

Piney Creek

452 Piney Creek Road
Bellville, Texas 77418

June 22, 2022

Hello Piney Creek Families,

Here we are and it is June already and the summer is heating up quickly.

Welcome to the new members of Piney Creek.

A couple of reminders, the 2022 Annual Maintenance Dues for the Piney Creek Property Owners Association are \$50.00 and due by Dec 31, 2022. If received after that date, a late fee penalty of \$50.00 is assessed as noted in the Piney Creek Deed Restrictions. The PCPOA Deed Restrictions may be viewed on our website pcpoa.com if you don't have a copy.

The maintenance dues are used to pay for the operation costs of the association which include; monthly maintenance at the mailbox kiosk, security lights at the kiosk and the front entrance of Piney Creek, Maintaining the Piney Creek Web page. Other expenses are postage and printing for mailings, taxes to the IRS, Commercial and Professional liability insurance for the Piney Creek Officers. We make an annual donation to the Bellville Volunteer Fire Department as they are volunteers and are only funded by donations from the community. We normally donate \$500.00.

Quarterly financial reports are emailed or US Postal mail to all residents along with a year-end report.

If you are receiving the notices by US Postal mail and would rather have your correspondence sent by email, please notify Judy Manning at txwmanning@aol.com and you will be added to the email mail list. All emails are confidential and not shared with anyone.

The 2022 PCPOA Board of Directors (BOD) are:

President	Robert Johnson	713-903-5882	rejcaj54@yahoo.com
Vice President	Jimmie Byrd	979-865-9657	byrd.jimmie@gmail.com
Treasurer	Judy Manning	979-865-0102	txwmanning@aol.com
Secretary	Cher Barron	281-898-8705	indigobiker@gmail.com
Building Committee	Dale Mertz	879-451-8535	d_mertz@sbcglobal.net

I have received notes and calls regarding aggressive dogs in Piney Creek. A reminder that pets are to be kept within the owner's property or on leashes when out walking with their owners. Please work with your neighbors to resolve any issues that may occur. Chapter 822 of the Texas Health and Safety Code Regulations addresses general provisions regarding dangerous dogs. Should you encounter an aggressive dog issue, please report it to the Austin County Sheriff's office.

Also have noticed UTV and ATV traffic on the roads within Piney Creek, a reminder that the road ways are maintained by Austin County and patrolled by local law enforcement. Motorized vehicles are regulated by Texas Motor Vehicle regulations and require appropriate licensing and registration.

With the summer heat coming on, please take time to check on your neighbors occasionally and stay hydrated. Avoid the midday heat as much as possible.

Finally, my last topic, a reminder that the Board of Directors are volunteer positions and elected. The past couple of years it has been a struggle to find volunteers to sit on the Board and this has been without elections due to lack of nominees or interest of the owners. Elections are usually held in late fall timeframe in order to set the next years BOD, effective 1 January. Please consider running for a Board position and getting involved.

Have a great summer, stay safe and well.

Bob Johnson
President, PCPOA