

# CROSSWIND BREEZE

*Home is not where you're from, it's where you belong.*

## Board of Directors

**President** - Guy Rowland

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**Vice President** - Alena Skelley

512-680-5933

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**Secretary** - Bob Steckler

512-243-5304

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**Treasurer** - William Crowley

512-264-2084

[wcrowley1@austin.rr.com](mailto:wcrowley1@austin.rr.com)

**Member At Large** - Alan Anders

512-633-8615

[aalanders2@aol.com](mailto:aalanders2@aol.com)

## Board Email

[cpoabod@gmail.com](mailto:cpoabod@gmail.com)

Need CPOA car stickers or gate keys? Contact Mike Horsfall  
512-934-2519 or Alan Anders  
512-633-8615

Find out more about CPOA at our website [crosswindpoa.org](http://crosswindpoa.org)

Newsletter produced by kristi at [kristirowland@icloud.com](mailto:kristirowland@icloud.com) please contact me if you have something to submit.

## Meet The Executive Board

**Let's extend a hearty THANK YOU** to our exiting board members, Janet Thomas and Mike Horsfall! Your special talents and hard work for our homeowners is truly appreciated. Welcome to our new board members Guy Rowland and Alan Anders who were voted onto the Board at our Annual Meeting on May 14. Our Board Members put in countless hours helping to make our community great. But they need our help. If you would like to get involved or you have questions or concerns, please give them a call or shoot them an email. Thanks again to all our wonderful board members and committee members!



Guy Rowland  
President



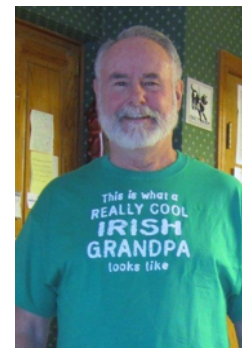
Alena Skelley  
Vice President



Bob Steckler  
Secretary



Alan Anders  
Member at Large



William Crowley  
Treasurer



## Calendar of Events

### October 7

#### First Friday Pot-Luck

The Cove (BYOB and a dish to share ) 6:30pm

### October 30

#### Halloween Trick or Treating

More to come

### November 4

#### First Friday Pot-Luck

The Cove (BYOB and a dish to share ) 6:30pm

### December

#### Holiday Boat Parade or Party?

More to come

### January 1

#### Annual Lake Plunge

Time to be announced

*If you would like to get involved by coordinating or helping coordinate a social event please let us know!*

## This & That

**Do It Yourself** Thanks to all the hard work of the “Dock Dudes” the swim and boat docks are ship shape and ready for fun. Because of their volunteer efforts we saved over \$15,000! Nice work Dudes! We’re now looking for “Table Top Tradesmen” (or Women) to help recondition the picnic tables. If you can help contact Mike Horsfall at [mike\\_horsfall@hotmail.com](mailto:mike_horsfall@hotmail.com) 512-934-2519

**Fun in the Cove.** Between First Friday Potlucks, the Spring Pig Roast, July 4th Celebration, Labor Day and countless impromptu gatherings, the Hughes Park Cove is the place to be! Come on down and join the fun! We’d love

to have a family Halloween event and Holiday party. Contact Alena Skelley at [archuleta.skelley@gmail.com](mailto:archuleta.skelley@gmail.com) 512-680-5933 if you would like to help organize more social events! Be a good neighbor - It’s important that we and our guests follow the posted rules. Please notify a board member if you see anything of concern.



**Lake Lore.** Mike Horsfall has put together a little “History of the Cove”. It’s a great read from a homeowner who has seen a lot of changes. Check it out on page 5.

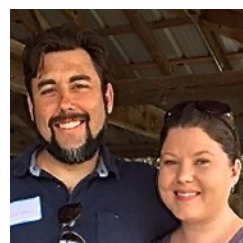


## Hello’s and Goodbye’s.

We will miss longtime neighbors Sarah Twaddle and Ralph Gagne who moved on to greener pastures this summer. Let’s all welcome Marco and Maria Davila who are building a new home on Tradewind and Dave and Liz Morris who have moved onto Crosswind. If you know of any old friends leaving, or new friends moving in, please send me an email so I can include them in the next newsletter. [kristirowland@icloud.com](mailto:kristirowland@icloud.com)



Sarah Twaddle & Ralph Gangue



Dave & Liz Morris



Marco & Maria Davila

## What is Going on Over There?!

### Development News

There is a lot happening around our little neighborhood and the Development Committee, Architectural Control Committee and Board of Directors are working to insure that all of this development has the least amount of negative impact possible. Meetings have occurred with the developers, Travis County, the City of Lakeway and the CPOA Attorney. In case you were unable to attend the homeowners meeting on August 6 a copy of the handout is on page 4. Please contact Jerri Brown, Development Committee Chair, Alan Anders Architectural Control Chair or Guy Rowland, Board President if you have any questions.

### Your Representatives

Texas State Senate District 24--  
[Senator Troy Fraser](#)  
 Capitol Office: CAP 1E.12  
 Capitol Phone: (512) 463-0124  
 Capitol Address: P.O. Box 12068,  
 Capitol Station  
 Austin, TX 78711  
 District Address: P. O. Box 12068  
 Austin TX 78711  
 Phone: (254) 939-3562

Texas State House District 47--  
[Representative Paul D. Workman](#)  
 Capitol Office: EXT E2.902  
 Capitol Phone: (512) 463-0652  
 Capitol Address: P.O. Box 2910  
 Austin, TX 78768  
 District Address: P.O. Box 2910  
 Austin TX 78768  
 Phone: (512) 463-0652

# Annexation

### Here is a brief update from Development Committee Chair **Jerri Brown on Forced Annexation**

On the issue of annexation and the upcoming legislative bills opposing Forced Annexation in Texas, my contact says that there is more and more interest to stop forced annexation at the capitol in early committee meetings in advance of the January 2017 legislative session. I'm told that annexation may be among the top issues next session and the bill numbers will change to lower numbers because those bills take higher priority. He also said that there is some question (again) as to whether municipalities have to provide water to areas they annex. I'm told that municipalities target areas that have a MUD providing water. It's unclear where that leaves us with our for-profit provider, Southwest Water.

In the interim we should build awareness and encourage all members to contact our legislators (or legislative aids) by phone, email, and letter in Opposition of Forced Annexation.

Lakeway sent a letter to me dated 6.24.16 on annexation of the school site - 12.16 acres - for approval of GUI (Government, Utility, and Institutional) zoning.

I have put up a Facebook page entitled **West Travis County Land Owners Supporting HB 2221 & SB 1639** which I will see if I can update to West Travis County Land owners Opposed Forced Annexation. This was before I learned that the bill numbers will change. Please go to that Facebook page and "Like" or post to it as you see fit. **Jerri Brown** [jerribee@yahoo.com](mailto:jerribee@yahoo.com)

August 6, 2016

### CPOA HOMEOWNERS MEETING

Updating Members on Meeting with Travis County on Status of Drainage Construction & Other Issues with The Summit

Met on Thursday, August 4, 2016. CPOA board members, Guy Rowland & Bill Crowley, and development committee member, Jerri Brown, seven **Travis County** staff members including Bob Moore, executive assistant to Precinct 3 Commissioner Gerald Daugherty, Thomas Weber, environmental program manager. Reports from David Kemp, environmental specialist TNR and Teresa Calkins, PE (engineer) TNR, who physically monitor construction on the site. Thomas Weber, **provided status reports on repairs** on the failed detention pond on Lakehurst, **stop work order** relating to improved drainage and copies of the **permits** and **site plans** we requested.

#### Goals for the meeting:

1. Ask if County has approved final development drainage plans. – NO, developer has 3 more items to complete of a lengthy (6pg) list of County improvements identified after issuing a stop work order following the spring rains and pond failure on Lakehurst Road. Upon final completion a Certificate of Compliance will be given.
  2. Ask County to verify with CPOA as each phase of construction is permitted and approved. – This is available through open records requests and we were given the information needed to do this.
  3. Voice concern about and discuss how County would respond to any post-construction drainage failures or environmental events. – There are environmental standards and drainage system must be monitored and maintained by the HOA/management of The Summit. County staff/TNR will also inspect detention ponds annually and Travis County will permit and maintain ponds in perpetuity.
- **Detention ponds (4):** Designed to catch 2"/24hr. Like us, engineer and environmental specialist have concerns about viability of all detention ponds after the failure of the Lakehurst/Pond 2. Engineer has submitted to the developer Pond Repair Plans, requested engineering integrity work and/or possible re-designs. Wants no further impervious cover to be built until improvement on ponds is complete.
  - **Lot 30:** Developer has provided plans to CPOA architectural committee to construct an underground drainage feature on the easement, planned to catch and filter drainage from the development similar to other easements and discharge paths around the periphery. A larger storm drain box or culverts are planned to be installed under Crosswind Drive between The Summit and Lot 30. Developer plans to give sufficient advanced notice prior to starting work.

When asked what happens if no catchment is built on Lot 30 easement, environmental specialist described impacts to Little Rough Canyon cove as "disastrous" after completion of The Summit's 150 structures and surrounding impervious cover. The cove creates a natural draw and detention and filtration is needed to manage drainage after development.

- **Septic** – System oversight will be provided by LCRA under Highland Lakes Watershed Ordinance. County will ensure site is stabilized after construction complete. Installation of drain fields will require extensive clearing over drain fields.
- **Other** – Asked for strict County oversight to completion of The Summit given commercial condominium regime structure: if there are any failures or environmental problems post-construction, CPOA would be addressing concerns to their HOA and condominium management company rather than property owners.

Expressed CPOA concern that construction of structures began before completion of drainage and landscaping and berms around the periphery that developer agreed to build when County granted construction permit. The County described this as a fundamental lack of understanding of engineering sequencing.

Stressed our environmental concerns to the County in light of the development having waterways on three sides.



# Hughes Park/Cove - A Little History

By Mike Horsfall

The lake has a history of elevation change, the lowest it was recorded was 616.23 in July of 1952, the highest was when the lake rose to over the fence by the picnic tables and was up past the "Park Rules" in the parking lot.

Our recent drought got the lake to a low level of 622.68 on Nov of **2014**.

In **2007** the lake was flooding up the parking lot, with about 2ft of water over the parking lot, this was over the July 4th weekend.

In **2008** the lake was dropping massive amounts, in **2009-2010** the bottom of the cove was cleaned out and deepened by residents, the dock ramp was also re-aligned and extended to the bottom of the cove. In the summer of **2010** the lake was getting close to being full again and lake use was back to semi-normal, but then again the lake was dropping. July 4th **2011** weekend was the last weekend that we launched the jet-ski off the end of the new ramp. From then until the late fall of **2014** the lake kept dropping.

With the lake dropping the swim dock was set on flat ground to the left of the boat ramp, and the boat dock was pushed down to the bottom of the cove. Then, one night in October **2013** we had a flash flood, this broke the dock lines and washed not only our dock but several others down the cove and got them piled up and wedged together. Check out the pictures below to see what this looked like. We waited about one year, before things could be floated and the docks separated and the boat dock was floated to the entrance to the cove and anchored off shore.

With the rains of **2015** and the massive rains around Memorial day another flash flood happened but now the ground was full, so much of the rain ran into the lake, giving us back the lake. This then prompted us to get the park cleaned up and encouraged use by homeowners.

The summer of **2015** volunteers re-decked the swim dock, but the boat dock had much more severe damage so minor repairs were done and it was decided to wait until after the summer swim/boating season was over, before the major dock repairs were taken on. The first step was to remove the wood decking and this presented many other structural issues. So after much welding by contractors, we acquired a used walkway that was wider than the old walkway to make it easier carrying boat supplies to the dock. Old and broken stringers were removed, new metal supports and handrails were fabricated in a neighbors garage, and assembly started. New metal supports were installed, lots of new stringers to supporting and of course the new composite decking with hidden screws.

The final step was to add new skirting and staining it black to hide the metal framework and also provide a softer material for your boat instead of the metal framework.

So, I think at last count we had 23 different volunteers on the docks project, they ranged from: neighbors bringing us muffins or scones as a mid-morning snack; borrowing trailers to move materials; welding crews working in his garage; painter and lots who came down and provide emotional support. This project could not have been accomplished by just a few people, it was teamwork by many and everyone who made this happen are massively appreciated. If your'e interested in following lake levels and learning more about LCRA visit [www.lcra.org](http://www.lcra.org)



New Dock!



The Cove after clean-out.



After the flash flood.



Dock Dudes at work.



Bee Creek! Turn  
Around Don't Drown!