

# Wood Glen

Official Publication of the Wood Glen Property Owners Association

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## HAPPY NEW YEAR *to all the residents of Wood Glen!*

2012 brings some changes to the Wood Glen Board of Directors. I have stepped into the President's role, relieving Donna Tucker of the burden she's assumed for the last 3+ years, and Julie Cowan has stepped into the Vice President's role. Wayne Solum has volunteered for the Treasurer's position replacing Ken Stites (who has served us well for years) and our other Board members, Mark Murray, Chris Loft, and Rod Kerr, remain as Section Representatives. Donna remains on the Board as a Section Representative as well.

I'd like to take this opportunity to thank Donna for her efforts as the Association President these past years. She has taken the role seriously and done her best to make the right decisions for the neighborhood not only to maintain property values, aesthetics, and appearance, but safety as well. She's done this while maintaining a full time job managing a business. Also, our thanks go out to Ken Stites for his years of service as Treasurer.

Most residents probably don't realize the time required to manage all of the responsibilities that come with a role on the Board and especially that of President. Complaints, safety issues, maintenance of grounds and the pool, Greenbelt management, interaction with the city/county, compliance with state laws, crime, and fences, are just some of the issues that these folks wrestle with on a daily basis. The list goes on and on but you get the idea. It's a volunteer position that's akin to having a second job.

If fact, all Board members deserve credit for being volunteers who take on these responsibilities and do their work with the only goal of ensuring that we have and maintain a very safe and livable neighborhood. Sure, property values are important but quality of life is important as well and that is a big part of what the Association is all about.

At the end of the day, interacting with friends and neighbors, taking a walk in our beautiful greenbelt, taking a swim in our pool, or a bike ride through our streets, is a nicety that not all Round Rock residents enjoy. We have an exceptional neighborhood and all of our residents, Board members, and Committee volunteers can take credit for contributing to that quality of "neighborhood" life.

I'll take just a minute to introduce myself. My wife Mona and I began construction of our home on Brunston Court in 1998 and moved into the neighborhood in September of 1999. I am a USAF veteran, have been in Information Technology for over 30 years and

retired a couple of years ago after careers at GTE and Dell. We have a son living in Austin, a son, who graduated from RR High in 2000, and a daughter living in San Antonio.

We have enjoyed our neighborhood immensely since moving here and I can't imagine living anywhere else in Round Rock!

By the time you read this the Board will be finishing up the Association's budget for 2012. We will have started replacing the fencing on the section of Plantation Dr. North of the Amenity Center and hopefully begun the process of upgrading the security equipment around the pool.

We should have completed the conversion to a new electrical provider with extremely competitive rates that will lower our electric bill significantly. Thanks to Julie Cowan for heading up that effort.

Fences (especially cedar fences) will be in focus over the next couple of years. The neighborhood is approaching 15 years since initial development and the lifespan of our common property cedar fences is approaching the end.

We have a few small areas of greenbelt left to thin out but the majority of that work was completed in 2011 so we should see lower maintenance costs in 2012. Thanks to Karen Fisher and the Landscaping/Greenbelt Committee for their work in that effort. It was especially important this year because of the fire danger resulting from the extended drought. This work was also necessary to get in compliance with flood control recommendations from the city and to promote water conservation to preserve native flora.

One of my priorities during the 1st quarter is to get an extended financial forecast in place for planning purposes. In any given year Association expenses average about 15% for administrative expenses, 10% for Utilities, and about 4% for taxes and insurance. That leaves 70% for property expenses which includes maintenance and capital improvements.

Non property expenses are either set (in the case of water/sewage, taxes, trash) or easily managed (administrative costs). Property expenses represent the vast majority of budget share and are cyclical in nature. Plantings are seasonal, mowing is seasonal, and fences (for the most part) have a predictable lifespan.

I think it's important that we get an extended outlook in place that takes the longest cycles (fences & pool) into account so that the

*(Continued on Page 3)*

## BOARD OF DIRECTORS

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**Section 5:** Donna Tucker ..... donnatucker@austin.rr.com  
**Section 6:** Rod Kerr ..... rod\_kerr@shi.com  
**Section 7:** Christopher Loft ..... chrival22@aol.com

## COMMITTEE CHAIRS

**Modifications:** Sam Myers ..... slmyers58@earthlink.net  
**Pool/Amenity Center Co-Chairs:**  
Julie Cowan ..... julie.cowan@att.net  
**Landscaping / Greenbelt:**  
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**Social Activities:**  
..... OPEN  
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**Ant Bait Control Program Co-Chairs:**  
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**NOT AVAILABLE  
ONLINE**

## Happy New Year...(Continued From Cover Page)

Board can manage available funds predictably and get the most out of every dollar we spend. Keeping annual dues as flat as possible is important and it's important the residents know that we are spending their money wisely and in the best interests of the neighborhood.

A plea to those of you out there who may have considered volunteering in the past. We have one section representative seat that is still open for "The Park" section and need someone to step up. I promise we will not overwhelm you with work you don't need. Simply attending the monthly board meetings and participating in the decision making and problem solving process will help a lot.

Likewise, the various committees (listed on the inside page of the newsletter) all could use volunteers as well. Cynthia McGuire is stepping down as Head of the Social Activities Committee at the end of the December. She has done a great job over the years and our thanks go out to her! But, we need someone to lead that committee going forward. A lot of our residents have participated in some or all of these events that are held throughout the year. Most have enjoyed the activities and meeting others. We'd like to see these functions remain on the calendar going forward.

If any of you are interested in a volunteer activity please contact me or any of the Board members. We're only too happy to have the help believe me!

I'll close with a promise that we (the Board) will do our best to serve you and the needs of the neighborhood in the new year. To find common ground, spend funds wisely, and be accountable for our actions.

We wish all of you a "Happy, Safe, and Prosperous New Year!" And thank you for contributing to our neighborhood!

Eric

## DEAR ALL,

It has been a pleasure working with and for you for the past few years. Eric Boren will be your new board president by the time this newsletter reaches you.

I apologize to Elroy, our unofficial historian, for putting an article in the December issue that we had already published. Look for a new article in this issue!

Donna

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*Jeffrey L. Tucker, P.E., a registered professional engineer in Texas, has been involved in structural design, inspection and repair of houses and apartments since 1965. He is uniquely qualified to perform structural analyses of wood frame structures and slab foundations; to inspect and offer assurance of structural integrity and/or repair recommendations and details.*



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