

# © Circle D Round-Up

## The Latest on the Proposed Deed Restriction Change

If you recall, back in August, the office sent out a proposed deed restriction change for everyone to consider and cast your vote. The response from the membership was ABYSMAL! The Board offered the proposed change as an opportunity to upgrade one of our restrictions and help bring CDCA into the twenty-first century. What we discovered is that trying to change a deed restriction is like trying to change the pizza toppings at a party after everyone's had a slice; it's possible, but you'll need a lot of nods. Another thing we discovered is that in our great state, we would need a whopping 67% of property owners (in each section) to say "YES" to alter the covenant, which is like trying to herd cats or get toddlers to nap at the same time. It's a legal tango where the music never stops, and everyone's steps have to be perfectly in sync. If successful, the change would have allowed certain home-based businesses, within requirements, to legally operate in the neighborhood. But because of the poor response, the current restriction, which is over FIFTY YEARS OLD, will remain as is. The board thought this would be a big win for the community.

When homeowners come together to vote on changing a deed restriction, it's a process that requires a significant majority to agree on the proposed changes. Like mentioned above, here in Texas we would need a "yes" vote from 67% of all eligible property owners within each section to amend any of the Declaration of Covenants, Conditions, and/or Restrictions. This rule ensures that any modification to the deed restrictions reflects the will of a substantial portion of the community. It's a democratic way to manage changes that may affect the living conditions and property values of all those involved. The ability to vote on such matters adds a layer of fairness and consent, which is crucial since deed restrictions can significantly impact homeowners' rights and the use of their property.



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### Special points of interest

- Deed Restriction Change
- GMSR

When homeowners come together to vote on changing a deed restriction, it's a powerful example of community action AND community involvement. Involvement where each owner's voice can contribute to shaping the future of CDCA. It's not just about the percentage; it's about engagement, discussion, and reaching a consensus that reflects the collective will. The result of such a vote doesn't just change a rule; it reinforces the strength and unity of the CDCA community as we TRY to move forward together.

Last thing...for the person that thought the Board does not have the authority to draft and present a proposed change to the membership, the Board's Legal Counsel stated we are well within our authority to make such a proposal. Once presented, it's up to the membership to decide if the change is approved.

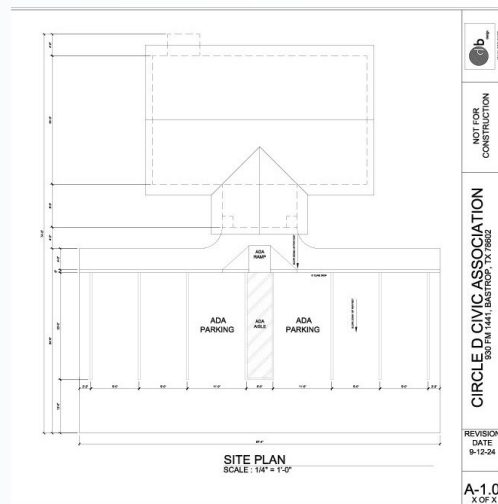
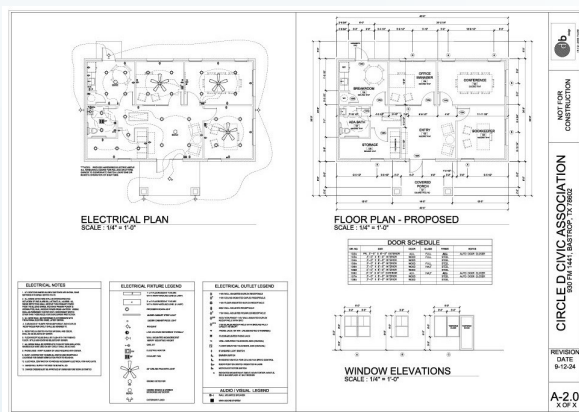
Regards,

Jim Stephens  
CDCA President

	<b>Vote Count</b>	
	For	Against
Section East - 101 Parcels (68 Votes Needed)	15	1
Section 1 - 89 Parcels (60 Votes Needed)	24	1
Section 2 - 54 Parcels - (37 Votes Needed)	22	3
Section 3 - 104 Parcels (70 Votes Needed)	22	2
Section 4 - 87 Parcels (59 Votes Needed)	20	3
Section 5 - 69 Parcels (47 Votes Needed)	26	1
Section 6 - 108 Parcels (73 Votes needed)	23	5
Section 7 - 52 Parcels (35 Votes Needed)	17	0
Section 8 - 76 Parcels (51 Votes Needed)	15	3
Section 9 - 25 Parcels (17 Votes Needed)	4	1

## CIRCLE D CIVIC ASSOCIATION'S PROPOSED OFFICE

The Board of Directors are moving forward with the plan of having the CDCA Office at the park. The drawings below are the initial drawings provided by the architect hired to bring the vision of the office to life. We will continue to work with the Architect to receive a full set of building plans so we may make this vision a reality.



## PARK NEWS

### Show some Respect to our Park and your Neighbors!

In the grand tapestry of park etiquette, there lies a not-so-pleasant but colorful issue: the issue of dog poop! Studies suggest that a staggering 40% of dog owners might be playing 'hide and seek' with their civic duties, leaving behind more than just footprints in parks. While most of us agree that scooping the poop is a must, it seems that some of our neighbors believe their furry friends' droppings magically disappear! Imagine enjoying a nice walk on the Park trail and then you step in a big pile of poop! It's a messy situation.

The issue of you (and YOU KNOW WHO YOU ARE) not picking up after your pets in OUR Park is not only a matter of cleanliness but also of public health and an environmental hazard. Studies show that dog feces is known to harbor harmful microorganisms and contribute to water pollution and spread diseases such as E. Coli and Salmonella. Despite the risks, it's surprising to me that some dog owners still neglect this responsibility. To help those members that don't seem to think this is a problem, the Board purchased and installed two 'Doggie Waste Stations' for your use. One is located at the main entrance to the Park and the other is located at the Old Firetower Road entrance. These waste stations have plastic bags ready for you to use. Look for them...you can't miss them.

I know most of you are very conscientious and responsible dog owners. THANK YOU! However, some of you are not and we have received several complaints on you. Please understand, it is NOT acceptable to leave your dog poop in the Park, either on the trail or over in the tall grass. I strongly recommend you NOT be one of these irresponsible owners. Going forward, the Board of Directors, members of the Park Committee and other Volunteers will be on the lookout for neighbors that are disrespecting the Park.

I appreciate everyone doing their part to solve this problem.

Talk soon  
Jim



### THE PARK WELL

Back at the April Board Meeting, the Board voted to have the existing well at the Park inspected to determine if the well is viable or what, if any, repairs can be made. The Board approved an expenditure not to exceed \$1000.00 for the well inspection and subsequent report. Jimmy's Well Service was hired to conduct the inspection. Jimmy's only charged CDCA \$250.00 for his services. We saved \$750.00.

The inspection revealed the following actions are needed bring the well back into service:

1. The spider gears from the old pump shaft are broken off just below the water line
2. The pump will need to be pulled if the well is still viable
3. To access the pump, the concrete around the well head will need to be broken and removed.

Jimmy's Well Service does not provide these services. They stated that they would be happy to assist with the coordination of a suitable contractor.



### PARK COMMITTEE CHAIR

It is with a mix of gratitude and regret that the board announces Mark McNeese, our esteemed Park Chair, has resigned from his position. We extend our deepest thanks for Mark's unwavering commitment and invaluable contributions to our association green spaces. His leadership and tireless advocacy for the park have left a positive mark on the neighborhood.

As we bid him farewell, we are inspired to continue his legacy of stewardship and dedication to enhancing the natural beauty and accessibility of our public spaces for every CDCA member to enjoy. In the interim, until a permanent chair is named, CDCA board members Don Aylesworth and Jim Stephens will act as Co-Chair.

**Interested in the job???** If you like the park and have a commitment to serve our association... how about taking the Park Committee Chairperson position? I ask you to give it some thought and give Lana at the CDCA office a call if you are interested.

Thanks again Mark,

Jim Stephens  
CDCA President

## Boost Circle D's Emergency Preparedness with GMRS Communications

In today's world, staying connected during emergencies or power outages is more important than ever. While we all rely heavily on our cell phones and internet services, these systems can easily be overwhelmed or rendered useless during disasters. That's where GMRS (General Mobile Radio Service) communications come into play. Whether it's for safety, coordination, or simply staying in touch with neighbors, GMRS can be a game-changer for our Circle D community.

### What is GMRS?

GMRS is a type of radio communication available to the public, requiring a simple, inexpensive license from the FCC (Federal Communications Commission). GMRS operates on specific frequencies and provides a much longer range than standard FRS (Family Radio Service) walkie-talkies or CB radios, often covering several miles. Unlike some other radio services, you can use GMRS radios with a higher power output, and you can also install a base station. A repeater boosts the range even further.

### Why Should Circle D Use GMRS?

1. **Reliability in Emergencies:** When cell towers go down, the internet is offline, or the power grid fails, GMRS radios can still operate. This makes them invaluable in situations like hurricanes, tornadoes, fires, or floods. With just a handheld radio, you can coordinate with neighbors and first responders, ensuring safety and preparedness.
2. **Simple Setup:** Unlike ham radio, GMRS requires no test or technical expertise to get started. All you need is a license and a radio, - you're ready to communicate! Most GMRS radios are user-friendly and affordable.
3. **Neighborhood Coordination:** Imagine having a reliable way to organize neighborhood activities, coordinate response efforts in emergencies, or simply stay connected with friends and family around Circle D. A well-established GMRS network could serve as a backbone for our community, Especially during local events, severe weather, or even when planning or conducting social activities.
4. **Coverage & Flexibility:** With the ability to use repeaters, GMRS radios can cover much further distances than typical walkie-talkies, making them perfect for our community, which is spread out across a few miles. You can communicate with family, check on neighbors, or coordinate supplies and services without worrying about cell phone signal strength or internet speed.

## How to Get Started with GMRS

Getting started with GMRS is easier than you might think:

1. **Purchase a GMRS Radio:** There are many affordable GMRS radios on the market, ranging from simple handheld models (starting at less than \$25) to more advanced base stations and repeaters. Handheld models typically have a range of 1-5 miles, but by talking through a repeater the range can exceed 20 miles.
2. **Obtain a GMRS License:** The FCC license for GMRS costs \$35 and is valid for 10 years. **You don't need to pass a test**—just apply through the FCC's website. Best of all, that single license covers you and your entire family, so everyone can stay connected.
3. **Join the Neighborhood Effort:** We're looking to build a strong GMRS communication network right here in Circle D. By creating a network of our residents using GMRS, we can improve our emergency response capabilities and ensure we're all better prepared when disaster strikes.

## Community Call to Action

If you're interested in learning more about GMRS, join us for a neighborhood information session in January 2025. We'll provide an overview of GMRS, demonstrate how the radios and repeaters work, and answer any questions you might have. This is a great opportunity to meet your neighbors and explore how we can use GMRS to create a safer, more connected community.

Stay informed. Stay prepared. Let's make sure our community remains connected, no matter what.

For more information or to RSVP for the session, please contact Larry Crabtree (WSAE834) at [WSAE834@outlook.com](mailto:WSAE834@outlook.com).

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GMRS is a simple, effective way to enhance communication and ensure safety in our neighborhood. Let's get connected and stay prepared together!

Article by Larry Crabtree - Section 5

## Committee Member Spotlight Jessica Haggerty - Welcome Committee Chair



Jessica Haggerty is a dedicated local Realtor with a passion for residential sales in Bastrop County. With a decade of experience in the real estate industry, she thrives on helping her clients successfully navigate the journey from "For Sale" to "Sold!"

Moving from North Texas, Jessica and her husband Doug made the beautiful Bastrop area their home in 2021, settling in Circle D in 2022. They were captivated by the majestic pine trees and the serene lifestyle that Circle D offers, along with its abundant wildlife.

Soon after moving in, Jessica found her calling as the Chair of the Welcome Committee, where she delights in planning events and delivering welcome bags to new neighbors - an experience she truly cherishes.

Jessica is also a committed member of the Bastrop Chamber of Commerce, having previously served as an ambassador. She is passionate about supporting local business owners and actively participates in community events. Together with her husband, she is involved in the local car club, which proudly hosts the annual Veteran's Day Weekend Car Show each November.

Outside of real estate, Jessica is an avid horsewoman, enjoys playing competitive pickleball, and discovering new destinations with her husband.



The Welcome Committee  
extends an invite to the  
Annual Holly Jolly Social  
Hour to all  
Circle D Members.

We hope to see you there!!





Check out an interesting 1975 flyer, newsletter, and annual meeting notice we received from a former member of CDCA.

CDCA has come a long way in the past 50 years!"

## What are You Looking for?

**FUN**  
Your choice of organized or informal sports day or night; hayrides, campfires; rides or strolls through the Lost Pines of Texas... 105 acres devoted to your pleasure.

**FOOD**  
Authentic German food, choice steaks on Friday and Saturday nights; a superb open buffet starting at noon Sunday... dining room for 225, a more intimate restaurant and a snack bar.

**FRESH AIR**  
You'll love the wide open spaces with the freshness of pine boughs scenting the air. There's a briskness in the air that you could never find in the city.

**GROUP ACCOMMODATIONS**  
Up to 1200 people can be hosted and served delicious meals for annual picnics, or other one-day groups or associations, colleges or churches. Ideal for Annual Picnics for Businesses. You choose the menu.

**FACILITIES**  
**Overnight and Weekend Accommodations:** Living accommodations include 36 rustic air-conditioned rooms with carpeting, tables, chairs and beds... adaptable to 72 doubles or 210 dormitory style, as well as three conference rooms—one seats 100, two have a capacity of 70 each—with meeting equipment and supplies.

**Easily accessible on Excellent Highways!**

Write, telephone or visit us:  
**Circle D Resort**  
Box 687, Bastrop, Texas 78602  
Tel: 512/321-9349  
**Ron and Beth Keehner**  
Proprietors

**HOSPITALITY IS...**

**CIRCLE D RESORT**

## What Sports do You like?

**GOLF**  
Astroturf putting greens, 250-yard driving range and a 9-hole course at nearby Bastrop Lost Pines Golf Course. National Golf Camp each summer.

**TENNIS, BASKETBALL**  
Courts equipped for day or night-time playing.

**SWIMMING**  
The pool at the Lodge is well equipped and convenient, or more venturesome swimmers can enjoy Lake Bastrop.

**FISHING**  
Lake Bastrop, as well as two smaller man-made lakes, provide a good crop of game fish for the angler.

**SQUARE DANCING**  
In Fall—National Square Dancing Clinics.

**HORSEBACK RIDING**  
Inviting trails wander in and out of tall pines to make a memorable adventure of every ride.

**BULL DOGGING**  
The Rodeo Arena provides an opportunity to learn about and participate in the Western Arts, including:

**CALF ROPING** and exciting

**BARREL RACING** and for the less venturesome,

**HORSESHOE PITCHING**  
• also Volleyball, and Nature Hikes.

## You'll feel at home

The friendly, informal atmosphere of Circle D Resort will put you at ease immediately. The highly skilled service staff headed by your host and hostess, Ron and Beth Keehner, have but one goal—to make your stay a most stimulating and memorable experience.

Enjoy authentic German food in the "Pine Room!"  
Above: Hostess-proprietress Beth Keehner chats with guests.



CIRCLE D CIVIC ASSOCIATION  
Post Office Box 36667 • Houston, Texas 77036

NEWSLETTER

January 1975

Following is a brief summary of events since our last Newsletter;

Your Board of Directors has held monthly meetings with the exception of December, when no meeting was held due to illness and bad weather.

President Merenda reports that the Title Policy insuring title from Halifax into Circle D Civic Association covering 48 acres in Section 6, the two lakes and recreation area, has been received.

The Annual Membership meeting will be Saturday, March 1, 1975 at 3:00 P.M. at the Lodge in Bastrop. A buffet luncheon will be served at 12:00 Noon at the Lodge by Ron and Beth Keehner to all members through courtesy of CDCA. Reservations should be made not later than Thursday, February 27, 1975. Reservations can be made by contacting Mr. or Mrs. Keehner, P. O. Box 687, Bastrop, Texas 78602, telephone (512) 321-9349, or A. C. Construction Company, Houston, Texas telephone (713) 228-2106 between 8:00 A.M. - 5:00 P.M. For overnight lodging you must contact the Lodge.

Five members of the current Directors of CDCA will complete their term of office March 1, 1975. Please come to the meeting and participate in electing your Directors. President Merenda has appointed Lonnie Phillips as Chairman of the Nominating Committee.

The Board approved the concept of house plans to be built by Joe Hensley of Lubbock, Texas in Section 3. These homes will have 1500 to 2000 sq. ft. area. If you desire more information about these homes it will be available at the meeting.

The winter rains have done severe damage to the roads and it is planned that grading will be done as soon as weather permits. It is hoped to be completed by the March meeting.

(over)

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"No Trespassing" and "No Hunting" signs have been prepared, and are in the process of being erected throughout the subdivision. We hope this will help in letting the illegal hunters who have been numerous this past season know this is private property.


The 1975 Maintenance Fee of \$50.00 is due from all property owners. Three have already paid theirs, 222 have paid both 1973 and 1974, 47 have paid on 1973 only, and 122 members have paid nothing. The Board has discussed the matter of hiring an attorney in Bastrop to file liens on those who have not paid. Possibly one will talk to the Board at the February meeting.

Be sure to Circle March 1st on your calendar and plan to bring your family for a fun outing in the Lost Pines of Circle D Country Acres.... See you at the meeting.

Board of Directors, Circle D Civic Association

Anna Merenda  
James W. Sager  
Gene Gatlin

Anne Stromatt  
Ken Washburn  
Lonnie Phillips



NOTICE OF ANNUAL MEETING

CIRCLE D CIVIC ASSOCIATION

January 1975

In compliance with Article III of our By-Laws, this is to notify each property owner in Circle D Country Estates, Bastrop, Texas, that the Annual Meeting of the Circle D Civic Association will be held as follows:

Time: 3 P.M., Saturday, March 1, 1975.

Place: Circle D Lodge, Circle D area, Bastrop, Texas.

At this meeting we will review 1974 activities and finances of the Association, and plans for 1975. Our principal business will be to elect the Board of Directors of the Association. The election will be by secret written ballot, collected, counted, and reported at the Annual Meeting.

We hope you will each attend the meeting. We will have a Buffet luncheon (at no cost to CDCA members) at 12:00 Noon. Reservations should be made not later than Thursday, February 27, 1975. Reservations can be made by contacting Mr. or Mrs. Keehner, P. O. Box 687, Bastrop, Texas 78602, telephone (512) 321-9349, or A. C. Construction Company, Houston, Texas telephone (713) 228-2106 between 8:00 A.M. - 5:00 P.M. For overnight lodging you must contact the Lodge.

For anyone who cannot attend the Annual Meeting, we urge you to sign and return the Proxy below. We must have 10% of the membership represented by person or Proxy at the meeting or we can do nothing but adjourn. Please date and sign the Proxy and put your section and lot number if you know them. Mail your Proxy to: Board of Directors, CDCA, P. O. Box 36667, Houston, Texas 77036.



## Circle D Quarterly Announcements

The Board of Directors would like to start a member announcement page to allow the members to announce special events in their lives such as birthdays, births, graduations, and the like. If you have a special event you would like to have published in the Circle D Round-Up Newsletter, please email the office with the information. It will be added in the next, upcoming newsletter.



## Important Upcoming Events

**CDCA Board Meeting**  
**Saturday, November 9, 2024 @ 8:30**  
**Fire Station - 1432 State Hwy 95.**

**Welcome Committee**  
**Holly Jolly Social Hour**  
**December 7, 2024 @ 4p until**  
**Sundown. 930 FM 1441**  
**Park Pavilion.**  
**Holiday attire is encouraged.**

**The Circle D Office will be closed:**  
**November 28 and 29**  
**&**  
**December 23, 2024**  
**through January 1, 2025**  
**in observance of the holidays.**

**Circle D Membership Dues**  
**invoices will be mailed the**  
**first week of December.**  
  
**If you have any question about**  
**your account, contact the office.**

## Board of Directors

### Office Location:

111 N Hasler Blvd Rm 214  
Bastrop, TX 78602  
(512) 321-5272  
Mailing Address: PO Box 852  
Bastrop, Texas 78602  
Park Location: 930 FM 1441  
Bastrop, Texas 78602

### CDCA Office Hours:

Monday Closed  
Tuesday 11 am to 3 pm  
Wednesday 11 am to 3 pm  
Thursday 11 am to 3 pm  
Friday 1 pm to 5 pm

### PayHOA.com

View Account | Pay Dues |  
Access Data

From the By-Laws:

*SECTION 4.1: Number. The affairs of this Association shall be managed by a Board of seven (7) directors, who must be members of the Association in good standing. State law prohibits the Association from preventing a delinquent member from running for the board, but does not prevent the board from requiring the individual to become current in order to serve.*

*SECTION 4.2: Term of Office. The number of directors constituting the Board of Directors of the Corporation is seven (7), of whom four (4) directors shall be elected biennially for a term of two years and three (3) directors shall be elected for a two-year term in the intervening years.*

Jim Stephens	- CDCA President
Matt Rainey	- CDCA Vice President
Sonna Gabourel	- CDCA Secretary
Lynn Motz	- CDCA Treasurer
Don Aylesworth	- CDCA Board Member
Sean Keahey	- CDCA Board Member
Matt Hempel	- CDCA Board Member
Lana Thomas	- Office Manager
Sophia Wilcox	- Bookkeeper