

COVERED BRIDGE
Property Owners Association, Inc.

P.O. Box 92649

Austin, Texas 78709

Phone (512) 288-2376 Fax (512) 288-2389

coveredbridgeaustin.org

March 3, 2011

Dear Association Member:

Your Property Owners Association Annual Membership Meeting is scheduled for Monday, March 21, 2011, at the Travis County Community Center located at 8656 Hwy 71 W. Building A, Austin, Texas 78735. The meeting will start at 7:00 p.m. and is called in accordance with Article VI of the Bylaws for the purpose of meeting to elect one Director to the Board and conduct any such other business of the Association that may come before the Board.

You may submit nominations by downloading a copy of the nominations form from the Covered Bridge website home page and mailing or faxing to the above address or fax number. Nominations will also be accepted from the floor at the annual meeting. Each home is allocated one vote and the candidate(s) receiving the most votes will be elected to the Board. Members who have delinquent accounts or are in violation of the Association's Rules or Restrictions may have their voting rights suspended.

A quorum must be established to conduct the election or hold any other membership votes. The Bylaws require a quorum of 40 percent of all eligible members (138) homes present or represented by proxy. A proxy is enclosed if you cannot attend the meeting. Please complete, sign, and give the proxy to any Association member who will attend the meeting. If you do not know anyone who plans to attend, you may complete the proxy and designate the Board Secretary, Mike Conner, as the proxy holder. Send the proxy to the Board Secretary at his home, located at 7505 Covered Bridge Dr., Austin, Texas 78736. The proxy may be revoked by attending the meeting.

If a quorum is not reached at this meeting a second called meeting is tentatively set for April 13, 2011, at 7:00 p.m. at the same location.

I look forward to seeing you at the Annual meeting. The Committees will present updates on the significant progress they have made during the past 12 months and their plans for 2011. Enclosed is the 2011 budget passed by the Board, and an announcements sheet covering current events affecting the neighborhood. If you have any questions please do not hesitate to contact me through the Association website at Board@coveredbridgeaustin.org or by telephone at 799-8067. Thank you.

Sincerely,

William A. Dabbert
POA President

Enclosures: 2011 Budget
Announcements
Proxy

**COVERED BRIDGE PROPERTY OWNERS ASSOCIATION
2011 BUDGET**

INCOME

Assessments	
Owner Assessments	114,048.00
Gardens Owners	20,592.00
Common Driveway Assessment @ 3 Towana Lots	375.00
Other Income	
Interest Income	2,040.00
Total Income	137,055.00

EXPENSE

General & Administrative

Management Fees	13,842.00
Accounting	135.00
External Accounting Review of Books	6,000.00
Legal--General	4,000.00
Postage & Delivery	1,600.00
Insurance: General Liability/Property Insurance	3,800.00
Dues & Subscriptions	100.00
File Storage	125.00
Equipment Storage	960.00
Office Supplies/Copies/Faxes	1,750.00
Social Committee	3,800.00
Welcoming Committee	200.00
Architectural Review/Modifications Committee	240.00
Community Development Committee	75.00
Website	442.00
Property Taxes	700.00
Signs	300.00
Corporate Taxes	600.00
Misc. G & A	100.00
Pool & Splashpad	
Pool Contract Cleanings	5,095.00
Pool Permit & Inspection	250.00
Pool Repairs	2,500.00
Pool Splashpad Repairs	2,000.00
Pool Supplies/Chemicals	5,000.00
Utilities	
Electricity @ Amenity Center	8,170.00
Electricity @ Entrance	512.00
Electricity @ Irrigation	1,200.00
Water/Waste Water @ Amenity Center	900.00
Water @ Irrigation	10,030.00
Phone @ Amenity Center	540.00
Internet Service @ Amenity Center	914.00
Maintenance	
Irrigation Repairs	1,500.00
Landscaping -- Common Areas	15,504.00
Maintenance -- Playground	500.00
Landscape -- Improvements	5,000.00
Lighting	3,000.00
Maintenance-- Trail	500.00
Janitorial	5,400.00
Pressure Washing	500.00
Cleaning & Bathroom Supplies	120.00
US Flags	1,200.00
Gates	1,000.00
Amenity Center	500.00
Miscellaneous	1,000.00
Fire Extinguisher Inspection	50.00
Pest Control	500.00
Total Expenses	112,154.00

Contribution to Reserves

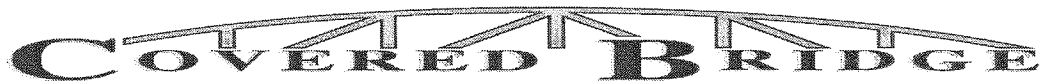
Contribution to Reserves (per Reserves Study's recommendation)	20,700.00
Total Expense	20,700.00

Variance

4,201.00

Reserves Projects (Funded from Reserves)

Replaster Pool	11,000.00
Total Reserves Projects	11,000.00



Property Owners Association, Inc.

Announcements

Construction on Covered Bridge Drive

Stephanie Lott, Public Information Specialist - City of Austin Watershed Protection Department has informed the POA that work will begin in March to upgrade the culvert system on Covered Bridge Drive where it crosses Williamson Creek. Lanes of traffic will remain open to move around any construction.

Construction on Swimming Pool

Your POA Board has been working to have our community pool resurfaced and after interviewing four companies have decided to use Westlake Pool and Spa. These are the same people who currently maintain the pool and their bid was very competitive. We have decided to go with a beautiful pebble finish which is much more durable than smooth plaster. Reserve funds will be used to fund this anticipated maintenance. Construction is scheduled to start after spring break on the 21st of March, therefore the pool and splash pad area will be closed for approximately 2 weeks. It could be longer if the weather is bad.

Committees Need Volunteers

Your Association is in need of volunteers to serve on the following committees:

- Social Committee
- Beautification and Maintenance Committee
- Communications Committee
- Modifications Committee

Your neighbors who have given of their time and energies need a break and your community needs your fresh approaches to keeping Covered Bridge and excellent neighborhood in which to live.

Assisted Living Facility to be built on Hwy. 71 West of Covered Bridge Entrance

A. Ron Thrower, Project Applicant for Covered Bridge Assisted Living, L.P., provided the following information on the proposed project. Case Number NPA-2011-0025.01. The CB Board attended a Meeting of the Oak Hill Neighborhood Planning Contact Team on January 26, 2011, in which this project was presented. It is the opinion of the Covered Bridge Board that the proposed project poses no concern for property values or quality of life of Covered Bridge residents.

"The proposed Covered Bridge Assisted Living Facility is for Alzheimer's patients and memory care patients. The proposed development will consist of 100 patient rooms with a total occupancy of 125 persons including staff and some rooms available for couples. This facility is to be located on 13.84 acres known as Lots 1 & 2, Covered Bridge, Section 8, with access through a joint use driveway located along SH 71, no access is proposed or possible to Covered Bridge Drive. The Covered Bridge Assisted Living Facility will seek zoning necessary to effectuate the attached Conceptual Landscape Masterplan. The scale of the proposed Covered Bridge Assisted Living Facility is relatively small compared with the existing entitlements of the property.

"Existing - Current entitlements are "SF-6" zoning, which allows for up to 172 condominium units which equates to about 450 persons, 3 stories in height, 50% impervious cover, non-SOS water quality, and about 1,100 vehicle trips per day associated with those 172 units.

"Proposed - We are seeking Planned Unit Development zoning, again, to bring the Conceptual Masterplan to fruition. This proposal will include the 100 patient room mentioned above, 2 stories in height maximum, and, 20% impervious cover. This will aid in approximately 80%-90% of the existing trees to be retained on the site. The goals are to meet the strict standards for SOS water quality, and, the vehicle trips is expected to be reduced to +/-300 trips. The buildings are to be hill country in style with masonry and are very likely to be one-story, though this height study has not been completed at this time."

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P.O. Box 92649
Austin, Texas 78709
Proxy 2011 Annual Membership Meeting

By this proxy, the undersigned member of the Covered Bridge Property Owners Association, Inc., a Texas non-profit corporation (the "Association") hereby appoints:

(Print name of your proxy holder)

Its true and lawful proxy with full powers of substitution to represent and cast its votes at the Annual meeting of the Association to be held at the Travis County Community Center at 7:00 p.m. on March 21, 2011, or any adjournment and reconvening thereof, for any and all such business as may properly come before such meeting(s) including the election of the Board of Directors.

Dated to be effective _____, 2011.

Signature: _____

Printed Name: _____

Address: _____
