



## Lake Medina Shores Owners' Association Newsletter - End of Year 2023

Dear LMSOA Members:

**[NOTICE]** Our population is growing! If you haven't checked on your property lately, please do so! If you are concerned about a property, we want to partner with you! Please contact us at [LMSOA@yahoo.com](mailto:LMSOA@yahoo.com).

LMSOA has accomplished so much in 2023! Here's a **snapshot of our progress this year:**

- **Foundational Improvements** included new and updated policies for our greenbelt, parks, pool, restrooms, volunteers, document retention and requests, plus an updated website, office tech improvements, and regular strategic planning. For details, go to <https://www.lmsoatx.com>.
- **Health & Safety** accomplishments including fire safety improvements, increased security measures, partnering with TCEQ and the County Engineer on septic violations, and ongoing support for LSVFD.
- **Road Initiatives** included increased transparency, creating objective prioritization criteria for non-routine roadwork, updating the road complaint form, identifying qualified road vendors.
- **Deed Restriction Education & Enforcement** letters continue to go out regularly. We also updated the deed restriction feedback form which is now available online or in the office.
- **Professional Financial Review** results will be shared at the February General Membership Meeting.

**Deed Restrictions:** Whether a new LMSOA member or longtime resident, we are reminding everyone that our beautiful subdivision is subject to deed restrictions. These rules create a cohesive community, promote health & safety, and protect property values.

Below are a few critical ones that apply to us all:

1. LMSOA is a single family residential community with reasonable rules on RVs, campers, etc.
2. Full and part-time residents must have approved septic disposal for sewage disposal. No sewage shall be disposed upon any lot EVER. Contact TCEQ at (888) 777-3186 to report improper disposal.
3. Mobile homes, sheds, or similar must be of a recent model, in good condition, and skirted.
4. Building plans should be submitted in advance to the ACC at [LMSOA@yahoo.com](mailto:LMSOA@yahoo.com).
5. Changing drainage, redirecting water or blocking culverts in any way are ALL strictly prohibited.

Complete deed restrictions by section are at <https://www.lmsoatx.com>. Thank you in advance for cooperating with LMSOA's deed restrictions!

**Trash:** We are constantly working to remove trash. Please avoid fire hazards, health risks, or nuisances by:

1. Removing trash that may attract rodents and insects;
2. Safely disposing of brush and debris to reduce fire risk;
3. Donating inoperable vehicles, boats, and motorhomes (Google "donate my vehicle" for info);
4. Informing LMSOA of vacant lots impacted by illegal dumping by emailing at [LMSOA@yahoo.com](mailto:LMSOA@yahoo.com).

**Dues Collections:** The reality is that roads, maintenance, and amenities all cost money to improve and maintain. Because of this, It is critical that all LMSOA members pay their dues in full and on time. We will be really focusing on collecting ALL current and past due assessments in 2024. These efforts will include looking into collection agencies and liens where necessary. Members can pay online, in person, or by mail.

**We want to hear from you!** Have complaints, ideas and solutions? Want to see impacts faster? Join us! Our Road Committee and Architecture Control Committee (ACC) need volunteers. We plan to repair our main facilities. Let us know if you want to donate \$ or supplies. **You can contact us at [LMSOA@yahoo.com](mailto:LMSOA@yahoo.com) or 830-460-8269 or come by the office to leave a comment in the Suggestion Box.**