

The Comanche Trail Community Newsletter

December, 2012

www.comanchetrail.org



**Christmas Tree on Mountain Trail near Comanche Trail
Decorated by members of our community**

CTCA Board Meeting December 4th, 2012

The meeting was called to order at 7:33 p.m. by Vice President Willie Cones. Other officers in attendance were Valerie Rawlings, Donna Ackman, and directors Dick Allen, Jennifer Plent and Gene Barnes, as well as past president Lin Swanner. Absentees were Paul Bradfield, Susan Cloyd and Keith Powell. Other members in attendance were John Murphy, Larry Runyan, and Dave Evans. The minutes of the last meeting were approved as they appeared in the newsletter.

Treasurer's Report

Donna reports that we have gained three more memberships, pushing our total to 98 households.

Opening Balance.....\$3747.66
Dep..... 75.00 (3 dues)
WD..... 79.23 (3 turkeys for the party)
Closing Balance..... \$3733.45

Old Business

Dick Allen reported that he spoke to Carl Moore concerning the community access to the cove. Mr. Moore was expecting to receive the documents from his attorney, which would clearly and legally grant access to Comanche Trail I and II residents for purposes of swimming, boating, fishing and picnicking. This matter should be cleared up very soon.

Jennifer reported that all the Christmas party plans are in order. There will be fried turkeys and ham and attendees should bring generous portions of food according to their last names: A-L appetizers and side dishes and M-Z desserts. The party is from 4:00 to 10:00 pm with the meal being served around 5:30 and music starting about 6:00. Willie suggested that Donna bring copies of hers and Jeanne Graves' book about Comanche Trail to sell at the party. He pointed out that it would make a great Christmas present!

It was moved that we vote for a new director to fill the vacancy at the January meeting.

New Business

The meeting of the LCRA concerning the new marina vote is scheduled for Dec. 12. In preparation for that meeting and to further organize opposition to that marina, Larry Runyan and Keith Powell have drafted a letter to be sent to the LCRA voicing our neighborhood concerns, especially the risk of fire(see letter below). Larry pointed out that a spark that came from any fire at the marina could sweep up the hill through the McGregor Preserve, to the homes on Panorama within 6-10 minutes. There is no road access for any kind of emergency vehicles to this proposed marina and their proximity to the dry brush and trees of the preserve is much too risky of an endeavor. The draft of this letter was unanimously approved to be mailed out to the LCRA and fire department VIPs and also sent out to the neighborhood. Everyone is encouraged to attend this meeting on December 12 from 7-9 at the Travis County West Service Center on 620 across from Mansfield Dam.

Gene Barnes announced that his position as a director at the Lake Travis Fire Rescue-ESD# 6 is opening in January. He hopes that someone from our neighborhood will take his position to keep our neighborhood represented with this important group.

The meeting was dismissed at 9:00.

The next meeting will be held on January 8, 2013, a week later than usual.

Respectfully submitted, Valerie Rawlings, Secretary

President's Letter to the LCRA

To: Matt Phillips
matt.phillips@lcra.org

Ref: Marina permit application for Lost Canyon Marina

The Comanche Trail Community Association has a serious concern on the location of this proposed marina. Panorama Drive and Mountain Trail are two streets in our community located at the top of the hill overlooking this proposed marina location. The land between these properties and the proposed marina is almost all part of the Balcones Canyon land Preserve, with no roadways or access of any kind for the passage of emergency equipment specifically fire fighting apparatus. With 263 proposed slips, the major increase in human activity on this Marina and the adjacent shoreline exponentially elevates the risk of fire on one or the other or both. The hillside from the proposed marina and the houses at the top of the hill is very steep and covered with thick growth, which is now very dry. Per U.S. Forestry data, a fire could traverse up this hillside, from the marina to the houses, in 6-10 minutes, with no way to slow it down given no access for fire fighting equipment. This is a very serious concern for our community.

It is our understanding that the proposed marina will have a sprinkler system installed. However, before enough heat is generated to set off the sprinkler system a significant amount of sparks and fire debris could be distributed to the dry vegetation on the shoreline. As you probably know, marina fires, although not common, do happen. In the past few years, we are aware of two marina fires at the Oyster's Landing Marina on Lake Austin and one at Emerald Point Marina on Lake Travis. Fortunately, there was road access for emergency equipment at these locations and the fires were contained to the marinas. This will not be the case with the location of this proposed marina. The lack of access for emergency equipment presents an unacceptable risk for our community.

We also understand that without road access, the only way for boat owners to get to and from the marina is by shuttle boats. This presents a safety exposure for the people on the marina as well as our community, in the event of a marina fire.

We urge you to reject this permit request until these safety issues are addressed and at least minimized.

Keith Powell
President - Comanche Trail Community Association

Cc Fire Dept. #6
Hershel Lee - Travis County Fire Marshall

MARINA UPDATE

Please consider voicing your opinion to LCRA. If you cannot attend the public meeting, here are some details:

All concerns must be in writing and are due no later than Jan. 4, 2013. LCRA asks that if you attend the public meeting to turn your letters in that night so they do not miss the deadline. I advise that you draft your letter now, and then leave some space in it to add any further comments as the public meeting is going on and then turn your letter in to LCRA before you leave that night. If you cannot make it to the public meeting or choose to wait, then your letter needs to be mailed to LCRA at the address posted in the Public Notice, which is at the bottom of this email.

Main talking points (please put in your own words - it does not make much of an impact to LCRA if they get a bunch of generic copy and pasted letters)

1. Public Safety is the big issue to write about.

Why no roads to this marina? - This proposed marina is landlocked by the Balcones Canyonland Preserve (LCRA owns and manages this particular preserve) and also landlocked by private property. A lot of the property is also very steep and heavily forested. The developers do own all the land within the yellow boundary line, and also within the white boundary line with the north compass rose, shown in the diagram below, which is shown when the lake is full at 681msl.

There most likely will be new precedent being set on the lake if LCRA permits this marina without requiring it to have any roads for Fire, Medical or Police emergency access.

The marina will have a sprinkler system on the docks, but if there is an explosion, a malfunction or human error during a fire, that sprinkler system could be easily overwhelmed with a high fuel - high heat release situation. If that happens on a windy day, a fire can race up that steep hill to the Comanche Trail homes at the top. If there is a lot of wind, helicopters are not allowed to fly to drop their fire retardant.

Lake Travis has one official fireboat on its 26 miles of length. I understand that it can squirt water about 100'.

Rescue time for fire, medical or police will not be optimal. Ferrying rescue personnel over to docks by boats will take an extended amount of time. Also, if people are over on the docks waiting to get rescued, this will take an extended amount of time to rescue them.

With this being a flood reservoir lake and also a lake that is allowed to go down to very shallow depths during times of drought - ingress and egress by water may be very complicated at times for rescue personnel if a fire or an accident were to occur.

With 113 houseboats, they could have a 'houseboat community' with people living over there permanently full time. They will be able to possibly smoke in the hills, have campfires etc. The mathematical probability greatly increases for 'something' to happen.

The length of this marina is approx. 3,000 linear feet, about 9 football fields, a huge area to have to protect all by water or air access only. If people needed to be rescued, this is a huge length to cover for emergency personnel to be able to reach all these people by boat.

2. Safe Water Navigation - the first set of docks on the left side of the diagram below are labeled on the plans "C 1" - these docks jut out into the open water way in an S area of the cove and will cause unsafe navigation for boats traveling both directions on the lake and passing one another in this area. This area of the cove is less than 1,000' wide at 640msl and so to follow the Highland Lakes Marina Ordinance - these docks are not allowed to take up at 640msl more than 10% the width of the cove which is measured perpendicular from shoreline to shoreline, and these "C 1" docks do take up more than 10% in this area at 640msl - so they are not following the HLMO rules. The cove in this particular area is about 950' wide at 640msl.

3. Pollution and Sewage - This will need to be addressed at the public meeting as at this time not enough information has been given to LCRA from the developers on how they are planning on dealing with the sewage from the public restrooms and the sewage from the 113 houseboats. It only takes a small amount of sewage spill to make the water unsafe to swim.

Trash pick up from 113 houseboats is another consideration.

With 263 more boats sitting in the water, of course the water in this cove will not be as clean as it is now. There will be added oils and gasoline in the water.

There will also be a whole lot more snakes in the water, living under and up in all these docks! :(:(

If you feel inclined to send any of your concerns to the GM of LCRA or the LCRA Board, I will be sending out that list separately.

So please take the time and write a letter to LCRA if you are at all concerned about this situation, as this marina will be here for many many years to come and **PLEASE ATTEND THE PUBLIC MEETING ON DEC. 12TH AT 7-9PM AT THE TRAVIS COUNTY WEST SERVICE**

CENTER ON HWY 620 BY MANSFIELD DAM (BOTH LCRA AND THE DEVELOPERS WILL BE THERE TO ANSWER YOUR QUESTIONS).



OVERALL MARINA SITE
LOST CANYON MARINA

DATE: 05/11/11

SCALE: 1"=50'

K & E ENGINEERING, LLC
13000 MULDOON DRIVE, AUSTIN, TEXAS 78729
(512) 790-3777

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There was a major water main break on Saturday afternoon, Nov. 10 on Oasis Pass causing loss of water for our neighborhood until after midnight. Co-incidentally or subsequently many residents, particularly on Comanche Trail, noticed a huge spike in water pressure. Many older PRV's (pressure regulating valves) fail under high pressure surges. Several residents experienced serious problems with water heaters, pipes and bathroom fixtures and had to install new PRV's. WCID#17 was contacted and their field supervisor, Henry Marley, had a crew inspect a PRV that serves our area at the corner of Mountain Trail and Comanche. They found it to not be working properly; they repaired it on December 4 or 5 and reported the water pressure should now be much better (lower). You can report any water pressure concerns to Henry Marley at 512-748-2868.

WCID#17 sent the following information:

## PROTECT YOUR HOME FROM EXCESSIVE WATER PRESSURE; CHECK YOUR PRESSURE REGULATING VALVE (PRV)

Water systems in the Hill Country have widely varying pressure because of the uneven terrain. Water pressure in the large mains can range anywhere from 55 to over 150 psi (pounds per square inch) depending on the elevation of the area. In the highest pressure areas, District 17 has installed in-line pressure reducing valves to keep the pressure down, however, these valves can sometimes fail, and individual pressure regulating valves (PRV) should be installed at each home.

Your home's water pressure should be set **no higher than 80 psi** in order to protect your pipes, and if you do not have a pressure regulating valve (PRV) installed, you should install one to reduce the main pressure to a proper level for your home. If you do have a PRV installed, you should check it regularly to make sure it is working. **If your water pressure fluctuates drastically, drops off suddenly, or goes extremely high, you should immediately check your PRV.**

A PRV is located on the customer side of the meter box after the shut off valve. The required type of regulator will have a built-in thermal expansion bypass, (for example, the WATTS series 25AUB). The District requires use of a valve with an **all brass body and top**, because other materials such as aluminum or plastic deteriorate rapidly in the soil. The valves may be purchased at any home improvement store or at the District Office. A licensed plumber should install these valves, but no permit is required.

If you need any further information, please contact the District Field Supervisor, Henry Marley, at (512) 748-2868.

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### Member Updates

Gene Barnes is completing his term on the board of directors for Lake Travis Fire Rescue. We would like to thank him for taking time to make sure that our neighborhood is represented on this board. Gene feels that it is important for someone from our community to fill out an application for the 2013 one-year term of office. The board of directors meets monthly. For information, contact Gene Barnes at [ebarnes002@austin.rr.com](mailto:ebarnes002@austin.rr.com).

### Social News

December's Happy Hour will be skipped because of the Christmas Party at the Fowlers, which is scheduled for December 8<sup>th</sup> at 4pm. Please RSVP to the Evite that was sent by Jennifer Plent, our social committee chairperson. If you have not received the Evite, please email Jennifer at [jenniferplent@gmail.com](mailto:jenniferplent@gmail.com).

### Other News

Next CTCA Meeting – 2<sup>nd</sup> Tuesday- Jan.8, 2013. If you would ever be willing to host our CTCA board of directors - about 15 people - at your house for a meeting contact Keith at [lucidlife@yahoo.com](mailto:lucidlife@yahoo.com).

### Advertising

**Christmas Help** - If you need help with Holiday Gift Wrapping, Pet Care, or Baby Sitting, Call Pat at 512-550-5600.

**FREE** - If anyone would like a slightly battered dresser (and mirror) call Donna at 266-3476. It has 9 drawers and is 70 inches wide, 19 inches deep and 31 inches high. No charge. Use in your garage?

If you would like to advertise in the Newsletter, contact Keith Powell at 512-963-6883.

| NEWSLETTER ADVERTISING RATES FOR<br>2012 |                 |                 |
|------------------------------------------|-----------------|-----------------|
|                                          | CTCA<br>MEMBERS | NON-<br>MEMBERS |
| PERSONAL AD (30 WORDS)                   | No charge       | \$15            |
| BUSINESS AD (30 WORDS)                   | \$10            | \$15            |
| ONE QUARTER PAGE LAYOUT                  | \$20            | \$25            |
| ONE HALF PAGE LAYOUT                     | \$30            | \$50            |
| FULL PAGE LAYOUT                         | \$60            | \$100           |

All layouts should be in 'ready-to-print' jpeg or pdf Format. When monitored on a 7.5 x 10 in page, please avoid fonts less than size 10. Send copy and check to Donna Ackman, Treasurer, at donnaackman@austin.rr.com and the check, payable to CTCA, to 13905 Panorama Drive, Austin TX 78732. The deadline is the 7th for each monthly issue.

# *CTCA Officers and Directors*

## *CTCA Officers*

|                  |                |                                                                          |          |
|------------------|----------------|--------------------------------------------------------------------------|----------|
| Keith Powell     | President      | <a href="mailto:lucidlife@yahoo.com">lucidlife@yahoo.com</a>             | 963-6883 |
| William Cones    | Vice-President | <a href="mailto:coneswillie@yahoo.com">coneswillie@yahoo.com</a>         | 266-1981 |
| Valerie Rawlings | Secretary      | <a href="mailto:valrawlings@earthlink.net">valrawlings@earthlink.net</a> | 422-0654 |
| Donna Ackman     | Treasurer      | <a href="mailto:donnaackman@austin.rr.com">donnaackman@austin.rr.com</a> | 266-3476 |
| Lin Swanner      | Past-President | <a href="mailto:lswanner@austin.rr.com">lswanner@austin.rr.com</a>       | 266-8997 |

## *Directors*

|                |                                                                        |              |
|----------------|------------------------------------------------------------------------|--------------|
| Gene Barnes    | <a href="mailto:ebarnes002@austin.rr.com">ebarnes002@austin.rr.com</a> | 266-8997     |
| Susan Cloyd    | <a href="mailto:cloydss@aol.com">cloydss@aol.com</a>                   | 266-5871     |
| Jennifer Plent | <a href="mailto:jenniferplent@gmail.com">jenniferplent@gmail.com</a>   | 216-965-5483 |
| Dick Allen     | <a href="mailto:ria.ctca@gmail.com">ria.ctca@gmail.com</a>             | 740-1726     |
| OPEN           |                                                                        | XXX-XXX      |
| Paul Bradfield | <a href="mailto:paul4u2cme@yahoo.com">paul4u2cme@yahoo.com</a>         | 698-8657     |