



THE BRAZOS BEACON

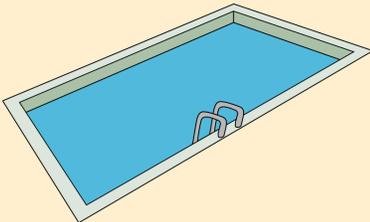
A Publication Created by and for the Rio Brazos Property Owners Association

The Beacon will be distributed exclusively through email, though copies are posted on the Property Owners Association website at www.rio-brazos-poa.com, so look for it there as well.

If your neighbor doesn't have an email address on file with the Property Owners Association and wants to receive an emailed copy of The Beacon they can submit their email address at the web address above or our email address below.

Submissions and suggestions can be sent to brazosbulletin@gmail.com

If you're a Facebook user, be sure to go to Rio Brazos Property Owners Association and sign up to join. It's a great place to keep track of what's going on in the neighborhood as it happens!



2016 Pool and Boat Ramp Keys



- ⇒ Keys will be sold this year on the following dates: **May 7th, May 14th and May 21st**. POA Board members will be on hand between **10 am and 1 pm** on each of the above dates to process key requests.
- ⇒ Registered property owners will be issued one (1) key regardless of the number of lots owned. A new key will cost \$25, but only \$15 if a key from the 2015 season is returned at that time.
- ⇒ Any tenants/renters that wish to buy a key must present (1) a current copy of a signed and executed residential rental agreement, along with (2) a letter/email from the property owners that states that the renter has their permission to purchase a key. The fee for a renter to purchase a key is \$150, and a copy of the rental agreement **MUST** be kept on file with the POA.
- ⇒ Should a property owner's key become lost or damaged, the replacement fee will be \$250.
- ⇒ Any property owner who does not personally pick up a key will need to send along with the person doing so, (1) a copy of the property owner's driver's license as well as a (2) note from the property owner identifying that person. That person will also be required to present (3) proper identification in order to secure the key.

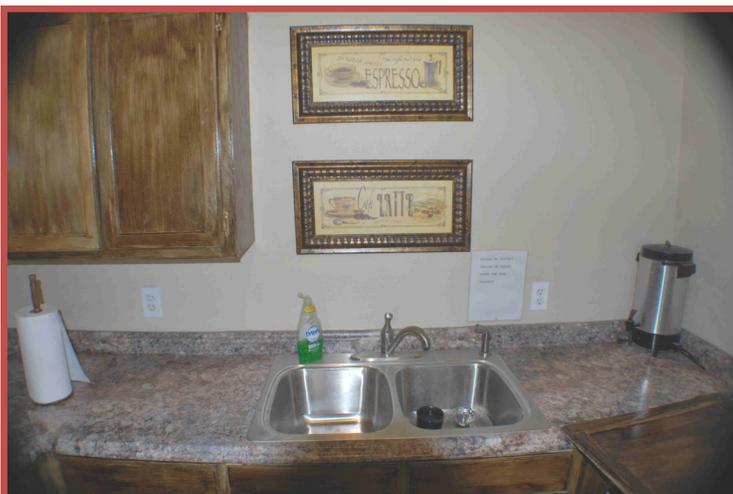
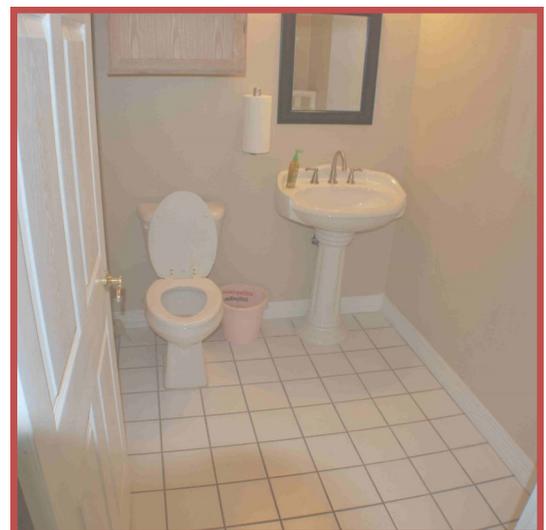
RIO BRAZOS SHOWS ITS CHRISTMAS SPIRIT



Above is a sampling of some of the spectacular light displays that brightened up the neighborhood for all to see. We counted over thirty displays and we're looking forward to even more in 2016. Way to go, Rio Brazos!

POA COMMUNITY BUILDING

The Community Building has been completely renovated. This includes ceramic tile throughout, painting throughout and major upgrades to the bathrooms and kitchen. The exterior has also been upgraded with some siding replacement, a ceiling on the front porch and grading improvements to keep water from damaging the sides of the building and the interior of the shed. A big "thank you!" goes out to **Pat Pittman** for his tractor work to divert the flow away from the buildings. Check out the photos below to see how well everything turned out!



April Meeting - Rio Brazos Board of Directors

The meeting began at 2:31 pm and concluded at 3:30 pm. Board members present were Perry Lemmons, Kathy Jones, Brett Grier, Ernie Graf and Teresa Steele; members not attending were either ill or out of town.

Kristi Stewart reported that, in addition to a Certificate of Deposit in the amount of \$16,707.53, there is cash on hand of \$37,687.79. Outstanding POA fees that are still owed total \$4,639.

The decision about the timing for re-plastering the inside of the pool was deferred to a later Board meeting. However the purchase of several items for pool maintenance was approved.

Also discussed was the need to re-roof the pool bathroom building, as well as maintenance needed on the storage building adjacent to the POA building.

POOL OPENING

It's time now to go shopping for swimming attire in anticipation of the opening of the Rio Brazos Community Pool. The entire deck surrounding the pool has been completely resurfaced and it looks great as a result. Other refurbishments and enhancements are also planned for the near future as funds become available to implement them.



Memorial Day, the traditional opening date for the pool occurs on Monday, May 30th this year.

However, the pool will actually open on the first day of that weekend, which is **SATURDAY, MAY 28th**. To get into the summer picnic spirit, hot dogs and drinks will be provided on opening day. See you there!

Rio Brazos Board of Directors Meeting Schedule



The Board meets for “regular” sessions at 9 am on the third Saturday of the following odd-numbered months: January, March, May, July, September and November. In addition, there are two semi-annual meetings that begin at 2:30 pm on the third Saturdays of April and October, respectively.

Please note that meeting days and times are subject to change with a posted notice.

All residents are highly encouraged to attend in order to stay informed regarding deliberations that have an impact on the quality of life in our community.