

## Season's Greetings

### Editors

Dinah Van Peski  
Nell Carroll

### President's Corner

It has been a busy year in River Crossing with new people moving in and new homes being started. Your Board of Directors has had a busy year also. We are currently working on a set of revisions to the Covenants. A Rules Committee was constituted early in the year to generate a set of recommendations to the Board. They have completed that work, and now the Board is working through legal issues, making sure the revisions are stated properly and then will submit them to the membership for a vote.

The Covenants are important in setting the tone of the development. They govern the type of development allowed, and determine the ambience of the River Crossing Community. A number of the recommended changes simply reflect the fact that the developer, Sabine, is no longer active in the RCIA. Some revisions relate to the level of maintenance of common areas, and to the level of dues that we pay. Some revisions reflect the balance between a rural atmosphere and a more structured urban type lifestyle.

Please give careful considerations to the proposed changes, and vote to make RCIA the type of community you would like. Only by your vote can the community reflect your desires.

Happy Holidays to All,

Chris Van Peski,  
President RCIA

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### RCIA Board of Directors 2000

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**Director:** Laurel Bjork  
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**Director:** Catherine Roberts  
[Catherine\\_Roberts@bmc.com](mailto:Catherine_Roberts@bmc.com)  
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### Blockheads

**Christine Chomout** – Entrance, Upper Colorado

**Lisa Crawford** – Lots 1-5, 123, 133-136

**Diana Shackelford** – Pecos St., Lots 6-19

**Sandra Holst** – Brazos St., Lots 124-132

**Leslie Cosby** – Concho St., Lots 113-123

**Joyce Mendes** – Trinity St., Lots 20-33

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**Sue Wilford** – Llano Ct., Lots 35-46  
**Laurel Bjork** – Sabine St., Lots 47-67  
**Angie Wardlow** – Mid Colorado, Lots 34, 68-75, 106-112  
**Dinah Van Peski** – Mid Colorado, Lots 76-88, 104-105  
**Netta Creech** – Palo Duro Area, Lots 89-103  
**Chen Shen** – Section II, Lots 1-28  
**Mur Gillum** – Any Area – Back-Up  
**Patti Fenter** – Non-resident contacts

**COMMITTEE REPORTS**

**Grounds Maintenance Committee**  
By Dinah Van Peski

Since Barbara Hobson-Whiting has taken over this committee as Chair from Peter Pingerelli, the committee strives to move forward to continue Peter's work. Due to enhanced interest from the community to improve the landscape appearance, the Grounds Maintenance Committee meets regularly every two weeks. (Only one meeting is scheduled for December due to holiday schedules). It is important to the community for property owners to see the positive changes.

There are many issues facing the committee at this time, and all issues will be addressed as they become apparent. Feel free to call any one of us to find out what we are doing now or if you have a concern. The present committee members are all proactive and are eager to make the River Crossing landscape the best in the area.

The following is an update of what has been done and what GMC is presently working on:

1. The front entrance landscape will be complete as soon as Bastrop Gardens replaces the dead tree. There will be a walk-through by committee members before a final check is written to Bastrop Gardens. This is not to say that we are done. The committee will continue to

beautify River Crossing throughout the years.

2. A sprinkler system is in place and all committee members have keys to access the system should a problem arise. A copy of this system is on file with the maintenance committee and a copy will be on file with the RCIA.
3. A fence board damaged by one of the mowers (we're not sure which is responsible) will be replaced by the GMC. In the future the committee will check the fencing for damage immediately after a mowing so the responsible party can make any repairs.
4. Day Labor is still being discussed along with the possibility of using the TWC (Texas Workforce Commission) to clean up (weed-whack, trim, etc.) areas where mower cannot.
5. The River Crossing front entrance sign has been sealed. It needs a few more coats, however, the sign is protected from the weather for the time being.
6. A new Action Disposal trash receptacle will be placed at the park.
7. Appropriate road signs will be placed where necessary. Examples are, 'No Parking,' 'No Motorized Vehicles Beyond this Point,' these are examples of new signs to be placed appropriately.
8. Dinah is researching fence materials for repair, replacement, etc. This information will be available to all when the resources are available. The white vinyl fencing already in place has proven to be a disappointment. The committee is looking into alternatives—such as fencing that looks the same, but is more durable. They have found a few that look promising.
9. Doyle has sent soil samples to A&M for evaluation so that the GMC can properly fertilize and maintain the plant life already in place.

GMC is working for you. Remember that it takes time for your ideas to be incorporated. Remember, too, that we all want the same

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thing. Let's work together and make our community the best that it can be.

**Architectural Committee**

No report submitted for this newsletter.

**Roads Maintenance**

No report submitted for this newsletter.



**35 MPH.**

**It's the law!**

**Letters from the Neighbors**

The River Crossing Newsletter encourages communication from neighbors. This is one way we can get the feelings of the neighborhood into the public eye.

**F. Y. I.**

By Laurel Bjork

I have been delegated the task of enforcing the Covenants and doing audits of the neighborhood. I started in October and have been driving through the subdivision checking to verify that everyone is in compliance. Unfortunately that is not always the case and letters must be sent out informing residents of the problem. I would like to use this opportunity to address one of the most numerous non-compliance issues.

Section 10 on page 4 Parking, states that "No inoperative or unlicensed vehicle or bus may be kept on any lot at any time, however, motor homes, campers, boats, trailers, trucks one-ton or less, will be allowed to be stored on a lot as long as they are not visible from streets in the subdivision."

Over one third of the letters sent out last month dealt with this section. Please keep the above-mentioned vehicles out of sight

from the streets. Lets work together to make this the best place to live in Bastrop County.

**Doggie Brief**

By Nell Carroll

Thanks to all who responded with interest in dog training. Unfortunately no one was able to even think about committing to us until after the New Year.

Personally we needed to take action sooner, we sent Gatsby off to "Doggie Boot Camp" at Triple Crown in Hutto. For those interested, the facility is huge, clean and very professional. They are considered one of the best dog training facilities in the country and have been written up in national magazines. We hope to have him come back a model canine citizen. So next time you see me out with the goldens, I will be walking them not vise versa!

Perhaps in the future we can look into a dog agility class. That includes training but goes a step further to amuse our dogs and keep them fit and healthy.

Lost kitty? We have had a very friendly cat who is not afraid of dogs hanging around our house. She seems to think she is an indoor kitty. She is white with gray splotches, loves to be cuddled and is very persistent. She wears no collar. If she is yours, please come see us. If you want her to be yours, please come see us. Cats keep the snake, grasshopper and rodent population down around your house!

**Trick or Treat**

By Karin Lockwood

We have been living at River Crossing for almost four years and only this year did we get our first trick-or-treaters. We were really happy to see all those little faces and their costumes. We don't know who the family was except that they live on Concho Drive. Finally someone still has enough faith in neighbors to allow their children to participate in this old tradition. To make it even more interesting, I believe they all

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came by lawnmower with a wagon attached. The noise from the lawnmower, if it was that, made it sound like a small plane had landed in our front yard.

## **A History**

By Dinah Van Peski

In August of 1998, a meeting was held at Earl Gillum's to talk about taking over homeowner's association affairs from Sabine Investment. The transfer of the River Crossing Homeowner's Improvement Association met for the first time in March of 1999. Prior to March of 1999 there was an architectural committee under Sabine that gave approvals. Right or wrong, homeowners that were building at the time, built with the approval of Sabine's Architectural Committee.

There are inconsistencies in the neighborhood regarding the approvals given by Sabine prior to March 1999. The purpose of Sabine Investment was to sell lots for profit. They authorized approvals that perhaps were not in the best interest of the community, but nevertheless, approvals. Some homeowner's are unhappy when they receive a denial of approval for requests that go against the RCIA Rules and Covenants. Often the defense is, "so and so down the street was able to do it, why can't I." The Architectural Committee with the blessing of the Board, since March of 1999, is working on an agenda attempting to provide homeowners with the high standard of the community that they expect. Let's allow them to focus on and enforce those Rules and Covenants from the time they were given the authority to do so, March 1999. They do not have the authority to go back and undo approvals Sabine gave when Sabine was in charge.

Keep in mind that all homeowner's purchased their property or lot based upon the criteria established within the Covenants. The Architectural Control Committee is just trying to enforce the Covenants. The Rules Committee is currently accepting

recommendations for changes to the Covenants that will be forwarded to the Board.

Clearly the community has to move forward and quit looking into the past. All residents and landowners are encouraged to get involved with the politics of the community. Please come to the meetings, offer to volunteer and meet your representatives. If you don't like what is happening, run for one of the four openings available in the March 2001 election.

## **Volunteers Needed**

By Chris Van Peski

The Board of Directors has created the Welcoming Committee as a permanent standing committee of the Board of Directors. The Committee will be responsible for greeting new residents and welcoming them to the community. The Board has created a guidebook with much helpful information about River Crossing, and important contacts and phone numbers for local services.

Having created the committee, the Board now needs a Chairman and committee members. If this sounds interesting to you, please contact one of your Board members for details.

## **A New Fence Material**

By Dinah Van Peski

The white fencing material used for most of the fences here in the River Crossing subdivision has proven to be a disappointment. Because of the nature of the material used, pressed board wrapped in vinyl, moisture is able to seep in where the vinyl has been nicked or cut, etc. This causes the pressed board inside the wrap to bulge. Probably because of this suppliers have dried up. Alternative look a-likes are now available. I have researched one in particular. It appears to be the hardiest and I was able to contact the owner.

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This particular fence has been installed at 384 Colorado, Carol Ferrari's home. You may wish to drive by and view the installation. The company is Gardner Fence, 13815 Ridgedale Drive, #2, Minneapolis, MN 55305-1768. Phone number 1-800-788-3461, Fax number 1-800-736-9080, Web address <http://www.gardnerfence.com>.

Although the literature states that 2000 ft. minimum, he is willing to fill smaller orders. Check with him for price and availability.

**PERC's Update**

PERCs has received from the Bastrop County Sheriff's Victim Services the name of a family requesting assistance this holiday season.

The family consists of a grandmother raising her two grandchildren due to the death of their mother (her only child). The grandmother had been working but recently had knee surgery and is currently unable to work. Her only income is the \$316 death benefits she receives for the children. She also receives food stamps.

Blockheads will pass out fliers on how you can help. Please be generous this holiday season.

**PERCS Calendar**

2001	Time	What & Where	Contact Info
Jan TBA	7pm	Planning Mtg. hosted by Nell Carroll	303-9105
Feb 1	7 pm	Wine & Cheese Social hosted by C.Chomout	303-2764
Mar 4	1 pm	Spring Family Picnic	332-2230
Apr 5	7 pm	Planning Mtg. hosted by Joyce Mendez	303-2616
May 3	7 pm	TBA* hosted by Sue Wilford	303-1096
Jun 7	7 pm	TBA* hosted by R. Curry	303-4153
Jul 5	7pm	Family Swim Time hosted by M. Jerpseth	332-0733-
Aug 1	7pm	Nat'l Nite Out hosted by Patti Fenter	332-2230
Sep 6	7pm	Planning meeting hosted by C.Dausman	332-0293
Oct 28	1pm	Halloween Picnic hosted by Van Peski	303-1590
Nov 1	7pm	Planning mtg. hosted by Angie Wardlow	303-7085

\*TBA = To be announced

The Board of Directors of the RCIA will fill four openings at the election in March 2001. If you would like to run for one of these positions, please contact Chris Van Peski or Laurel Bjork:

Chris Van Peski	303-1590	<a href="mailto:chris.van.peski@sematech.org">chris.van.peski@sematech.org</a>
Laurel Bjork	303-9951	<a href="mailto:wlbjork@dellepro.com">wlbjork@dellepro.com</a>

This is your opportunity to get involved with the community, and donate some of your time and expertise to represent your fellow residents in administering the affairs of the Association.