

Nantucket Newsletter #1

FALL 2004

This is the first newsletter for the homeowners in Nantucket. We hope to improve upon it as time goes by. We need your input and assistance to make this a success. Please contact Karen Weir, Felicita Longnecker or Pam Rosynek if you have a suggestion or wish to help get this off the ground. You will find their phone numbers under the social committee listing.

There are several questions that seem to come to our attention most often. We hope to cover some of them in this issue.

How do we get a copy of the telephone directory for Nantucket?

We have a tremendous neighbor who has done a terrific job of putting together this list plus the e-mail addresses. Her name is Penny Holmes (she needs the names and phone numbers of newcomers so the list is always up to date). She can help you get the directory. Pjholmes@cox-internet.com ph.690-0791

I never got a key for the lake, where do I go for one?

Brazos land properties, Inc. Ph. 979-846-0606
1101 University Drive East, Suite 106
College Station, TX. 77840

Each household may get one key. Don't lose it! The next one is very expensive.

I never know who to call with a situation or a question about Nantucket?

The information in the following pages should answer that question.
All of the committees are listed with the names and phone numbers of current members.

Who do I call when I see unauthorized people fishing at the lake?

Those issues are best handled by the police or sheriffs department. Not all of those folks are happy to leave when asked.

What about some structures that are already here and do not conform to the deed covenants?

The management of Nantucket has only been in the hands of the homeowners for a very short time. Prior to this time most control had been up to the developer. There are situations that occurred that would not be allowed to exist were they attempted today. The board and the acc have been working toward more compliance to the deed restrictions. These new attempts are being made to make any present and

future construction more in keeping with the restrictions that all homeowners agreed to when they purchased their land/home in Nantucket. We do have legal recourse, such as a lien on the properties of offenders, should that become our last resort. However, the hope is that no one would force the issue to that extent. Usually a compromise can be attained in an issue that works to a friendly solution. The only goal of the covenants and restrictions is the maintenance of property value

What can I do about roaming dogs?

This has been a question asked since there was more than one home in Nantucket. Most of these dogs are friendly and are of no concern as far as attacks are concerned. There are, however, some dogs that should not be free to menace the neighborhood.

Up to this date there is little could be done about the whole problem. Hopefully those owners who have received complaints about their animal will, in the spirit of neighborliness, restrict their animal's freedom. We all live here and need to be sympathetic to each other. Also there seems to be some recent laws now in effect that may impact the roaming dog situation. Anyone interested should find out more about them from the Brazos County Animal Control. 822-9102.

Those folks who are in the annexed area of Nantucket have the college station guidelines they must follow with their pets. The situation is a bit difficult to control; however, since once the dogs cross the street they often are under a different set of restrictions.

This is not an easy problem to address since there is a wide range of opinions as to what is a part of the "country life" we enjoy here in Nantucket.

There are many more commonly asked questions that we will address in future newsletters. Please contact any of us on this committee if you have questions you would like to see addressed in this manner.

"Notes from the Board"

The board has been meeting once a month to continue clarifying its role according to the bylaws and to bring further consistency to the processes which the association is governed by. A number of items have been accomplished by the board and or the committees of the association. Some of the issues are listed below.

1. All of the committees were reformed in the spring and have taken on a number of projects. The board did identify a new task force to develop a strategic plan for capital improvements or special projects.

2. Financially your association is in very good shape. The board has approximately \$26,000 in CDs as a long term contingency fund. In addition to these funds we will have approximately \$30,000 for potential capital improvements or special projects.

3. A number of Classes at Texas A & M have been using our neighborhood as a project laboratory and will be giving us reports on their finding or recommendation for our consideration. Projects have included:

- Analysis of the health of the lake which included a fish survey.
- Design project in the park for a new Pavilion/Fishing Pier.
- Analysis of a project to develop the entrances to the sub-division, including regulations we will have to meet for TXDOT, City of College Station and the County, The will include a conceptual design and an accompanying cost estimates.

4. The Architectural Control Committee implemented a new series of processes and information that should make this important function easier for all concerned. Processes are in place that clearly indicates the responsibilities of the committee and the responsibilities of the homeowners. As is usually the case, communication and timely response is critical in this process. The board feels the committee has made positive steps in this area.

There will be a full report on all of these issues and displays of the student projects at the annual meeting in February. In order to have your voice heard be sure to attend the upcoming Nantucket preservation association general homeowners meeting. You will be advised as to the location and time shortly. This is one of the forums where you get to hear what every committee has been doing this past year and where your maintenance fee has been used.

Be sure to attend!!!!!!!!!!!!!!

Thanks