



THE LANDING BEACON



EAGLE MOUNTAIN LAKE, FORT WORTH

2022 Year in Review

The Landing Home Owners Association made impactful changes in 2022. This newsletter will review the exciting accomplishments of our dynamic community.

First, neighbor volunteers deserve more gratitude than this newsletter can provide. Volunteers save us more than \$275,000 a year through hard work and dedication. Page 5 breaks down a modest estimate of the cost each volunteer provides, saving each homeowner from drastic increases in HOA fees.

This newsletter was published following the February Annual Meeting when Bernie Nauta was elected to the Board and the Bylaws and Declaration of Covenants results were 69 for and 19 against, not meeting the required 84 votes or 67% of total homeowners for approval.

MORE UPDATES INSIDE

- MESSAGE FROM THE 2022 BOARD OF DIRECTORS
- THE COST OF A VOLUNTEER
- NEW NEIGHBORS
- SOCIAL EVENTS OF 2022

Farewell Neighbors

FRIENDS WHO PASSED IN 2022



BUDDY BROWN



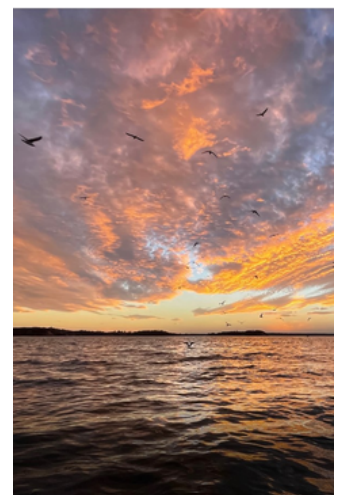
JAN MILLER



CAPTAIN CHARLES T. (CHUCK) AND PATRICE (PAT) CARMICHAEL



GINA FRANKLIN



Sunset on Eagle Mountain Lake

A Message from the Board

FROM LYNN ROBBINS, ROSA GOODRICH, TONY BARROW, DICK GILLEY, KAREN NESBITT

Happy New Year from the outgoing Board,

We hope everyone had a great holiday season. We had a very productive year in 2022, as you will see reading this newsletter.

First and foremost we want to thank everyone in the community for passing the special assessment. With this special assessment of \$500 per neighbor, we now have the funds to make improvements in the Landing. Just like updating our house with a new roof, new HVAC or paint, we are responsible to keep our neighborhood safe and updated to maintain the beauty and value of our community.

For the first time, the Board created a 5-year planning committee to address areas in our neighborhood that need to be fixed sooner rather than later and to stay up to date of how to prioritize future projects. The special assessment will help this committee accomplish its Phase 1 goals.

In 2022, the Board reinstated our Welcome/Helping Hands Committee to welcome the 15 new neighbors who moved in this year.

The new Landscape Committee chairman reached out to the City of Fort Worth about their tree program again and we now receive six free trees every spring and fall. Every year we lose trees to either age, disease or weather. This community is 48 years old and the trees we plant as a sign of hope for the future.



Trees also help cut down on road noise, reduce the temperature in the neighborhood and help wildlife find homes outside our houses.

The Board created a Bylaws Committee to oversee updating our Declaration of Covenants and Bylaws in order to bring them up to date with the Texas Property Code. That committee has worked on this project for two years.

Inflation, we all feel it and know the pain. Many of our residents are on a fixed income and inflation is severely impacting them. Which is why the decision to increase dues was a difficult but necessary decision to maintain the Landing's operating expenses. The finances of the Landing are an open book. If you every want to know how much something costs, just ask. The annual budget is provided to each homeowner every year and the monthly budget is presented at every Board meeting.

(continued next page)

Thank you to all the committee and non-committee volunteers who help keep this community a hidden gem of Eagle Mountain Lake. Whether you brought a dish to our potluck, pick up litter you see in the area, or provide a weekly service through an official committee, volunteering is a labor of love, your time and efforts are appreciated.

We hope you agree,

***The Landing, it's not just a place to live,
it's a way of life.***

In Gratitude,

Your 2022 Board of Directors

2022 Milestones

AMENITIES

- Rebuilt retaining wall at Mountain Lake Park East
- Upgraded clubhouse landscaping



New marina deck completed in 2022


Suggestions Welcome!

ANONYMNTITY AVAILABLE

Please remember, there is a suggestion box outside of the club house for anonymous suggestions and comments to be shared with the Board of Directors. Suggestions and comments will be discussed at the monthly Board meetings. If you would like follow up on your suggestion or comment, please do not leave it anonymously, instead include your name and contact information or skip the box and send an email to landinghoa@att.net or submit on the website..

Help Wanted

The Landing is always in need of help. If you ask yourself "Why isn't _____ happening in our neighborhood?", it may be because there isn't a volunteer to make it happen. Please consider using your talents to improve our community.



insert
concern here

The Cost of a Landing Volunteer

IT ALL ADDS UP!

Bylaws Committee

compare to a para-legal at \$40,000 annually

Irrigation Volunteers

compare to a sprinkler company at \$30,000 annually

Landscape Volunteers

compare to additional \$15,000 in plant purchase and labor

Marina Committee

compare to a marina manager at \$40,000 annually

Neighborhood Watch Volunteers

compare to a security company at \$100,000 annually

Social Volunteers

compare to a party planner at \$20,000 annually

Treasurer

compare to a part-time bookkeeper at \$20,000 annually

Webmaster Volunteer

compare to a contract of \$10,000 annually



Did you know?

There are

- 7** automatic sprinkler systems
- 16** manual systems
- 63** electric valves
- 20+** stab-ins
- 361** rotors
- 255** popups

By keeping a close eye on the hundreds of sprinkler elements in our 34.2 acre community, the irrigation volunteers save us thousands of dollars a year in maintenance.

Volunteers make a difference!



Volunteers save us an estimated \$275,000 each year!

Thank you!

Getting to know our neighbors

IN 2022

There are 126 properties in the Landing HOA. A simple walk outside or visit to the pool is a wonderful way to meet a neighbor. Other events in 2022 that introduced neighbors were

Wine & Cheese Night, August

Neighbors gathered for a BYOB wine and cheese night to cool off after a hot summer.



National Night Out, October

Our neighborhood's first responders enjoyed their time at the Landing's National Night Out. This was an opportunity to meet our firefighters and police officers without an emergency. They greatly appreciated our kindness.

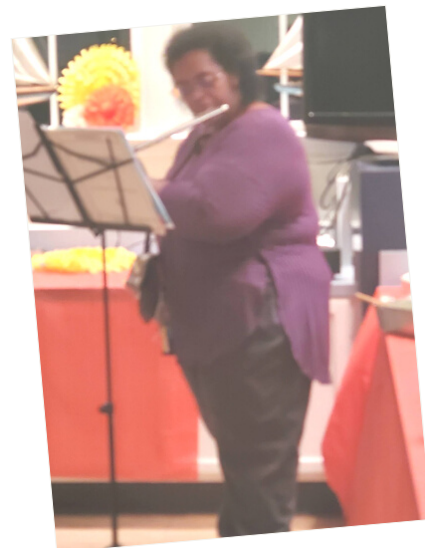


Getting to know our neighbors

IN 2022

Social Committee Potluck, November

The Clubhouse was packed with neighbors as many turned out for the Fall potluck. Neighbor and flutist Carol July entertained the bustling room with her musical talent.



New Years Eve Party, December

Neighbors rang in the new year at the Clubhouse with food, beverages, a count down and plenty of flair.





Welcome Aboard!

NEW LANDING RESIDENTS

1. Jerry and Doreen Targaz
2. Maureen and Regan Loftin
3. "JJ" and Rachel Martinez
4. Melanie Martin
5. James and Michelle Milligan
6. Gary and Stacy Franklin
7. Freida Buck and Gus Paloma
8. Chad and Tammy Greene
9. Melissa Hinson and Randall Peirce
10. Liana Cerati and Gerardo Rickmann
11. Joe and April Wyatt
12. Victor Rodriguez and Natasha Hicks and Barbara Dees

Congratulations on your new home.

NEW GENERATION OF LANDING RESIDENTS

Josh and Christina Ballard welcome baby Penny in May.

Looking Forward

5 YEAR PLAN

The goal of the special assessment is to provide community impact and homeowner impact.

The community impact goals are to

- protect and increase property values
- maintaining a premium standard

The homeowner impact goals are to

- provide what is fair & reasonable
- maintain economic considerations

The 5-year committee has recommended renovations to ensure these goals are accomplished. These recommendations include

- repair of lakeside retaining walls
- replacement of camera system
- remodel clubhouse/pool restrooms
- add safety rails
- repair marine entrance
- repair boat ramp
- replace dock A

A fully functional and repaired marina maintains the proper value of the Landing community.



Keeping you informed

QUARTERLY NEWSLETTER

The Landings' "Beacon" newsletter will be published quarterly. The purpose of the newsletter is to inform each neighbor of past happenings throughout the neighborhood as pertaining to the Home Owners Association and certain community milestones. Upcoming events and news will be shared at board meetings, on the website and the official Facebook page.

Please submit any news to the HOA email address at landinghoa@att.net. This newsletter is publicized on our public website. Please use discretion when providing information. If information is deemed too personal, it will not be included in this public document.

You can receive the most up to date news on our website www.landinghoa.org or [Facebook page](#) (membership approval required).

A special thank you to Jim Cronkhite who created and published this newsletters for many years. Your continued service to the neighborhood is greatly appreciated.

Job Opening

Do you know of any one looking for a part time office job? We are still looking for an HOA Office Manager. Must be proficient in Microsoft word, Excel, Power Point and Quick Books. Ideal hours would be Monday, Wednesday, and Friday from 8:30 -5:00 pm. Candidates please contact the HOA.



HOA Contact Information



www.thelandinghoa.org
817-236-8383
landinghoa@att.net
<https://www.facebook.com/groups/296545473698314>



The Landing HOA monthly board meetings are open to all residents and normally held on the first Monday at 7pm in the clubhouse.



Ideas for future newsletter articles? Contact the Landing HOA and include photos of residents when possible. (Thank you Vikki for your suggestions)