

# TRI-COUNTY POINT PROPERTY OWNER'S ASSOCIATION NEWSLETTER

14 County Road 480, Palacios, TX

361-972-3998

August, 2018

## Annual Meeting & Elections October 27th

The Tri-County Point Property Owner's Association will hold its annual meeting on, Saturday, October 27, 2018 at 11 a.m. The election will be held for 2 board positions. They are treasurer and the position 5 director. Nominations must be received by Wednesday, August 29th.

Anyone wishing to run for either position must turn in a written statement of intention to seek that position as well as "a short (no more than one side of one 8 1/2" x 11" page) biography and a statement of qualifications (optional). (NOTE: Item "1" and "2" may be combined on a single document and neither of such documents need be signed. Such document(s) may be delivered, mailed, emailed or telefaxed to the association. The elections are to be held in accordance with the provisions of Article IV of the association's 2015 restated bylaws.

### Fall Cook-Off, Oct. 27th

Because of the popularity of the annual cook-off held in the spring, many people have requested that second one be held in the fall. The Beautification Committee of Boca Chica (BCBC) is now making plans for the Fisherman's Village and Boca Chica "**Fab-boo-lous Chili, Bean and Dutch Oven Cook-Off**" on Saturday, October 27th. Make plans now to attend! For more information, contact: Shelia Brown - 361-408-0076, Arnold Garza - 361-676-0967, or Stan Kazwell - 361-484-0373.

### Water Supply Corporation (WSC)

A final vote will be held at our October 27th membership meeting regarding the formation of the Water Supply Corporation. More information will be circulated in the next newsletter.

### Community Center Update

When Al Rameriz donated and installed the air conditioner in the community center building, it was the culmination of a great community effort save and revitalize the 102 year old structure. With Tri-County taking the lead, the members of the beautification committee (BCBC) have jumped in with both feet to paint, clean, and otherwise fix up the building. Gary & Anita Mancini donated ceiling fans. Michael Watson donated his services for several projects including building the steps and handicap ramp along with his son Andy and grandson Kyle. Diana & Bob Bartram's efforts are simply too numerous to begin to mention here, as are other members of the BCBC. When Al Rameriz and his AC business crew installed the air conditioning unit, it was the finishing item to make the building fully ready for use. The Tri-County board is truly grateful to the community involvement to make the center a reality for Boca Chica.

### Rebuilding the Pier, A Family's Mission

Thanks largely to the efforts of Tri-County property owners, Roland Senior, his son, Roland, and his son-in law, Jamie Niland, the Boca Chica pier is being rebuilt! With grit and determination, they have rebuilt roughly a 80+ feet of the 290' structure. It is



Boca Chica hero's Jamie Niland (L) and Roland Senior

being built with a combination of new materials (heavily discounted by Porter's Ace Hardware) as well as parts of the old pier. The Senior's have created a "redneck piling driver" to help them beat the poles into the bed of the bay. Although it still takes a lot of work, they are getting driven in. "If anyone has a better idea we can all ears." said Roland. He also says that he is "doing this for my grandchildren" . . . but it is a lot of work and they would sure welcome some help.

### We Need Your Help for Pier Workdays

Help for rebuilding the pier is requested on **August 30 and 31**. If he has the help, Roland says he will also stay to work on **September 1 & 2**. Tools such as cordless screw guns would be helpful. For more information, Roland can be reached at 210-716-2680.

### Community Center Now Open For Rentals

Rental rates for the community center are \$150 with \$50 discounts to POA members. For more information and reservations, call the office at 361-972-3998

# ADVANTAGES IN FORMING A WATER SUPPLY CORPORATION.

- Possible grants OR low interest loans.
- The WSC board sets all water rates.

## Water Supply Corporations: Frequently Asked Questions

### What is WSC?

WSC stands for “Water Supply or Sewer Service Corporation.” WSCs are non-profits, member-owned and member-controlled corporations organized under Chapter 67, Texas Water Code.

As such, WSCs are subject to the laws and regulations governing the operations of non-profit corporations. The operation of a WSC is the responsibility of its board of directors. Directors are elected by the corporation members.

### Is the WSC Required to Provide Me With Service?

Yes, if your property is located within the area granted under the WSC’s “Certificate of Convenience and Necessity” (CCN).

### Where Can I Go to Find Out More About WSCs?

The Texas Rural Water Association (TRWA) is a non-profit, professional organization of WSCs. TRWA provides technical assistance and information to member WSC boards, managers, bookkeepers and operators. State and federal grants provide “TRWA Circuit Riders” for on-site assistance to systems eligible for state and federal funding.

### Where Can I Go to Find Out More About WSCs?

The Texas Rural Water Association (TRWA) is a non-profit, professional organization of WSCs. TRWA provides technical assistance and information to member WSC boards, managers, bookkeepers and operators. State and federal grants provide “TRWA Circuit Riders” for on-site assistance to systems eligible for state and federal funding.

### Who Sets the Rates Charges by a WSC?

The WSC’s board of directors sets the WSC’s rates. The term “rates” as it is used here includes charges for deposits, retail water and sewer service, connection fees, late charges, membership fees, etc. The rates set by the board of directors are not subject to review or approval by the PUCT unless ten percent or more of the affected ratepayers petition the PUCT to review the board’s decision changing the rates.

### Are WSCs Subject to the Open Meetings and Open Records Acts?

WSCs are required to comply with the Open Records and Open Meetings Act and are subject to articles 1396-2.23, and 1396-2.23A, Vernon’s Texas Civil Statutes, relating to the inspection of certain records of nonprofit corporations.

### How Are WSC Facilities Funded?

By loans or grants. In most cases, the money to construct the WSC’s water or sewer plants and pipelines comes from loans provided by the United States Department of Agriculture (USDA) or the Texas Water Development Board (TWDB).

### How Are WSC Facilities Funded?

By loans or grants. In most cases, the money to construct the WSC’s water or sewer plants and pipelines comes from loans provided by the United States Department of Agriculture (USDA) or the Texas Water Development Board (TWDB).

### What Government Agencies “Regulate” WSCs?

WSCs govern themselves under the direction of their elected board of directors. However, the following agencies have some regulatory authority:

- The USDA/Rural Development and the TWDB establish guidelines and impose requirements in conjunction with loans provided to WSCs.
- The PUCT issues Certificates of Convenience and Necessity (CCNs). These certificates grant the right and the obligation to provide retail utility service in a particular area. WSCs are required to obtain a CCN. (Also see comments under “Will I have to pay anything else?” and “Who sets the rates charged by a WSC?”)
- The TCEQ regulates the operations of all public drinking water systems and sewer systems and conducts periodic inspections. Those regulations address water quality, water pressure, and system design specifications.

#### Questions may be directed to:

Texas Rural Water Association  
1616 Rio Grande Street  
Austin, Texas 78701-1122  
512-472-8591

#### Questions may also be directed to:

Customer Protection Division  
Public Utility Commission of Texas  
1701 N. Congress Avenue  
P.O. Box 13326  
Austin, TX 78711-3326  
888-782-8477

Are you receiving our Newsletter?

If not, fill out the form below and mail back with Proxy.

Want to keep up with current events? Two ways to do that.

On the website: [tricountypoa.org](http://tricountypoa.org)

Facebook:

Tri-County Point Poa

Boca Chica Beautification Committee

Fisherman's Village at Boca Chica, Carancahua Bay, TX

Name: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Preferred Contact Number: \_\_\_\_\_ Lot number(s): \_\_\_\_\_

-----

**Member's Proxy  
Ballot For Proposed on forming a Water Supply Corporation**

I \_\_\_\_\_ the undersigned, is a Member in good standing of the Tri-County Point POA, possessing an ownership interest in: Lot # \_\_\_\_\_, Lot # \_\_\_\_\_ (list more lots on back of the page if needed) and entitled to vote at any special or annual meeting of said Association.

I HEREBY designate and appoint \_\_\_\_\_ another member in good standing of the Association, to be the PROXY of the undersigned member to attend the **October ??, 2018 Special Election Meeting** of said Association, representing the undersigned with full power to vote and act for the undersigned in the manner to the extent and with the same effect as if the undersigned were personally present.

This appointment of Proxy revokes any prior appointment of Proxy and shall be effective only for the **October ??, 2018 Special Election Meeting** of the Tri-County Point POA and at all adjournments of said meeting.

The Proxy shall have the full power, as a substitute of the undersigned, to represent the undersigned and vote on all issues and motions that are properly presented at the meeting for which this designation of proxy is made. The Proxy shall have the authority to vote entirely at the discretion of the Proxy, PROVIDED, however, with respect to the following issues(s) the Proxy shall vote thus:

**For** Water Supply Corporation     **Against** Water Supply Corporation

\_\_\_\_\_  
Members Signature

\_\_\_\_\_  
Print Members Full Name

\_\_\_\_\_  
Date

*To be valid*, this Proxy must be received by October ??, 2018 mail to:  
Tri-County Point POA Office, 14 County Road 480, Palacios, Texas 77465 OR  
emailed to [tricounty@outlook.com](mailto:tricounty@outlook.com) OR brought to meeting by Proxy.