

Compass Lake in the Hills

Property Owners Association

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June 2018

Cancellation of the MSTU contract with Jackson County

How it affects our community

Duane Laster

President, POA Board of Directors

In mid-April, the POA Board of Directors and the Jackson County Commission achieved a settlement agreement that closed the years-long litigation brought by the POA. As part of that agreement, the contract with the POA for the management and operation of the MSTU was terminated.

What this means

The POA no longer receives any funding from the MSTU assessment. Our road department has been closed and all equipment belonging to the MSTU has been turned over to the county. The road department personnel were released to pursue other opportunities.

The Fire Department is still in operation although its future is yet to be worked out. The property and the majority of the equipment are owned by the POA and no funding has been provided to date for further

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Deciding Our Future

Property owner workshops and meetings

Duane Laster

President, POA Board of Directors

At a special meeting on June 12, 2018, the Jackson County Commissioners stated that we, as property owners, need to decide about the future of the MSTU.

Commission Meeting Discussions

The special meeting was held to allow property owners to voice their thoughts, ideas, complaints, or suggestions for the role of the MSTU in our future as the County moves into the budgeting process for next year. Several property owners spoke with a wide range of opinions and good points to make. Here are some highlights:

- The County should eliminate the MSTU and cover the roads under normal ad valorem with normal service. – *from a property owner*
- If the MSTU is eliminated, so will be the Fire Department. – *from the POA fire chief*
- It will cost approximately \$300,000 per year to assign three employees and their equipment to provide normal road maintenance service in CLitH. – *from the county road superintendent for this district*
- Adding lime rock will stabilize and improve the road surface. – *from a county commissioner*
- The MSTU assessment was meant to enhance our amenities, fire department, and roads in order to enhance our community. – *from a property owner*

While there was much more discussion related to these points, it came down to the commissioners agreeing that the property owners should decide what they wish

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operations. The County has completed repairs on the tanker truck owned by the MSTU. No other MSTU funds have been provided for utilities, fuel, insurance or other related operational expenses. There is no intent by the POA Board or the County to allow the Fire Department to shut down and there should be a resolution soon.

There has been no funding provided by the MSTU assessment for operation of our recreational facilities (amenities) since the County settled the Cowart-Dutch lawsuit. We also lost funding for security as a result of that settlement.

The Future

In the near future I will be scheduling workshops to discuss the options for our community. There are many options available to us as property owners. The basic decisions that need be made are; do we self-fund our facilities and operations; what involvement, if any, do we wish the County to have in our community; and what structure will our community have moving forward.

I hope to post as much information as possible regarding these decisions on our website www.compasslake.org, and through email. If you wish to be added to the email notification list, please contact the office staff at (850) 579-4305.

To report road problems, please call the County Road Department at (850) 482-9629

to do. So with this in mind, I am scheduling a workshop/meeting on Thursday, June 28th, 2018, at 6pm, at McCormick Lake house where we will discuss our options. Primarily we must answer the following questions:

1. Do we wish the amenities to continue to be available for use?
 - a. If yes, then how?
 - b. If no, what happens to them?
2. Do we wish the assessment to continue for roads and fire under County management?
 - a. If yes, no change from now
 - b. If no, what are the alternatives?
3. Do we wish to pursue becoming a new entity such as a 'Neighborhood Preservation and Enhancement District'?
 - a. If yes, then how?
 - b. If no, what's next for us?

While there are many more questions than I have room to write, we will try to cover them all at the workshop meeting. There will be no voting at this meeting and its purpose is to narrow down the options that property owners wish to pursue for our future. Our goal will be to create a practical list of options to be presented and voted upon by the property owners at a special meeting to be duly noticed and held later this year.

In preparation for this meeting, think about why you bought property in our community. It could be because it is scenic, it offered recreational opportunities and other amenities, or it was a simple investment. No matter the reason, the future of all of them rests in our decisions.

EVENTS AND ACTIVITIES

Our property owners and guests enjoy many activities that are open to attend.

CALENDAR

McCORMICK LAKE HOUSE:

MAHJONGG - SUNDAY'S AT 6 PM

TEXAS HOLD'EM - MONDAY'S AT 6:30 PM

LADIES CARDS - WEDNESDAY'S AT 1 PM

BINGO - 2ND FRIDAY OF EVERY MONTH AT 7 PM

MAIN CAMPUS LODGE:

**WATER AEROBICS - MONDAY, WEDNESDAY, AND FRIDAY
AT 9 AM**

**MEN'S CLUB MEETING - 2ND THURSDAY OF EVERY MONTH
AT 8 AM**

Contact the office for more information or to add an event or activity to the calendar – (850) 579-4305

Open for Business

The amenities and facilities remain open for business and are at your disposal.

The main campus lodge has a golf driving range, a disc golf course, a pool, cabin rentals, and an RV park.

There is a pavilion for rent on Compass Lake and two available for rent at McCormick Lake.

The McCormick Lake house is available for special occasions with a maximum occupancy of 90+.

You may also rent fishing boats, fun yaks, and canoes for enjoyment on either Compass Lake or McCormick Lake.

If you have your own boat, we have a concrete ramp on Compass Lake and offer monthly boat docking for a reasonable fee.

McCormick Lake has a gated ramp area. Property owners may purchase a gate key at the office. Note - no gasoline engines are allowed on McCormick Lake.

The pool at the lodge is open most days until 7pm. Please sign in at the office.

The pontoon boat and the equestrian center are currently out of service. An update will be provided when they become available.

Fill dirt, clay and topsoil are available from our pit. Contact the office for pricing and arrangements.

Compass Lake in the Hills Office – (850) 579-4305

VOLUNTEER OPPORTUNITIES

GENERAL

Many people have asked how they can help. Volunteering can be very satisfying and helps to enhance our community in many ways. There are many levels of volunteering and each has requirements before you can get started.

GETTING STARTED

The first step after deciding you wish to volunteer is to drop by the office and complete a volunteer agreement. There may be an opportunity available immediately for you, or, you may indicate specific areas where you wish to volunteer your time or services. For these, we will contact you when the opportunity is available and you may need to complete a simple orientation and familiarization. In some cases, you may need to authorize a background check.

SAMPLE OPPORTUNITIES

Here are a few examples of volunteer opportunities that may be available now or in the future:

- Beautification such as flower beds and sign areas
- General property clean-up such as hedge and bush trimming and simple painting
- Office or recreation assistance
- Special event assistance

Adoptions

Another way to volunteer is to adopt an area. For example, you could adopt one of the entry signs for reasonable upkeep or enhancement. To discuss your ideas, leave your name and phone number at the office and I will arrange to speak with you.

Duane Laster

Return Address
Street Number and Name
City, State 98765-4321

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