

# News & Happenings

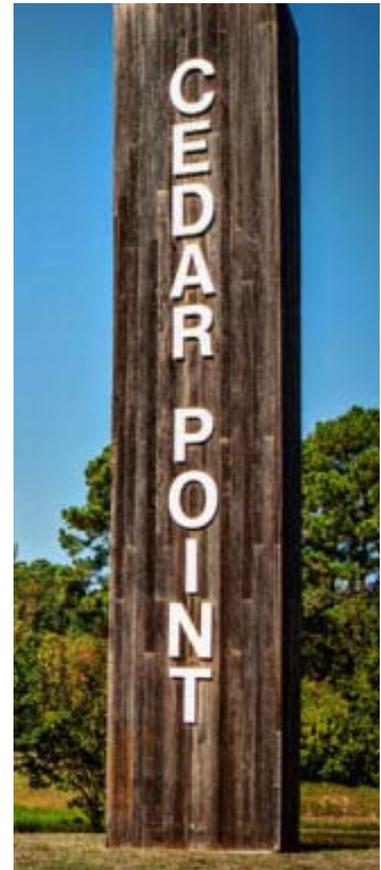
**1**  
**No.**

**CEDAR POINT  
HOLIDAY DINNER**

Where: Cedar Point Clubhouse  
(Corner of Noel and Knotty Oak)

When: Saturday, November 17, 5:30 pm

*Please bring a dish to pass and enjoy an evening of fun, food, and thanksgiving!*



## Hammers and Hardhats!

As you probably noticed, there has been a lot of activity around Cedar Point the last couple months. Wade Journey Homes is in the process of building 16 new homes in Sections 1, 2, 3, 5, and The Meadows.

Every new home is a welcome addition to Cedar Point. More residents make our community more desirable, safer, and brings additional assessment revenue and improves our long-term financial position.



## Financial Update—Oct 2018

YTD Maintenance Fees collected:

\$277,972

Year to Date Operating Expenses:

\$256,772

YTD Road Assessment Collected:

\$152,816

Our maintenance revenue is down.

*Our monthly financial reports are available on our web site.*



## REMINDER from POA

All properties must display their street address prominently so emergency services can locate your house. Recently, there have been issues with police and ambulances not being able to locate a property quickly. This can easily be a matter of life and death so please ensure your house number is visible from the street that your front door faces.

New neighbor-to-neighbor social networking site:

[www.nextdoor.com](http://www.nextdoor.com)

Search for Cedar Point—Livingston



## Changes at the Gate

In the interests of increasing security at Cedar Point, effective September 13th, all vehicles are required to come to a full-stop when exiting the neighborhood and trigger the exit gate.

The gate remains open until your vehicle passes the light post. You must remain in the left lane to trigger the outgoing sensors—consider the right-lane closed unless the gate is opened for emergencies.

*Ever look up when coming through the Gate?  
There are cameras to track all vehicles entering and exiting Cedar Point so SMILE and say "HI".*

**Cedar Point remains one of the best neighborhoods on Lake Livingston. Over the years, our Property Owners' Association has demonstrated an exceptional commitment to this community and The Board would like to thank all the volunteers who make Cedar Point special.**



## Trick or Treat

It's time for goblins and ghouls to take over Cedar Point's roads (many, freshly paved, might we add...).

Please use extra caution when driving through the neighborhood at night on Halloween—our speed limit is 20 MPH, but we recommend going only 5 MPH—better safe than sorry.

This year, Trick-or-Treat is on a weeknight, so there likely be additional traffic as commuters get home from work. Please, do your part and slow down for safety.

Please turn on your porch lights if you are giving out candy for Trick or Treat.



## What Are All Those Orange Tubes?

EasTex Telephone is in the process of bringing fiber optic broadband to Cedar Point. This is a welcome technology upgrade for residents and visitors. The Board understands that the trenching was an inconvenience for some property owners, but the hard part is over, the orange tubes are the conduits through which the actual fiber optic cable will be pulled.



According to EasTex, once we see the fiber trucks in the area, splicing the cables will begin and service will be offered shortly after.

This makes Cedar Point an even more attractive community for telecommuters (folks who work from home, using the internet to connect to their offices) and for families who just like being able to stream movies, surf, and listen to internet radio.

## Past Due Accounts

No one likes to talk about bills, right? Unfortunately, some property owners seem to feel that our annual assessments are *optional*—let's get this clear, they are not. Every property owner in Cedar Point has a legal obligation to pay his or her assessments by January 31, each year. The Deed Restrictions allow the Board to permit owners to pay over time, provided the property owner makes arrangements with the POA Office. Many property owners have not made those arrangements.

**It is already October, and it is simply *unacceptable* that some property owners have not paid their fair share.** The POA, led by The Board, has the *right* and *duty* to pursue collecting on these past due accounts with vigor. Unfortunately, collecting past due accounts costs the POA money, money that could be used for better things such as: street signs, repairs/improvements, amenities, maintenance/mowing.

We, the Board, implore all property owners to do the right thing and pay your assessments on-time every year. Don't make the POA spend time and money on collections.



## Board Elections

POA Board elections are still a few months out, but it's never too early to start thinking about running for the Board of Directors. Being a member of the Board is not just an honor, but, in some ways, it's a duty for all property owners in Cedar Point.

The Board is tasked with making sure every Property Owner is treated fairly, that everyone follows the rules and deed restrictions, and intervenes when there are problems. The Board also spearheads projects, improvements, and all sorts of activities all operations at Cedar Point.

If you are interested or have questions about what it means to serve on the Board, contact the POA Office and one of the current Directors will try to answer your questions.

Full-time residents may find it easier to devote time to the Board, but any property owner can serve—you just need an e-mail address and a cell phone.

**Please consider serving your community by running for the Board of Directors.**

## Volunteers Needed for Christmas

Every year, Cedar Point puts on quite a show for residents and our neighboring community. A lot of work goes into this award-winning display and we need help!

If you can donate your time or working decorations, please contact the POA office and Margaret will point you in the right direction!

If you are interested in setting up a Winter Activity in Cedar Point, please contact the POA Office—if there is enough support, some good ideas, and someone to coordinate the event, the POA can donate use of the Pavilion or the Clubhouse. Don't forget, you can rent the Clubhouse for your Holiday get-together, contact the POA Office for details.



## CPPOA

Cedar Point Property Owners Association is your community's governing body, led by the elected Board of Directors.

Current Deed Restrictions, Architecture Control Committee guidelines, financial, maintenance, and other important information is available on our website:

[www.cedarpointlivingston.com](http://www.cedarpointlivingston.com)

### Maintenance Service Requests

If you have an issue you believe the POA maintenance team needs to address, please fill out the Service Request online form or stop at the POA office and fill out a paper form so your issue can be addressed ASAP.

Please do not call RJ, Kevin, or the maintenance crew directly—they have schedules and tasks they need to complete. Your issue will be addressed as quickly as possible.

Thank you for your cooperation and patience.

### Contact Information

Cedar Point POA  
215 Cedar Point Drive  
Livingston, TX 77351

Office: 936-646-3232  
Front Gate: 936-646-5240  
ACC: 936-646-3232  
E-mail: [cppoa215@gmail.com](mailto:cppoa215@gmail.com)

Website:  
[www.cedarpointlivingston.com](http://www.cedarpointlivingston.com)

**Polk County Sheriff:**  
**(936) 327-6810**

***For all issues that involve illegal activities—call the Sheriff, do not call the front gate or POA office. Let the POA office know after you've reported the activity to the sheriff's dept.***

## Pictures of Construction around Cedar Point



*Check the web site for a list of properties for sale by the POA—great deals on many great properties! Tell your friends about Cedar Point!*

## The Back Page

Cedar Point is a great place to live and visit. Many of us call Cedar Point our full-time home, but whether you're a permanent resident or a weekender, we all have the duty to help keep Cedar Point nice.

In the last newsletter, we suggested a few ways to improve Cedar Point: reading and adhering to the Deed Restrictions, Teaching and Showing Respect for your neighbors and their property, and helping out around the neighborhood.

One thing every property owner can do to help ensure Cedar Point remains one of the best communities on the lake, is to pay their annual maintenance fees by January 31st. There are several reasons why:

1.) Early payment allows CPPOA to adhere

to its budget without making major changes or cuts.

2.) Paying on-time means CPPOA doesn't have to spend money and resources trying to collect funds.

3.) It is unfair for some property owners to enjoy the benefits of living in Cedar Point without paying their fair share.

4.) Payment plans are available, for a fee. There is no reason for non-payment.

Thanks

Daniel Wal, Treasurer, Cedar Point POA

Send your suggestions for content for the CPPOA newsletter to [cppoa@gmail.com](mailto:cppoa@gmail.com), or just drop them off at the office.