

Cimarron Country Newsletter



September 2008 Issue
(Thanks to Hurricane Ike -
coming out in October)

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Letter from the President

By Gene Linder



I hope that everyone is getting back into a normal routine after Hurricane Ike. It seems that the sounds of chain saws, generators, and the smell of burning wood are subsiding.

Time certainly flies! At the February, 2009 Annual Meeting, I will have completed my term as President of the CCPOA. It has been a pleasure to serve the community!

So much has happened; CC approved updated Bylaws, lights were added to the entrance sign, with a "read side" for community updates, new "no exit" signs have been installed, potholes on our streets have been repaired, ..and our extra law enforcement patrol has been expanded; a vibrant CC Volunteer Committee is growing in numbers and the new CC Directory is being assembled.

NEW!! Phone Number to Reach Your CCPOA Board of Directors -- 936-333-6046

By Sheryle DiLetto

The Board of Directors may now be reached at the above telephone number. This convenience is being made available to better serve our community members who either do not have access to an e-mail address, or would simply prefer telephone communication in response to any question, comment or observation of interest.

This convenience has been made possible at a very low cost to the community through the use of a Magic Jack -- a device which, when attached to a computer, acts as a telephone mailbox and immediately forwards your recorded message to members of the Board of Directors. We hope you will give it a try ... use it like any other voice mailbox -- leaving your name, return telephone number, and the nature of the information you would like to discuss. We'd be happy to get back to you ASAP.



Thinking About Being a CCPOA Board Member?

The CCPOA is looking for persons who are interested in serving on the Board of Directors. If you are interested, we invite you to come to our November meeting, meet the current Board Members and learn just what it is all about. The election will be held at the Annual Meeting on February 21, 2009.

If you are interested, just contact us either through our e-mail address (bod@cimarroncountrypoa.org) or by phone at 936 333 6046 and we will be in touch with you.

Board of Directors Saves Huge Monies for Cimarron Country

Due to the activities of our volunteer Board of Directors, Cimarron Country is able to save a significant amount of the money you pay as your annual maintenance fees. We are able to avoid paying the large professional fees charged by community management companies because the Board performs all of the tasks of a management company for



FREE, passing along the savings to the community. These monies are then retained for use within the community; used for community projects, extra law enforcement patrol, and improving our financial standing.

What Are the Activities of the CCPOA Board?

You may ask yourself, "What does the Board of Directors do?" Like so many jobs, it is a variety of jobs -- some routine and some a bit more challenging -- but all essential tasks that help our community business run smoothly.



The Board of Directors meets every other month at a Board Member's home. It takes written Minutes of these meetings and posts them on the CCPOA web site for disclosure and informative purposes.

- The Board of Directors primarily serves to govern the affairs of the Association as required in both the Association By Laws and in conformity with state statute.
- The Board is responsible for the oversight and maintenance of both the community's general funds and the building deposit funds.

- Payment of the community's bills such as water for the flower beds at the entrance sign, electricity for the streetlights and signage area, extra law enforcement, and other miscellaneous expenses required to effectively manage the Association are made and tracked by the Board.

- As a deed restricted community, the Board serves to fairly and uniformly enforce the deed restrictions, helping us all to enjoy our homes and retain property values.

- Members of the Board interact with our professional accounting staff so that accurate financial records are available to the community. And, it interfaces with our legal counsel regarding issues that arise from time to time.

- Board Members interact with county government regarding county services to our community.

- The Board answers a variety of questions and/or concerns posed from the community.

- It organizes community events and the Annual Meeting, and helps to organize projects designed for the good of our property owners.

- The Board works closely with our Volunteer Committee, who all work very hard to make our community a wonderful place to live.

- The Board manages the web site and maintains an e-mail address which both serve better provide information to the community.

2009 Annual Meeting

In compliance with our Bylaws, the Annual Meeting will be held on February 21, 2009 at the Knights of Columbus Hall on FM1488. The meeting is scheduled for 2:00 - 4:00 p.m. Your Board of Directors plans an informative and fun meeting for our property owners.

It is very important that a quorum of our Association membership be present, in person or by proxy, at the Annual Meeting. Your attendance makes it possible for us to have a valid election of the Board of Directors and to help all of us be better informed about important issues affecting our community and the FM1488 corridor.

As of this time, only two Board members are elected -- Gene Linder and Sheryle DiLetto. The other three board members are appointed and their terms will end at the time of the Annual Meeting. All five positions for the Board of Directors are available for election in 2009 due to the end of term for both our elected and appointed members.

Ideally, for our community to prosper, the Board of Directors should have a mix of new and experienced members, so that knowledge is passed along and there is continuity of governance.

CC - A Gated Community?



Several CC residents have asked the question, "Why doesn't Cimarron Country put a gate across its one-access/egress road - Cimarron Way -- as this may increase security for our homes"?

The reason we do not is that we cannot. Cimarron Way is not a private road; it is a public roadway, maintained by Montgomery County and, therefore, cannot be gated. As a public roadway, it must remain open to the public, who may utilize all of our roads just like any other public street.

...But What About Solicitors?

With access to Cimarron Way being via a "public roadway", built and maintained by public tax dollars, anyone, including solicitors, have the right to come into Cimarron Country. For the most part, posting a "No Soliciting" sign is not legally enforceable.



There are no laws covering who can or cannot come to your door UNLESS you have properly posted your property in conformity with trespassing laws.

However, you do have the right to report suspicious activity to the Montgomery Country Sheriff's Department. An unknown vehicle, going door to door could be a would-be burglar, casing the neighborhood, or merely someone looking for his lost dog, for example.

If you have concerns about a suspicious vehicle and choose to call the Sheriff's Department, please do so immediately so there is a chance the vehicle may still be in CC when law enforcement arrives. Also, be sure to have as many specifics as possible -- color, make, model, license number, description of occupants, or any other pertinent information that you deem may assist law enforcement in identifying the suspicious vehicle.

2009 Maintenance Fees

The 2009 Cimarron Country Maintenance Fee will be \$112 per lot. It will be due December 31, 2008. You will be receiving an invoice soon.

2009 Cimarron Country Annual Meeting

MARK YOUR CALENDARS!

Saturday, February 21

from

2:00 - 4:00 p.m.

at the

Knights of Columbus Hall
on FM 1488

Meet the CC Patrol Deputies



Left: Warren McGalliard. Right: Brent Nickerson

Deputy Warren McGalliard - Deputy McGalliard has been with Montgomery County Precinct #3 Constable's Office for about 11 years. He is a warrant investigator and has been a court bailiff. He also is a Field Training Officer. While earning his degree in Criminal Justice, he worked for the Texas Department of Criminal Justice.

Deputy Brent Nickerson - Deputy Nickerson has been employed by the Montgomery County Precinct #3 Constable's Office for over five years. He has lived in Montgomery County for over 20 years. When he's not working, he has fun with his kids. His hobby is building computers and establishing networks for others. He donates old computers to families that cannot afford them on their own.

Too Much Nature? The Feral Hog Dilemma

Some of our CC residents have reported experiencing

property damage due to feral hogs. What can be done?

To avoid damage to gardens, enclosing the area with an ACC approved fence will deter hogs. For those who do not want to fence their property, the answer is less definitive.

Like our numerous deer - wildlife is part of living in the country and, within reason, not much, if anything, can be done about either the deer or the feral hogs.

There are laws governing either the shooting of or trapping of feral hogs. Before you undertake either activity, we would advise that you fully understand these laws, and understand the consequences of any action you contemplate taking.

There are many factors to be considered before you decide to undertake dealing with feral hogs. What is the size of your lot? Are they depredate (destroying) your property? Do you have a hunting license?

Who could you contact to assist you in trapping or disposing of the animal? There are professional

trappers listed in the telephone directory who may be able to assist you.

Feral Hogs are not to be taken lightly. They are best avoided. If threatened, they can be very aggressive and dangerous.

Most of us would agree that, for safety's sake, we do not want to be shooting firearms within the subdivision. And, one has to consider what you would do with the carcass if you did kill it on your lot -- or, worse, you may only wound it, leaving it to wander into your neighbors yard...injured and angry.

As we do not have the answers to your particular situation, we suggest that you talk to the experts. Texas Parks & Wildlife may be contacted at 281 842 8100 and they also maintain an excellent web



site containing information on the nature of feral hogs and how to best share their range.

2008 Christmas Lighting Contest



Nope -- it's not that time of year yet -- but it's fast approaching!

The CC Volunteer Committee will, once again, sponsor the Christmas Lighting Contest.

Mark your calendar -- judging will be the weekend of December 12th, 13th, and 14th.

Categories will be: Most Creative, Most Elegant, Best Green Decoration (non-lit decorations -- maybe one spotlight), Religious, Best Lighting, and...

There will be a special category for JUDGES' SPECIAL AWARD (may or may not be awarded),

This year, there will be a new category, CHILDREN'S CHOICE. We would like CC children between the ages of 5-15 to send in their choice for this category. A form for voting will be available in the November Newsletter and on the CCPOA web site. After viewing the Christmas

lighting within CC, they may use the form to cast their ballot for their favorite lighting display.

As always, winners must have no deed restriction violations, be current on POA fees and may not be a member of the selection committee.

Yard of the Month

JUNE - Roger and Susan Patton at 40802 Pipestone

JULY - James Rue at 40011 Eureka

AUGUST - No Yard of the Month

2008 CCPOA Board of Directors

President - Gene Linder

VP - Sheryle DiLetto

Secretary - Pat Byers

Treasurer - Betty Linder

Director - Phil Carpenter

Regular Board Meetings are held in January, March, May, July, September and November.



Have An Issue That Might Need Law Enforcement's Attention?

If YOU* have a problem or concern and need law enforcement assistance, call the MONTGOMERY COUNTY SHERIFF'S DEPARTMENT AT 936-750-5800

*The person who saw suspicious activity or who has the concern must call -- second hand calls will not receive a response.

Comments or Questions?

If you have any questions, comments or concerns about CC, contact the CCPOA. You can e-mail us at: Bod@cimarroncountrypoa.org, telephone us at 936-333-6046, or write us at:



Cimarron Country POA
6315 B FM 1488 #200
Magnolia, Texas 77354

Our Apologies

Our Editor and the CCPOA BoD apologizes for the late arrival of the September Newsletter. Like you, Hurricane Ike played havoc with our personal lives, our livelihoods, our computers, use of our software, and gave us countless other challenges. We're back on track -- finally. Your patience is much appreciated.

DISCLAIMER: Articles in this newsletter express the opinions of their authors and do not necessarily reflect the opinions of the Cimarron Country Board of Directors or the Cimarron Country Newsletter Editor. The CC Board of Directors and the Editor assume no responsibility.