

Tri-County Point Newsletter

14 C.R. 477, Palacios, TX 77465 Office: 361-972-3998 After Hours: 361-404-0357 April, 2019

- **Membership Meeting, Saturday, May 4, at 10 a.m.**

It will be held at the Carancahua Community Center located on CR 477. The agenda is on page 2 of this newsletter.

- **Fisherman's Village/BCBC Cook-Off, April 26 & 27**

This popular event is the major fundraiser for the beautification committee. All of the money raised is used to fund community improvement projects and events. Please see page 2 for more information.

An Important Message from Your Board of Directors

Dear Property Owners,

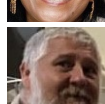
The Tri-County Point Board of Directors is in proactive mode to make our growing community a better place to live and visit. Please, read this newsletter carefully as it contains much important information on changes being made to improve our quality of life as well as to support appreciating property values.

Change is not always easy. One day things are smooth sailing and the next is often a perfect storm. Nonetheless, we persist so that we can make true progress. To this end, we ask for your patience and support.

We also appreciate your input. Our community is full of smart people with interesting perspectives. We would like to hear it. When you see a board member, let them know what you think. You can also email us at tri-county@outlook.com.

Thank you,

Stan Kazwell, President



TRICOPPA Board of Directors, top to bottom, Stan Kazwell (P), Jim Parker (VP), Dale Porter (S), Sanjay Thompson (T), Wally Eady (D)

Road Work

We are reworking and re-crowning roads that were degraded by the 6+ month rainy event. It is a multi-step process that may require several runs. Your care and patience will be appreciated.

It's Time To Mow!

During the long wet spell, the ground was simply too soft for many folks to mow. With the somewhat dryer weather upon us, many property owners are now able to get their property looking good! The POA is also cutting un-mowed lots & areas. If you would like to make arrangements for the POA to regularly maintain your lot, please call the office to make arrangements. 361-972-3998

IMPORTANT MOWING NOTICE

BE ADVISED THAT ANY UNCUT LOT(S) WILL BE MOWED BY TRI-COUNTY POINT PROPERTY OWNERS ASSOCIATION AND YOU WILL BE BILLED. It is the responsibility of all property owners to "keep all weeds and grass thereupon cut in a sanitary, healthful and attractive manner." it is the POAs responsibility to cut or have cut, any unkept lots and to bill the occupants or owners. Those bills are due immediately upon receipt. Unpaid bills are subject to liens. Accordingly, we are again issuing this statement. This newsletter, and thus, this notice is being sent to you and to all property owners as the addresses appear in our files. **THIS IS YOUR NOTICE.** If you believe we may have the wrong address, please notify the office so that we may get it corrected.

Saturday Office Hours

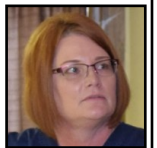
The POA office is now open on Saturdays, 9 am - 1 pm. A traffic/cost analysis will be conducted to determine if being open on Saturdays is warranted. If you find this to be of value, please take advantage of our Saturday hours. We are doing this to serve you better. The POA is also open, Monday—Friday, 9-3.

POA After Hours Phone Number

361-404-0357. Save this number! It is your after-hours lifeline to the POA. If you lose water pressure or have an emergency concerning the POA, please call this number. The after-hours phone is always manned when the office is closed. Please, call it if you have an issue that needs immediate attention. During regular business hours, call the office at 361-972-3998.

Shaddock Named Operational Manager

Shirley Shaddock, has been hired as the operations manager of Tri-County Point Property Owners Association. She was named to that position after she spent the last 6 months reorganizing the POAs operations, basically as a volunteer. Aided by her background in finance, management, and strategic planning, Shaddock's accomplishments impressed the board of directors so much that she was courted for the position of Operational Manager.



Shirley Shaddock

More Important POA Office News

If it has been a while since you have been into our office, you may think you are in the wrong place - even though you're not! Besides the **new paint job**, you will notice one window for utility services and another for the other POA services.

Security cameras on the interior & exterior of the office area have also been added.

- **Cash payments** are no longer accepted.
- **Water turn on or shut off** must be in writing via email or in person.
- Our **new Utility Agreement** no longer makes the property owner responsible for sewer pumps after the first year of use. The POA will instead retain responsibility except in cases of neglect, abuse, and problems caused by the flushing of foreign objects.
- Do you want to be relieved of sewer responsibility after the first year? Please call the office at 361-972-3998.
- We are working on improving our communication abilities. **Please update your contact information** with the office via phone, email or website.

New Utility Company For Boca Chica Moves Closer

The formation documents of the future **Water Supply Corporation** have been sent off to the Texas Secretary of State. We are waiting for their approval to begin the actual spin-off of our utilities to a separate entity.

Shirley Shaddock is chairman of the WSC transition committee.

Pool Opens with New Measures & Cameras

Security cameras are being installed at the Boca Chica pool to help us ensure its peaceful enjoyment by our property owners. Non-authorized persons in the property owner's pool will not be tolerated & will be considered trespassers.

Any property owner who disturbs peaceful pool enjoyment of others, are subject to having their pool privileges revoked.

Guests are welcome but must be accompanied by the property owners. Non-accompanied guests **must** be preregistered by the property owner. To register a non-accompanied guest, you must contact the office and give details so that a pass can be issued. The office is open weekdays, 9 - 3 and Saturdays 9 -1.

Please note; Property owners are responsible for the guest's conduct.

Be Aware of What You Flush

Repair costs caused by negligence are the responsibility of the customer/property owner. Problems from foreign objects, such as irtoys, tampons, personal wipes, etc. is commonplace. Many products "deemed flushable" still can plug up and/or burn out a sewer motor. To be safe, please limit flushable products to moderate amounts of toilet paper. We do not want you to have to pay for repairs that can be easily avoided.

April 26 & 27 Fisherman's Village / BCBC
 (Campers can stay until the 28th) at **Lady O'Dowd Park**
Cash Payouts in every category!
\$250 extra prize money for 1st place brisket if purchased at Lowe's Market, 207 Henderson Ave, Palacios



Chili & BBQ Cook Off
Meat • Fire • Beer

Brisket, Ribs, Chicken, Chili, Beans, Chef's Choice, Mixed Drink, and Dutch Oven Dessert - Craft & Exhibitor spaces

Cash payouts & trophies, cash based on entries. Awards also given for "Goodtime Charlie" and "Hospitality & Sportsmanship". Proceeds benefit the Beautification Committee of Boca Chica

For more information, call: Shelia Porter: 361-408-0076 Arnold Garza: 361-676-0967 or Stan Kazwell: 361-484-0373

Roland Senior, Boca Chica Super Hero!

When Hurricane Harvey took away our fishing pier, it was quite a blow. It was the second time in 2 years that the pier had been destroyed. After Tropical Storm Bill, in June of 2015, the POA was able to rebuild with a lot of fundraising help from the beautification committee and a combination of volunteer and paid labor. On August 25, 2017, the pier was gone again. This time the damage was much more complete.



With the POA and the beautification committee completely absorbed in the community center project, the pier's second rebuilding effort had to wait. That was when Roland went into action. He grabbed some family members and, on their own, rebuilt the pier's first few feet. Soon, it was 30 feet . . . And then more. When the water became too deep to hand-drive the pilings anymore, the POA paid to have them professionally driven in. With special pricing from Porter Ace Hardware, the POA supplied Roland with the materials as he needed. NOW, the basic structure is done while bracing, the fish cleaning station, lights & more, yet to be done. Roland, is certainly a super hero but he still needs some help. If you are able to donate time, money, or materials, for finishing up, please let the office know. 361-972-3998.

Building Permit Fee Schedule

PERMITS ARE REQUIRED BEFORE CONSTRUCTION BEGINS.

Permits are required to be posted in the front yard and to be visible from the street. This will (hopefully) end the onslaught of inquiries about whether someone has a permit or not. The new permit fees are as follows.

*Structure over 600sq \$125	*Penalty for no permit \$250
*Mobile Home \$125	Other Fees
*Improvement/Addition to existing structure \$50	*Deed Transfer fee \$100
*Bulkhead/Pier/Replacement \$100	*Penalty for not paying Transfer Fee \$50
*Garage/Carport/Storage Building under 600sq \$75	*Mowing with POA contract \$45
*Concrete Slab/Deck Addition \$50	*Mowing w/no POA contract \$55
*Fences \$25	

Jackson County development permits must also be issued before the POA will issue most permits. For more information, please contact the office: 361-972-3998

Bi-Annual Membership Meeting Agenda

May 4, 2019, 9 am, Carancahua Community Center on CR 477

- 10 AM Call to Order
- Pledge of Allegiance/Invocation
- President's Opening Comments
- Adoption of minutes
- Treasurer's Report
- Presentation of Budget
- New Business
- EMS/Street Signs
- Old Business
- Water Supply Corporation
- Special Presentations/Closing Comments
- Adjournment

Community Center Rental For Your Event

Rental cost of our community center is only \$150. Plus, Tri-County Association members receive a \$50 discount! To make arrangements to book your event, please contact the office at 361-972-3998.

TRICOPPA President Election in October

Plan now to attend the Tri-County Annual meeting in October. The election for the POA's president will be held at that time.