



Bent Tree Harbor

Informational Update

Issue 2 – June, 2023



Let's start off with THANK YOU's for the multiple volunteers and Donors:

- DRUMROLL Round TWO
 - Pond Work: Refurbish the beach and picnic area. Looks great!!! If you'd like to see the numerous (as in A LOT) donors, just jump out to the Facebook community page!
 - Front Entrance: More flowers planted and the area looks professional. Thanks to all of you that maintain this area!
- People helping People: "Trusted Youonce" help a fellow member with clearing land and providing a place for him to put his fifth wheel. Now this good deed done has allowed him to stop living in his car and actually live in a much nicer place. Absolutely great deed!!!!
- The 'stinky' truck is up and running again!!! Thanks to the maintenance people for saving the day. Remember, they are here to "take your shit" so feel free to "pile it on".
- Steve Leatherwood re-wired the plant with some help from his fellow snake fearing electrician Keith Gordon (oh, yes, there is a story there) along with the new apprentices: Dan Harman, Gary Jeffries, and Kevin Sterrett (acting as the ant killer). At this time, the control panel will be able to function as intended. The next step is to install a new control panel which we hope will be completed in the near future.
- Karen Harris, Arthena Clifton, Renee White, Paulette Morgan, and Colette Bunch continue to work away on the modifications to the community building. This round was doing the trim and other woodwork. Now, some may think this would be an easy task. NOT SO! Lots of back labor going on. I'm sure they went home and had a massage awaiting their arrival. There is still more to come....CAN'T WAIT! THANKS, ladies, for continuing forward!

Notes and tidbits:

- **Monthly informational meetings:** These will be held on the **FIRST** Saturday of each month at 9:00 A.M. and will be for one hour. Any modifications to this schedule will be posted on the BTH web page or on the new facebook page. Progress updates on subjects will be shared along with general information. The intent is to keep you in the loop of what is happening so you aren't in the dark. We are entering uncharted waters here so bear with us. If there are specific topics, you'd like to hear about please write it down and submit them to the email address below so we can discuss how we can incorporate it in the process. This update will come out on a monthly basis around the first Saturday of each month which coincides with the monthly Trustee meeting.
- The Trustees now have a designated email address: BTHTrustee@yahoo.com. If you'd like to send an email, feel free to do so.
- All volunteers will be required to execute a Release of Liability. This will protect BTH from any claims from an individual or company for accidents. These will be available at the office.

Facebook Page: Bent Tree Harbor HOA Information

There are several Facebook Pages out there for BTH; so, instead of creating another, the Bent Tree Verified Members page has been re-purposed to allow a single forum where only information from the Trustees will be posted. The best thing about this is that those individuals that were members of the Verified Members page are automatically members. If you like access, go to [Bent Tree Harbor HOA Information](#) on facebook to get added in. Oh, don't worry, information will still be posted on the webpage, as well.

The rules are a bit different. Any homeowner that is listed on the deed will have access. Given the page is to provide information, comments will be disabled in order to keep the information in a condensed format. Hopefully, this will allow easier access to past information for those that want to search for something specific.

If there is something that you'd like to post just let the office know or send a pm so your content can be added. Additionally, any input is welcomed and greatly appreciated!

You Wanna Make a Change?????

It's that time of the year!!! At the annual meeting there were many people that said, "We need to change that!". Here is your chance! Between June 1 and August 1, you can submit proposed changes to the by-laws. How do you do that?

1. Identify what it is you want to change,
2. Write it out as to how you feel it should apply to the homeowners,
3. Submit it to the office no later than August 1.

After that, it will be reviewed and you will be contacted to speak to the committee about it. Maybe a clarification is needed or maybe there is a conflict with another provision within the Covenants and Bylaws that may require some re-wording. The objective is that YOU are a part of the process to finalize what will be presented on the ballot for the homeowners to vote on.

The Trustees Wanna Make a Change!!

The Trustees have endorsed the Community Group for the Betterment of Bent Tree Harbor a.k.a., the lot clean up committee which is chaired by Tammy Parks and the co-chaired by Chuck Martin. The progress by individuals, up to this point, has not gone unnoticed and it's nice to see those that are putting forth the effort. THANK YOU, but there are many out there that may need some help which is the objective for Tammy and Chuck. The Trustees want you to know that we'd like to help out through the services that the committee provides. Of course, it's dependent on your willingness to accept the help. The goal is to find a way in which we can eliminate penalties for non-compliance so we

urge you, if approached, to accept the offer. Tammy and Chuck have a letter from the trustees introducing the team and asking if you'd be interested. Although their services are FREE, ancillary costs (i.e., dumpster) will be borne by the homeowner. This is all in effort to ensure BTH is a safe and healthy place to live and visit. There has been and will continue to be people driving around and taking pictures for places for purposes of (a) identifying properties that may benefit from the committee's services, and (b) providing pictures to showcase the nice properties that are in our community, so don't be alarmed. As an FYI, the bylaws state: "If an owner does not mow and keep his lot freed of weeds, the Association shall have the right to mow and clean up said lot, upon giving the Owner fifteen (15) days prior written notice of its intention to do so, and to charge such Owner a reasonable fee for such service. The Association shall also have the right to remove debris, trash, or any unsightly accumulation of materials or junk from lots, in the event the Owner fails to do so, upon giving Owner fifteen (15) Days prior written notice of its intention to do so. "Unsightly accumulation of materials shall include disabled, inoperative, abandoned, or unlicensed vehicles. The term vehicles shall include cars, trucks, motorcycles, and boats. These so defined vehicles may not be left on a lot for more than 30 days unless they are out of view inside of a storage building or garage. If an owner's property is wrecked, damaged, or destroyed by wind; weather, fire or human activity the owner will make arrangement within (15) days of notification of condition to remove, fix or otherwise correct the property that is in disarray." In addition, the Association shall have the right to cause all wastewater disposal facilities on lots to be pumped to assure compliance with the Health Department's regulations and standards, upon giving the affected Owner fifteen (15) days prior written notice of its intention to do so. Owner's failure to pay the charge for the above referenced mowing or cleaning of his lot, pumping of wastewater and sewage, or removal of debris or unsightly accumulation of materials undertaken by the Association shall give the right to the Association, or its designee, or place a lien against the Owner's lot for said charge and to collect therefore in an action in debt." Please work with us and, together, we can be proud of BTH!!!! Thanks in advance!

*******SPREAD THE WORD! GET THIS OUT!*******

BTH IS TAKING APPLICATIONS FOR THE FOLLOWING POSITIONS: Guards and Maintenance Applications are on BTH website or in the office and must be turned in to the office.

Maintenance Department General Duties: Check Equipment and Perform Preventative & General Maintenance; Mow and Weed Eat Common Grounds; Maintain Bathrooms and Roads, and Buildings; Assist with Sewer Plant; Perform Snow Removal; other duties as requested.

Guard Shack General Duties: Receive & log incoming packages and notify residents; take pump out requests; Ensure valid entry of vehicles and assess fees accordingly for ATV's & UTV's; maintain the visitor log, emergency vehicle log, keep work environment clean, accept fees for ice.



The Community Garage Sale was a hit! Eleven locations had goodies out there and some even added more as the day went on. Let's plan on another on the Saturday prior to Memorial Day for 2024....maybe we can double the number of participants.

ACCOUNTABILITY and RESPECT for the COMMUNITY

The Good, the Bad and the Ugly!



Our hearts and thanks extend to the families that have sacrificed a loved one in service to our country. Our respect and gratitude extend to each and every person that has served in or with the military to defend the rights we have. Although, sometimes divided, what we have is more than what others will ever have.

Wasn't the weather spectacular??!!!! A group of us were looking at some memories of past Memorial Day weekends and noticed many were full of rain and many also appeared a bit chilly. Actually, there was one year that BTH was pounded with HAIL.....Does anyone remember the year?

Cruisin' around.....

On another note, BTH has a lot of people that come here to start their summer. Let's make sure each and every person is safe on the roads. There are many people, young and not so young, that are riding very fast and driving recklessly. This type of activity shouldn't be happening as it endangers other people and properties. Remember, as a homeowner, you

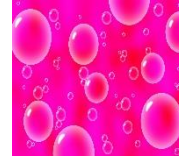
are responsible for the damage resulting from these actions. You can reference Article 6, Section 14 of the Covenants: "... all property owners that allow their visitors, or themselves, to do damage to the roads or property will be assessed a fine to cover the cost of repairs to the roads or property." *Let's remember that we want everyone to be safe.*

Swimmin' with the fishes.....

A LOT of people donated time, energy and money to refurbishing the pond. It's gorgeous!!!! For those that are visiting and enjoying, please ensure that you pick up your trash and put it in the trash can, clean up after your animals (that includes your children 😊) and leave it clean. Again, read the above and the same theory applies. If there is a need to have someone else pick up after "someone" and that "someone" can be identified, the homeowner will be responsible for the cost associated.



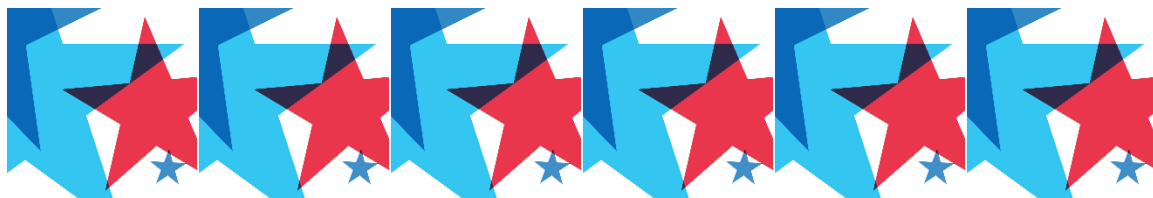
Bath Houses



What is the attraction with taking shower heads? Like, seriously...what is it that people can do with a shower head? Is there some sort of craze going on? My goodness....quit taking the flippin' shower heads or you may end up taking a spit bath. Just sayin'! Same goes for the shower curtains.



**Biscuits and Gravy by the Ladies!!!! At the Community Building
Saturday, June 10, 7am – 10:30 am
Bring your tummy 'cuz it is YUMMMY!!!!**



July 1, 2023

Ed Duval Memorial Poker Run

Starts: 10am at the community building. \$10 per participant.

Raffle prizes drawings will begin ASAP after check-in at 1pm. Donations for raffle prizes can be dropped off a Gary Jeffries place or he can pick them up!

Bent Tree Fair

9 am - 3:30 pm Donation Fee: BT owners \$20, Non-BT owners \$30

Outside space only available: Contact Twilla Malkerson 903.440.4226

BTH Firework Show

See ya at dusk – 8:30 ish

Make a Difference...

Join a Committee!

Committees are currently forming and we need volunteers. If you are interested in joining, please contact the office. Below are the committees we are aware of, if you know of others or want to create another, please email us at BTHTrustee@yahoo.com.

- Environmental: Dan Harman
- Bylaw Committee
- Fundraising Committee
- Community Group for the Betterment of Bent Tree Harbor (Lot Clean Up)

June Holidays – Who Knew???

June 1: Say Something Nice Day
June 3: Chimborazo Day
June 6: National Yo-Yo Day
June 8: Upsy Daisy Day
June 21: Go Skateboarding Day
June 30: Asteroid Day