



SPRINGS CANYON RESORT PROPERTY OWNERS ASSOCIATION 2025 NEWS LETTER

A message from the President

Another year has gone by and we are well off into 2025. Thank you to those that have volunteered your time to help the community.

Our big fund raiser last year, the Haunted House had a good turnout and we made a few dollars on the event.

Two years ago, we also built a stage and held a couple of concerts. What do you think about scheduling future concert events? We could promote it as a stage and a crowd for up and coming musicians which could help keep costs down and entertainment up.

Funding continues to be an issue. According to Investopedia our \$18 per year assessment, which was fixed in deed restrictions in the 60's, would be valued at \$179 in today's dollars. Our facilities are aging and we've spent over \$90,000 in the past 2 years to keep things maintained. Almost double that is needed to repair all the things in need of repair. The details are provided in this newsletter.

Please come and support your local Property Owners Association at the monthly meetings held on the second Tuesday of each month at the clubhouse. Also mark your calendars for the next annual meeting, May 17th 2025 at 7pm.

UPCOMING EVENTS

CSRPOA Monthly business meetings

April 8th at 7pm
May 13th at 7pm

Canyon Springs resort annual Members Meeting

May 17th 2025 at 7pm

2025 SPECIAL ASSESSMENT UPDATE

Last year, the Elective Assessment raised just over \$53,000, and the regular Annual Assessment generated around \$10,000. We completed 4 out of the 6 projects targeted through the Elective Assessment. The most significant project was the tennis court repair, which was postponed to allocate funds for the POA's defense in a lawsuit. Although the suit was settled, the POA was left with the obligation to pay the insurance copay.

This lawsuit also underscored the importance of updating our subdivision's dedicatory documents to comply with Texas state codes, as well as the need to revise our annual assessment. We have been operating under documents that have not been updated since the 1960s. Additionally, the case highlighted the significant risks to both residents and the POA due to non-compliance with state regulations and years of deferred maintenance on POA property and facilities.

To address these issues and reduce risks, the Board has approved two major actions for 2025: a Special Assessment and a Chapter 11 Reorganization Bankruptcy. The goal is to ensure the POA's compliance with state regulations and reduce liabilities to the community. Seven critical projects are planned for 2025, estimated to cost a total of \$192,020. These projects will focus on addressing safety hazards and compliance issues related to the pool and the 33 acres of POA-owned properties.

Key Projects to be Funded by the Special Assessment:

- **Treat Black Mold in Pool** (to prepare pool for the season): \$2,420
- **ADA Walkway from Parking Lot to Clubhouse & ADA Ramp for Access:** \$4,950
- **Prune Oak Trees to Reduce Liability Risks** (from falling limbs & fire hazard): \$14,500

To those that participate in the community we thank you for your time and effort. Many of the projects for this year will require POA members' participation so please come out and help us work when requested.

It is an honor serving the great majority of this community over the last year.

I look forward to what is yet to come.

Doing my best in Canyon Springs Resort.

Debbie Friesenhausen

President
Canyon Springs Resort POA

- **Replace Pool Fence to Comply with State Regulations:** \$14,850
 - **Legal Fees for Corporate Reorganization, Chapter 11 Bankruptcy, and Copay:** \$35,500
 - **Clean Easements** (remove trash & overgrowth in 33 acres of easements & park to reduce fire risk): \$45,000 (less if Comal County takes responsibility)
 - **Replace Pool Deck & Skirt** (to reduce tripping hazards and liability): \$74,800
- Total Estimated Cost:** \$192,020

The funds for these projects will come from a **mandatory one-time Special Assessment** for 2025 of \$250 per property owner. This assessment will help us address immediate safety concerns, bring our properties into compliance with state regulations, and reduce long-term risks to the POA and residents.

In addition to the Special Assessment, we will proceed with a **Chapter 11 Reorganization Bankruptcy**. This process will allow us to restructure the POA's governing documents, including deed restrictions, and address our financial obligations while keeping community facilities operational. The changes to the deed restrictions are necessary to establish a more sustainable annual assessment rate, which will cover ongoing operations and regular maintenance, thereby eliminating the need for future Special or Elective Assessments.

However, a challenge we face is that historically, about one-third of residents have been behind in paying the annual \$18 assessment. These residents are unlikely to approve an increase in the assessment. The Chapter 11 bankruptcy will empower the Bankruptcy Judge to oversee the restructuring process and implement the necessary changes to help the community thrive.

We recognize that this year's Special Assessment will impose a financial burden on some residents. To ease this, the Board has approved a plan allowing residents to spread out the payment over up to 10 months. Additional details will be provided with the assessment billing.

For years, limited financial resources have led to deferred maintenance and increased risks to the community. While volunteers have worked tirelessly, the necessary work requires a more comprehensive solution. The CSRPOA's mission is to protect and maintain the community of Canyon Springs Resort, ensuring the upkeep of our facilities and the safety of all residents. With 589 active POA members, each property owner's Special Assessment will be \$250 to fund these critical projects.

Thank you for your understanding and your continued support as we work together to secure a safer, compliant, and well-maintained community. Contact:

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