

January 21, 2015

## **Latest News and Updates from the President**

Everyone:

As we start the New Year I wanted to update everyone on the latest news from Sun Eagle Bay as I know some folks haven't been able to get out yet because of the cold and damp weather we have been experiencing in the last couple of months. Spring time is fast approaching and lots of people have begun their annual trips to the lake for "spring cleaning" and yes raking those darn leaves! As some of you may already know Lake Fork is down about 7ft and unless we get some heavy rains it's not looking good this year for boat launching at SEB. Our ramps are already out of the water and not usable. The ramps are fine along the FM 515 and FM 154 bridges so these will be your closest places to launch your boats. The latest news coming from the Sabine River Authority is they are currently negotiating with the city of Dallas for the purchase of water from Lake Fork. Once they come to an agreement we can expect lake levels to go down even more. We don't know how low Lake Fork will get but look at Lake Ray Hubbard and Lake Tawakoni which are connected to the pipeline that runs to Lake Fork and things could get even worse before they get better. Let's keep our fingers crossed that Mother Nature blesses us with much needed rain.

We have had a great response in regards to the letters sent out to owners asking them to clean up the properties and bring them into our bylaw and deed restriction guidelines. Last week alone 7 older RV's were removed from SEB. The work is just beginning but you can already see a big difference. Also several new property owners have made major improvements on their places and we thank them for all the hard work and look forward to seeing even more new owners at SEB. The swimming pool repairs have been completed and it was very labor intensive, as eight broken water lines were repaired and 4 skimmers were replaced at a cost of \$9600 however we could not put this off any longer if we wanted to continue opening the pool for everyone to enjoy. We will be needing volunteers around the first week of May to help get the pool ready for summer, we are going to drain the pool and power wash it ourselves and then secure a deal with Lake Fork Water to refill the pool. So if you have a power washer and want to help let us know. We are also taking donations for a new shade structure for the pool area so as to be able to get out of that hot Texas sun so if you are interested in donating labor, materials or money let us know. Also elections are coming up this year and we will be asking for donations in regards to postage stamps, envelopes, labels and copying paper. Since our ballots and yearly dues have to go out in separate envelopes plus a return envelope has to be included we will need 2000 envelopes, labels and stamps. So please donate if you can.

On a more serious note, we have had a few folks buying lots at Sun Eagle Bay and not reporting it to the SEB office. When this happens it causes a lot of problems for the board members when it comes to mailing out the ballots, mailing out annual dues and

trying to collect on current dues and assessments as we mail to the previous owners and not the new owners. This cost Sun Eagle Bay a lot of lost money and time. We have had to track down and change over at least 50 owners who did not report that they sold their properties and almost that many new owners who did not come in to the SEB office to change the property into their name. Some have gone to great lengths to hide the fact that they have purchased lots at SEB in hopes of selling them off for a profit and not paying road assessments and their annual dues. When this happens we all pay the price for their dishonesty. Remember it's everyone's job to report anything that they may feel affects SEB owners in a negative manner.

Our budget for the remainder of the year will be tight, we will have to cut costs wherever possible. Please make sure you turn off lights and heaters in the restrooms when you exit as our utilities have doubled since winter and heaters are constantly left on to run when the restrooms are empty. Also our insurance quote for this year has gone up 25% to \$5300 so we will be shopping around for a new insurance company so if anyone out there can help with insurance let us know.

Also an update on our lien and foreclosure process. For the most part we have completed about 75% of the process required by the Texas Property Owners Protection Act in pursuing owners who refuse to pay their dues and assessments. As we have followed the requirements to the letter of the law we will soon be leveling liens on approximately 20-25 properties. Also we have some owners that have been deceased and we will be following up those properties with the courts as soon as possible however these properties will take longer to secure. The foreclosure process is a long one so this is going to take time but rest assured we will complete the task.

I would like to thank the board at Sun Eagle Bay for all their hard work and dedication in trying to make SEB a better place for everyone, we have put in long endless hours and days trying to plan for the future. A special thanks to Peggy Tracy for her dedication at a job that goes without reward. Also to Linda Castle for her tireless work while trying to recoup lost money from past dues and road assessments not paid by owners. I would like to welcome Mike Hamilton to the board as our new Treasurer and I look forward to working with Mike. Lastly we lost a good friend and fisherman this past week Linda Castle's husband Victor passed after a long illness, our prayers go out to Linda and the family, Victor will be missed.

Thank You  
Charles Tillison-President SEB