if the ramp you use has a lock, please do not give that code to others AND always lock up after you have used the ramp. This is to keep unauthorized people from using it.

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 60% 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](mailto: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.

**The POA Board of Directors for 2019-2020**

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:  
     Activities: Jeanette Sabel—337-540-2860  
     Grounds & Bldg Maint: Terri Rowley—469-212-3686  
 Mowing Lots: Jerry Lott- 903-286-2399  
 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! Current fees are: \$200 for new home, \$50 enclosed additions and attached garages, and \$25 for carports, deck/porches, storage sheds and detached garages.  
 Call David McKee at 903-229-0090 for more information.

**Annual Cedar Creek Lake Cleanup**

Diane Dunaway is organizing a group of volunteers for the annual Cedar Creek Lake Cleanup event to be held September 28th this year. The event is sponsored each year by the Tarrant Regional Water District (TRWD). They supply cleanup supplies. This will be the 21st year for this event and it is a great way to get to know your neighbors and help cleanup the lake.

The event normally runs from 8:30 to 11 AM, with an after-party picnic at Tom Finley park on highway 334 between Gun Barrel City and Seven Points from 11 AM to 1 PM.

Diane will supply breakfast for her group of volunteers at our Key Ranch community center at 324 Lazy Cane Ranch Road before the event begins.

If you would like to volunteer for this event, please contact Diane Dunaway at 214-514-3937.

POA Cash Flow from 5/01/18 through 4/30/19:  
 (NOTE: These are our total fiscal year-end figures, ending April 30, 2019. Does not include current cycle, which began May 1.)

**Inflows**

Building Permits	675.00
Dues	28,524.00
Donations Received	5.00
Late fees	882.00
Interest Income	70.99
Transfer Fees	1,150.00

**Total Income \$31,306.99**

**Outflows**

Bank Charge	0.00
Community Center Maint. & Repair	676.00
Diesel for tractor	763.00
Electric Bill—Community Center	1,576.99
Electric Bill—Guard /Street Lights	7,485.12
Insurance—Comm Cntr & Trctr	2,556.00
Insurance—Directors	1,639.00
Legal Fees	0.00
Memorials	0.00
Mowing Community Center	1,030.00
Mowing lots	4,875.75
Office Expense	446.76
Postage and Delivery	430.00
Other Repairs	0.00
Supplies	25.94
Taxes	55.17
Tractor	1,360.81
Water Bill—Community Center	318.37

**Total Outflows \$23,238.91**

**Checking Balance \$18,513.80**

**CDs \$11,262.99**

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](http://www.keyranchpoa.com)

**Address**

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