

# The DOMINION

## Aug. 2008 Newsletter

August 2008

Summer is over and schools have started. Please, observe traffic regulations around school buses and in school zones. While you may have been enjoying the seashore or the mountains, your HOA staff and Board committees have not been idle. We have a lot to tell you about:

- August 2008 Newsletter - Topics
- HOA Bonfire - November 23
- New Landscape Contract
- Financial Services Overhaul
- Street Maintenance
- HOA Office Building
- Dominion Overpass
- City and County Committees for Camp Bullis Issues
- Survey - Recycling Options
- Living with Wildlife
- Preparations for Approved Contractor List
- Texas Night Out Tuesday, October 7- Community Activity

In addition to the newsletter you can always get information at our regularly updated website:

<http://www.dominionhoa.com>

The HOA is actively using the electronic signs to alert homeowners to issues of concern.

### HOA Bonfire - November 23

As every year, your HOA is scheduling the Annual HOA Bonfire for the Sunday before Thanksgiving; the date is November 23. Plan to take your family and come on over that evening to the pecan grove between the # 8 green and the # 9 tee for an evening of fun and games for children, food for the entire family, and a magical bonfire when it gets dark. That evening is a special time for neighbors and friends to get together, and there is nothing that bonds like volunteering with setup and cleanup.

### Financial Services Overhaul

- New Landscape Contract

Our contract with Grounds Control has been terminated effective August 31. As of September 2, all common areas (and the Cottage Estates) will be maintained by Native Land Design at a monthly cost savings of \$3,904.00. Native Land Design is responsible for the landscape maintenance, construction and design for the properties at The Rim.

- Accounting

The financial reporting both in content and format are now in accordance with GAAP (General Accepted Accounting Principles). Due to the complexity of the HOA and the requirements for integrity a "Review Report" is presented to the Board each month.

- HOA Software Program

After three months of testing software programs specifically designed for homeowner associations, the Board voted to adopt a new software program "Condo Manager" to replace Quick Books. The new software will integrate state-of-the-art banking technology with financial reporting, to reduce the overall cost of operation in the HOA office. The new software will be linked to new technology in banking services, such as Remote Deposit Capture or RDC which will allow for the HOA dues paid by check each month, approximately 800, to be electronically scanned into a device, versus manual data entry, for faster and more accurate reporting. The software will provide a consolidation of managing and reporting operating and reserve funds from one source. Prepaid assessments can now be accurately tracked to each homeowner account. The implementation of this software will allow the HOA office to reallocate the human resources of a growing community without incurring the cost of additional personnel.

### Street Maintenance

The streets within The Dominion are experiencing various levels of distress and rates of deterioration. A detailed field survey of all streets conducted by the Street Maintenance Committee resulted in a 5-Year Street Maintenance and Repair Program, which was earlier approved by the Board.

As soon as temperatures get lower, you will see some needed street maintenance, based on the current analysis by the Street and Infrastructure Committee. Alamo Asphalt has been hired to patch and seal coal the pavement from the North Gate to Aue Drive; to route and seal cracks on Dominion Drive between North and Main Gates; and to patch areas on Brenthurst, Arnold Palmer, and Vineyard.

Major street work will start in 2009 and continue for several years. Implementation of the program includes development of detailed engineering plans, specifications, and bid documents; backed up by construction observation and testing to ensure performance in accordance with specifications. The Board voted to hire Pape-Dawson to supply engineering support of the program.

### HOA Office Building

Our Building Committee is working diligently with Prestige Homes and Pape-Dawson Engineering to assure smooth progress. The building will face the main entrance and offer a spacious patio toward the natural creek area. Plans are on schedule and within budget.

Alpha Green Holdings, the new owner of the Sales Pavilion, is preparing to build a 2-story office building adjacent to our property. As they go through Board approval, they are working with us to improve access to our building by fire vehicles. They are also ensuring maintenance of the full right-of-way that was deeded to the HOA some time ago.

### Dominion Overpass

The Dominion Overpass project is about 45 days behind schedule due to a "bad" patch of concrete that had to be removed from the bridge. Passage of emergency vehicles underneath is now scheduled for November 1, installation of pavers at the entrance for December 1, and project completion for January 2009. We will continue to update you on road closures.

### City and County Committees for Camp Bullis Issues

Both the city and the county have committees dealing with various issues relating to development around Camp Bullis. Our community is represented on both committees.

The Board has asked the ACC to consider light pollution in homes constructed near the boundary to Camp Bullis. Currently this is not a mandate but suggestions might include down-lighting on outside fixtures and similar design options.

### Survey - Recycling Options

Watch your mail for a short survey on the new recycling options negotiated by our general manager. There are three options: Do nothing, add recycling to the existing bi-weekly collection schedule, or substitute one garbage collection a week with a recycling collection. See the actual survey for more details. Please fill out the survey and drop it by the HOA office. Your opinion counts and will guide the decision the Board will make in the near future.

### Living with Wildlife

As our entire area is getting more developed, new houses are crowding out wildlife that was here before us. We encounter skunks, coyotes, armadillos, jackrabbits, deer, and other animals crossing near or through our yards. Neighbors who wish to have their gardens cleared of unwanted wildlife or feral animals can ask the HOA office for referrals to several service providers.

### Preparations for Approved Contractor List

According to the original Bylaws, our HOA is permitted to establish an 'Approved Contractor List'. The application form has been vetted by our lawyers. We are working on designing procedures for getting firms on the list and for suspending or terminating a firm.

### Texas "Night Out" on Tuesday, October 7- Community Activity

The State of Texas has scheduled a "State-wide Night Out" for Tuesday, October 7. Anybody interested in organizing some activities in their immediate neighborhood should contact their area representative on the Community Outreach Committee.

Sincerely,

Brigitte B. Saidi, Chairman

The Dominion Homeowners Association