

# THE LANDING WAY

## **DECK VIEW**

We at The Landing are very lucky to have a beautiful array of fall and winter sights to enjoy:

-the sight of an early morning fishing boat gliding in to the pier through the eerie steam arising between the warm water and the cold air

-the beautiful golds, oranges, purples, yellows, and reds of the oak and sweet gum leaves waiting to fall after the first cold snap

-the bright green leaves and red berries on the native holly trees that are visible in the woods after all the other leaves fall

-the brilliant red cardinals alighting on the green yaupon tree near the bird feeder, each waiting for his turn to snack on the seeds

-the sight in fall of the bucks rubbing their antlers against the trees in preparation of winter

-the myriads of brown and black squirrels scurrying around the ground finding hiding places for their store of winter acorns.

Yes, we are very lucky indeed!

Judy Carlson, President

## **Clipper Clips**

In November, the Clippers delivered toys for the Toys for Tots program. Monetary donations were given in December to the Boys & Girls Club Mission Basket and Inspiration Village.

The Clippers are proud of what they can give back to the community and hope to be able to continue to do so. Our next project will be a garage sale in the Spring. If you would like to donate, please call me.

The Clippers would like to invite everyone to our covered dish dinner in January. The theme will be a Mexican food. So come, bring the family and a favorite dish on **Saturday, January 15<sup>th</sup> at 5:00 p.m. at the Clubhouse.**

Debbie Carlisle, President

## **DEED RESTRICTIONS**

Just a reminder that any improvements to your property, including cutting down trees, must be approved by the ACC prior to beginning the job. Please submit your written request to Bill Simmons, any member of the ACC Committee, or a Board member. Thank you for helping us to enforce the deed restrictions.

***Be sure to visit our website!***

[www.thelandingonlakelivingston.com](http://www.thelandingonlakelivingston.com)

***PUT THESE DATES ON YOUR CALENDARS!***

Clippers Mexican Dinner - Jan. 15<sup>th</sup> - 5pm - Clubhouse

**Spring BBQ - April 2<sup>nd</sup> - Noon - Clubhouse**

2011 General Meeting - October 15<sup>th</sup> at 1:00 p.m.

## **Annual Meeting**

Our annual General Meeting was held on Saturday, October 16<sup>th</sup>. There was a good attendance of property owners. Much news was exchanged at the meeting and delicious refreshments were provided by The Clippers and local ladies.

## **ARCHITECTURAL CONTROL COMMITTEE**

We would like to thank all of the ACC members for their help and vigilance this past year. All is well in the neighborhood, and we have several new property owners who are most enthusiastic about owning property in The Landing. The Committee has received an application for construction on a new home and numerous improvements to property.

The Committee has been busy in an effort to enforce deed restrictions, to keep property values up and to improve the appearance of the neighborhood.

If you do not have a current copy of the Deed Restrictions, please contact any Board Member or print a copy from The Landing's website. Please remember that you must have ACC approval before any lot is cleared. Under-brushing does not require approval, but any lot cleared or under-brushed must be maintained by the property owner.

## **Road Improvements**

We are pleased to announce that in 2010, the POA completed asphaltting North Walnut, all the way to FM 3188, all of Live Oak Drive and the much-used portion of Dogwood connecting Landing Way to Shoreline. In addition, Red Oak Lane and Red Oak Circle have been chip-and-sealed. We hope to continue road improvements in 2011. Thank you for your support!

## **New Speed Limits**

The Landing is experiencing more and more traffic in our neighborhood. The speed limit is being changed to 20mph in order to protect our children and pedestrians. Higher speeds also do more damage to our roads. Please help us keep our roads safe for everyone.

## **Acquisitions and Sales**

The Landing is in the process of acting on last year's delinquencies, so please be sure you have paid your dues to-date. We still have 2 lots left for sale on the South side of FM 3188, and a few, including some double and triple lot parcels, remaining in Section 4. All are at very reasonable prices! If you are interested in purchasing a lot, please contact Judy Carlson at 936-594-2988 or any other Board member.

***Thank you for your prompt payment of maintenance fees. The efficient operation of this community depends on timely maintenance fee collection. Maintenance fees are for the calendar year and are billed January 1<sup>st</sup>. Due date is March 1<sup>st</sup>. As per Deed Restrictions, 10% interest will be added retroactive to January 1<sup>st</sup>, along with a service charge of \$10 per lot for all fees not paid before April 1<sup>st</sup>.***

***The Board of Directors is using the County's selective method of foreclosing on properties with delinquent fees. Several foreclosures have now been completed and lots sold. More are currently being processed and will be for sale soon.***

## **FROM THE BOARD**

- Contact Leo Gunnels (936-594-4522) for use of the community center or barbecue pit at the park.
- **Board Members are not responsible for, and have no authority regarding loose dogs, speeding ATVs, disputes with neighbors and/or loud noise. It is your responsibility to call the Sheriff if you have a complaint. Call 936-642-1424.**
- When using the boat ramp, please use the Launch Parking Lot instead of the road to park vehicles and boat trailers. If you park your empty trailer in the designated space behind the community center, please attach your name and telephone number to it so that we can contact you if needed. Also remember to weed-eat around your trailer on a regular basis.
- **REMINDER:** That paid up membership is required for members and their families to use the community center, fishing pier and park facilities.
- For those of you who have lots in Section 4 and plan to move a mobile home into the neighborhood, remember that each home must have Architectural Control Committee approval before bringing it in.
- Jet skis and boats must observe the "no wake" rule in the coves.
- If you have a "For Sale" sign on your lot, please be sure to keep it maintained.
- Reminder: the ACC will enforce all Deed Restrictions as filed.
- Please keep in mind that the Board of Directors and all committee members are volunteers working to improve our community. If you have special talents and would like to volunteer, please contact any Board member. We are currently in need of volunteers for all committees.

## **ATTENTION:**

***Please contact Janice Billeck at 936-594-9022 or drop us a note at 915 Landing Way:***

***\*\*\*If you sell a lot***

***\*\*\*If you change your phone number or address***

***\*\*\*If you need a copy of the Sixth Amended Deed***

***Restrictions.***

***(Deed Restrictions can also be found on our website.)***

## ***THE LANDING ON LAKE LIVINGSTON***

***COMMUNITY ASSOCIATION, INC.***

***915 LANDING WAY***

***TRINITY, TX 75862***

***Fax # 936-594-5599***

***Office # 936-594-9022***

## **BOARD MEMBERS:**

Judy Carlson, President	936-594-2988
Gary Kerr, Vice President	936-594-2391
Janice Billeck, Treasurer	936-594-8805
Lynda Lane, Secretary	281-550-5818
B. L. Baldwin	936-594-8116
Ron Gooch	936-594-5370
Leo Gunnels	936-594-4522
Bill Simmons	936-594-0138
Peggy Uptigrove	281-744-4332

## **COMMUNITY ASSOCIATION COMMITTEES:**

### **Architectural Control Committee**

Bill Simmons, Chairperson	936-594-0138
B.L. Baldwin	936-594-8116
Ron Gooch	936-594-5370

### **Acquisitions & Sales Committee**

Judy Carlson, Chairperson	936-594-2988
Ron Gooch	936-594-5370
Gary Kerr	936-594-2391
Bill Simmons	936-594-0138
Peggy Uptigrove	281-744-4332

### **Clubhouse and Parks Committee**

Leo Gunnels, Chairperson	936-594-4522
Donald Carlson	936-594-2988
Gary Kerr	936-594-2391

### **Finance Committee**

Janice Billeck, Chairperson	936-594-8805
Karen Gooch	936-594-5370
Linda Gunnels	936-594-4522

### **Road Committee**

B.L. Baldwin, Chairperson	936-594-8116
Leo Gunnels	936-594-4522
Roland Kane	936-594-1598

## **OTHER IMPORTANT NUMBERS:**

### ***THE CLIPPERS***

Debbie Carlise, President	936-594-6336
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### ***SHERIFF'S DEPARTMENT***

936-642-1424

### ***GLENDALE WATER***

936-594-9417

### ***ENTERGY ELECTRIC***

1-800-ENTERGY

### ***WINDSTREAM***

1-877-807-WIND