



LAKE BONANZA  
PROPERTY OWNERS ASSOCIATION

## NEIGHBORHOOD NEWS

### LAND DEAL WITH WATER SUPPLY COMPANY COMPLETED

After 18 long months, a land deal with the Lake Bonanza Water Supply Company (WSC) has finally closed with the sale of 1.75 acres and a swap of .275 acres adjacent to the water tower.

Proceeds to the LBPOA from the sale were \$74,175 in the form of a cashiers check, which was deposited into the LBPOA bank account. The land swap involved .275 acres owned by the WSC within the south end of the horse pasture that the POA needs in order to smoothly plat the 3 one-acre homesites approved by membership earlier this year. In return, the equivalent .275 acres was conveyed to the WSC as part of the deal, yielding a total of 2 acres to the WSC next to the water tower.

The land at the horse pasture has a significantly greater value per square foot than the land at the water tower. Therefore, a discount of \$6828 was given as consideration for the fair market value difference between the two .275 acre tracts.

	<u>Horse Pasture</u>	<u>Pump Station 1</u>
Est FMV/Acre	\$75,000	\$50,000
Sq Ft / Acre	43560	43560
Value/Sq Ft	\$1.72	\$1.15
Sq Ft of Land Owned (.275 acres)	11979	11979
Value of Land	\$20,603.88	\$13,775.85
<b>Value Difference</b>	<b>\$6,828.03</b>	

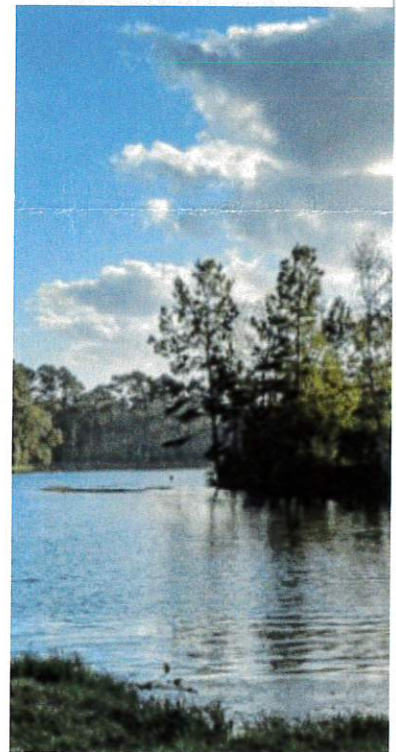
The contract requires that a sound barrier will be erected at WSC expense for any project that is expected to cause ongoing noise 24/7 for a period exceeding two weeks. An example of a project requiring a sound barrier would be the drilling of a new well.

Approximately \$4000 in expenses were incurred in attorney fees and appraisal. These funds have been returned to the operating budget and \$70,000 was transferred to a capital expense account to be used for improving and repairing the dam. Additional funds will be necessary to repair the dam. We estimate needing an additional \$30-50k to repair the dam.



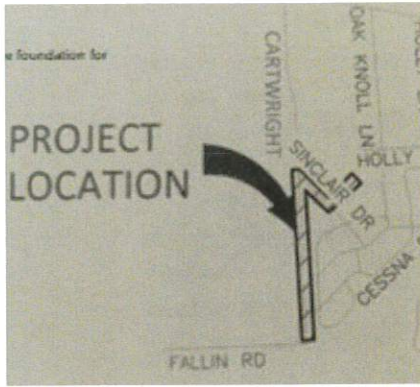
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# WATER SUPPLY COMPANY NEIGHBORHOOD PROJECTS

## RESIDENTS ALONG SINCLAIR, BONANZA AND CARTWRIGHT ROADS TO BE IMPACTED



The Lake Bonanza Water Supply Corporation has begun it's expansion project. C3 Construction is installing a 20,000 gallon hydro-tank at Water Plant 1 next to the water tower. They have already started laying the foundation for the tank. This project is expected to last up to 90 days.

This tank will enable the WSC to provide service to more customers and enhanced pressure to

the entire system.

The Water Supply Company hired Bull G Construction to replace some water service lines with a larger 10" transmission line to run from the new well on Cartwright Rd to the existing well at the water tower and to pump station 2 on Cartwright Rd. Crews will excavate along Cartwright Rd, Bonanza and Sinclair Rd. Bull G crews will place door tags for affected residents with more information. This project is expected to begin December 12th and last for approximately 90 days. The existing transmission lines are almost 30 years old and need to be replaced to handle the additional pressure of the new well.



Dear Resident  
We are currently replacing the water service lines as directed by:

- Lake Bonanza - Well 3 Transmission Line, Itelyl No. 13062**  
As part of the work, you will see crews:  
1) Marking underground utilities on the ground with temporary paint.  
2) Making excavations to replace water service lines.  
3) Restoring excavated areas.

Crews will be working along the road right-of-way including front easement of your property.  
Work will begin on 12/12/2022 and ending 03/12/2023.

We request you to please do not park any vehicles in the street or outside during working hours 7:00 am to 5:30 pm.  
**WEATHER PERMITTING**

In Case of Emergency, Please Contact  
**Art Hernandez - 713-972-5866 - Project Manager**  
**Sulema Diaz - 832-646-3183 - Office**

Sorry for any inconvenience.  
Thank you for your patience consideration.



## SPECIAL ASSESSMENTS



In August the board determined that a one time \$20 special assessment is needed to help with the cost of implementing the new payHOA system. No member will be billed more than two assessments total, no matter how many lots are owned.

The assessment charge has been included on annual billing statements enclosed with this newsletter. Some of you received emailed statements from PayHOA already. Thank you for your payments. If you received invoices for more than two assessments total we are in the process of removing those additional charges.





## REMINDER TO REGISTER MEMBER PORTAL & WEBSITE

We are asking property owners to please log in to your property account to verify your information in PayHOA and to please pay dues online, if possible.

### **ACCESSING OWNER PORTAL AND WEBSITE: [LAKEBONANZAPOA.ORG](http://LAKEBONANZAPOA.ORG).**

Enter your email address to access the owner portal. If your email doesn't enable you to log in please notify our Treasurer, Elise Eaton, at [treasurer@lakebonanzapoa.com](mailto:treasurer@lakebonanzapoa.com). Send her your name, property address and your desired login email address.

Owners can view the status of property accounts, pay online, access POA documents and records, submit requests to the board, and address violations. Registered property owners receive email or text notifications of board meetings, community events, alerts and more. Members who own multiple properties can manage all properties with a single sign-on. Registered property owners now also have access to observe board meetings online through the portal.

### **ONLINE PAYMENT OPTIONS**

Annual dues statements will be mailed as usual in December for payment by the end of January. There are two ways to pay within the PayHOA system.

**Checking Account/ACH.** A \$1.00 processing fee is added to each ACH payment by PayHOA. Obviously, your cheapest option is ACH. This is like a "check payment" done online directly from your bank account.

**Credit or Debit Card.** As with all online payment processors, a fee will be added to each payment made through PayHOA. The fees are currently the same amount as were charged through Paypal at 2.9% + 30¢ for each payment. You will be charged this fee at the time of your transaction. PayPal is no longer a payment option.

Snail mail and drop-off payments are always welcome. No cash please. Checks and money order only.



# FINANCIAL REPORT

Bank Balance as of December 8, 2022:

Expenses Fiscal YTD



LBPOA CHECKING - 7997

**\$8,318.60**

Bank balance

**\$4,732.50**

PayHOA balance



*This represents payments made online through PayHOA pending deposit to our bank account.*

*In previous years our bank balance at this time of year is usually less than \$5,000. Thank you members!*

<input type="radio"/>	Transfer to Savings	\$70,000.00
<input type="radio"/>	Professional Services	\$5,017.00
<input type="radio"/>	Common Grounds	\$3,749.63
<input type="radio"/>	Other categories	\$7,691.66

## COLLECTIONS

It is the legal responsibility of all property owners to pay dues. The bylaws and deed restrictions require this of every property owner. Over 25% of our property owners have not paid dues for many, many years.

The board is empowered by our Deed Restrictions and Bylaws to take whatever legal action necessary to enforce requirements. Texas Property Code 209 Violation Notices were sent to over 60 members by certified mail giving them 30 days to rectify the violation. After that period we will request our attorney to begin the



process of filing lawsuits to obtain judgments and subsequently file liens, if necessary.

So far, since 209 notices were sent, we have

**81 Delinquent Owners**

**Owing \$75,046**

**As of December 8, 2022.**

collected almost \$8000 in debt owed by members. The bank balance above does not yet reflect approximately \$4000 to be deposited in checks.

We understand sometimes it's difficult to make ends meet. Payment Plan Agreements are available. Email us at [manager@lakebonanzapoa.org](mailto:manager@lakebonanzapoa.org) or call the office at 936-588-3561. We are happy to work with you.

We sincerely thank the property owners who have promptly paid dues year after year. Your faithfulness is appreciated!



## STATUS OF NEW RESIDENTIAL PLATS

### ONCE-ACRE HOMESITE AT COMANCHE PARK

Platting of this single one-acre lot is pending county approvals. There are many stages involved in the process and it takes 4-6 months for the county to finalize the plat. We hope to see it completed by February. As approved by the membership, we will list the residential lot through a realtor to be sold at a market price as soon as possible. This one-acre residential lot will have a lakeview and will have access from both Cartwright Rd and Cessna Dr.

### PLATTING OF 3 ONE-ACRE HOMESITES AT SOUTH END OF THE HORSE PASTURE

The membership approved the platting and sale of three one acre residential homesites at the south end of the horse pasture last quarter.

The platting process began in late November and we anticipate will take approximately 4-6 months to complete.

Hopefully the market will hold to enable us to generate significant income for neighborhood improvements.



- Please be kind to your neighbors, especially on social media. Words are seeds. What will you plant today?
- No guns are to be fired in Lake Bonanza and no hunting on POA land. If you hear gunfire in the neighborhood please call the police immediately.
- Pets must be on a leash. Please do not allow your dogs to roam freely in the neighborhood. If you observe pets roaming the neighborhood please call Animal Control.
- A tidy yard is a pleasant site. Please remove junk, trash, appliances and old cars that don't run. If you have a junk auto there are services that will pay you some cash and haul that heap away. Broken down vehicles that remain parked for an extended period of time could fall under the definition of "rubbish" and may be a deed restriction violation.
- Please do not cut the locks to amenities. Amenities are for paid members only. Paid members in good standing may receive access on request to the board.
- RVs may only be parked for up to 2 weeks per deed restrictions. Fines may be assessed for violations.
- Livestock and chickens are against deed restrictions.



*Words are seeds. What will you plant today?*



LAKE BONANZA  
PROPERTY OWNERS ASSOCIATION

**Board of Directors**

Officers:

President, Donna Abbott  
Vice President, Michael Johnson  
Treasurer, Elise Eaton  
Secretary, Mary Wesolick

Directors:

Theresa Hewett  
Bo Roach  
Michael Spores  
Dwight Courtney  
Chris Miller

## INSIDE THIS ISSUE

⇒ **Your 2023 Annual Dues & Assessment Invoice**

⇒ **Neighborhood News**

**INSIDE THIS ISSUE**

- ◆ Land Sale to WSC
- ◆ \$20 Special Assessment
- ◆ PayHOA—member portal to pay your dues online and new website
- ◆ WSC Work In The Neighborhood Project
- ◆ Financial Report & Collections
- ◆ Status of platting new lots

**Don't throw me away! Important Stuff Inside! :)**



LAKE BONANZA  
PROPERTY OWNERS ASSOCIATION

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Montgomery, Texas 77316

Phone: 936-588-3561  
E-mail:  
manager@lakebonanzapoa.org  
Website: lakebonanzapoa.org



**Annual Billing Invoice**

**Don't throw me away!**

PLEASE  
PLACE  
STAMP  
HERE

