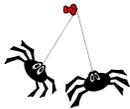


Travis Ranch Beacon

October 2013

Written & Compiled by Travis Ranch Residents
Published by HOA & Essex Management

Number 4



IT'S HALLOWEEN!
THURSDAY – OCTOBER 31ST

Trick-or Treat Safety Tips

Drivers: Drive extra careful this day – especially after dark!

Please watch out for our children!

Parents: Tell/show your children to:

- Go in groups. (Parents go too!)
- Only go to houses that have their porch light on.
- Stay on sidewalks. If you have to walk in the streets, stay to the side facing traffic. Be careful!
- Fasten reflective tape to costumes and bags to help drivers see you.
- Don't ring doorbells after 8:30.

Information obtained from the Centers for Disease Control and Prevention. Additional information can be found at <http://www.cdc.gov/family/halloween/>



Burn Ban Lifted

On September 23, 2013, Kaufman County Judge Bruce Wood entered an order rescinding the burn ban in Kaufman County following a determination by the Kaufman County Commissioners' Court that the restrictions on outdoor burning for the unincorporated areas of Kaufman County be lifted. Before conducting any type of controlled burn, please first consult the procedures for outdoor burning in Kaufman County. - See more at:

<http://inforney.com/local-news/item/1286-kaufman-county-burn-ban-rescinded#sthash.ZbUlr8Z1.dpuf>

Garage Door

http://www.youtube.com/watch?v=kSO_HTBHLFI&feature=youtu.be

A wire hanger is all a thief needs to bust into your garage. Makes us question how easy it is, and what you can do to protect your home. This video shows how a simple and inexpensive plastic zip tie can prevent someone from breaking into your garage.

NOMINATE YARD OF THE MONTH

The Landscape Committee wants the Travis Ranch residents to nominate neighbors for yard of the month. The winner will receive a Lowes gift card! Anyone can nominate themselves or others by making a recommendation on the Travis Ranch Landscape Committee Facebook page.

<http://tinyurl.com/bqaonwp>



Save the Date

**Travis Ranch
Annual Holiday Party**

**Sunday, December 15
6:00 – 7:30**

@Lewis Elementary

**Hot beverages, delicious holiday treats
& family fun!**

**Watch for more details on the HOA
website & Facebook!**

Smoke Detector Program

The August issue of the *Beacon* discussed a possible program in conjunction with the Forney Fire Department to assist and educate Travis Ranch homeowners to maintain their Smoke Detectors. A Survey Form was distributed with the *Beacon*. Since only 13 of the Survey Forms were received, and only four of them requested help with their smoke detectors, no further program is being implemented. The four help-requests are being turned over to the Forney Fire Department for follow-up action. Remember if your smoke detector goes off for no reason and you don't know what to do, you can call the Forney Fire Department (at 911.)



HOA Annual Meeting Fails to Reach Quorum

The Travis Ranch Property Owners Association Annual Meeting was held at Lewis Elementary School on September 26. However, as it failed to achieve (even with Proxies) the required 10% for a quorum it was not an official meeting and thus had neither official minutes nor any votes on any issues. Danielle Lascalere, of Essex Management did however report on a number of items. These included damage to trees and bushes along the Boulevard, trespassing on the land beyond the end of the boulevard and other problems. She also reported that Travis Ranch was ultimately planned to include about 3200 home sites. There was interest in the long-reported possible boat ramp on Lake Ray Hubbard. While possible in the future, no action is presently underway or anticipated. The residents present raised a number of serious issues and questions which, lacking minutes cannot be adequately reported. (*Please see "Editorial"*)

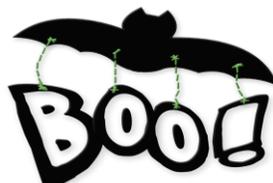
An "Editorial"

Reported in this *Beacon* was the meeting which was to have been the required annual meeting of the HOA. The attendance required to constitute a quorum was only 10% (including proxies!), but far less showed up. Are so few of the residents of Travis Ranch sufficiently interested in their community to attend a meeting to voice their concerns and learn the issues affecting their community?

Regrettably, it had been announced only through individual official letter from the management group a couple weeks prior, but not in the previous issue of the *Beacon* or in other available media. Certainly those residents that did attend were quite vocal in pointing out problems relating to fences, street lights, dogs, empty lot maintenance, parked cars, trucks and boats, trespassing on adjacent lands, damage to common-area landscaping, prospective boat ramps, the hockey court, traffic on the boulevard and many others. So the problems are there and people are interested in solving them. We need to assert our rightful role, initially simply by attending the HOA meeting called to hear our concerns, and to take effective action to maintain and improve our community.

It is my promise to be aware of the next meeting date well ahead of time, and to actively promote it through every means available. Hopefully that won't have to be a full year from now. I hope you will resolve now to be personally present. If you wish, you may communicate directly with me on any issue by an e-mail to kduding@yahoo.com.

Ken Uding
Chairman, Communications Committee



Essex Management

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Association Manager – Danielle
Lascalere

Danielle@essexhoa.com

Website: www.essexhoa.com

After hours emergency – 888-740-
2233

Community website:

<http://travisranchhoa.com>

“Classified” Advertising

Do you have something to sell? Beginning with the next issue the Beacon will accept “3-Line” Ads (free) from Residents of Travis Ranch having used personal items (or services) to sell. We reserve the right to review all ads and to edit or refuse any ads which are deemed inappropriate or are considered commercial. Send us the information and we will write the ad for you. You may send it directly to kduding@yahoo.com. Be sure to also include a contact phone number.

Note: We are evaluating if we can respond to requests we have received for advertising (paid) of a commercial nature in the Beacon and how to implement it. Part of the question is how much demand is there. If you are interested in purchasing a small space (1/10 page?) for your business please contact me at the above e-mail address.

When it’s “Recycle Day” – and when it’s not ! (Cut out & post by your Garbage.)

	Oct			Nov		Dec	
Garbage & Recycle		9	23	6	20	4	18
ONLY Garbage	2	16	30	13	27	11	26