



LAKE MEDINA SHORES OWNERS ASSOCIATION (LMSOA)

7100 Whartons Dock Road, Bandera, TX 78003

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Lake Medina Shores Owners Association (LMSOA) Newsletter - SUMMER 2024

Dear LMSOA Members:

Here's a **snapshot of our progress so far this year:**

- **Full Board!** We had 2 openings and 2 qualified applicants. Because the race was uncontested, a printed ballot was not required. Can't wait to announce the full Board at the next General Membership Meeting!
- **Main Building Update is complete!** Our Main Building has a fresh coat of paint. Thank you to our volunteers who painted the whole building for free and got us the paint at a huge discount!
- **Pool & Restrooms are Open!** The pool is open seasonally from May - Labor Day for LMSOA members and their accompanied guests. The hours are Tues.-Sunday from noon to 8pm.
- **Updated Amenities Policy:** When using amenities (pool, parks, boat ramp, etc.), the LMSOA Property Owner must accompany guests at all times. Unaccompanied guests will be asked to leave.
- **Robust Committees:** We have doubled participation in LMSOA's Committees with an invigorated Audit Committee and Road Committee. The Road Committee was key to securing a Road Grader for LMSOA in June!

Check Out Our Website and Facebook! Please visit **LMSOA's website at www.lmsoa.com**. Additionally, LMSOA may post updates on our Facebook page ("**The "Official" Lake Medina Shores Owner's Association Page**"). Please be aware, **NO** other pages on Facebook or social media represent or are affiliated with LMSOA regardless of the page name (e.g. The "Lake Medina Shores Owners Association" does not represent and is not affiliated with LMSOA).

Deed Restrictions: Our subdivision is subject to mandatory deed restrictions and dues. Some are:

- LMSOA is a single-family residential community w/ reasonable rules on RVs, campers, etc.
- Full & part-time residents must have an approved sewage disposal method (e.g. septic).
- Mobile homes, sheds, or similar must be recent models, in good condition, and skirted. No salvaged structures.
- NO accumulation of trash, vehicles, tall grass, weeds, old appliances or similar items.
- Donate unwanted vehicles to LSVFD by contacting them at www.lakeshorevfd.org.

Please submit building plans to the ACC at LMSOA@yahoo.com. Violation letters go out regularly with legal action taken to address uncured violations. Report violations at <https://www.lmsoa.com/restrictions>.

Roads: Our Road Committee and LMSOA Staff need all owners to do their part for our roads by:

- NEVER changing drainage, redirecting water or blocking culverts. Contact us if you are improving your lot. You buy the culvert; we will install it free of charge!
- The 10-foot easement between the road and your property line is your responsibility. Please keep it clear.

Pay Your LMSOA Dues: Dues are mandatory for all LMSOA property owners. LMSOA may begin collecting delinquent dues through professional services (e.g. collections agencies). If your dues are past due, please help us avoid engaging these agencies that could increase the amount you owe. You can pay in person, by mail or online at www.lmsoa.com.

LMSOA and LSVFD are separate organizations. Your LMSOA dues do not go to LSVFD or cover any part of a LSVFD annual membership. LSVFD responds to medical emergencies, not only fires. Join today at www.lakeshorevfd.org.

We want to hear from you! Comments must be actionable and specific and free of profanity. **Thank you!**