

LOON BAY POA

A MANDATORY DUES COMMUNITY
MANAGED BY VOLUNTEERS

WELCOME PACKET

LOON BAY PROPERTY OWNERS' ASSOCIATION
STRIVES TO BUILD COMMUNITY AND QUALITY OF LIFE.
ACCOMPLISHING THIS THROUGH A NETWORK OF VOLUNTEERS
GUIDED BY OUR BYLAWS, TEXAS PROPERTY CODE RESTRICTIVE
COVENANTS, AND MEMBER COMMUNICATION.

Hello Loon Bay Neighbor,

We all welcome you to the neighborhood and are happy you selected our Loon Bay community. On behalf of the Loon Bay Property Owners' Association Board of Directors and Members, we certainly look forward to meeting you in person at a member meeting, walking in the neighborhood, or at a community activity. Please know that we are here to answer any questions or receive any comments through our website, www.LoonBayPOA.net on our "Contact Us" page. Check the website often, as you will find current useful information, member meeting dates and times, and important documentation. We always need volunteers. It is a great way to become involved in the community and meet your fellow members. Drop us an email at LoonBayPOA@mail.com, and a volunteer will contact you with the many ways you can become involved.

Loon Bay POA Board

Moving into a common-interest community (property governed by a Property Owners' Association) comes with the owner's responsibility to know the bylaws, property restrictions, and annual dues payment. For those who have never been involved with a POA (Property Owners' Association), Loon Bay POA would like your experience here to be a positive and enjoyable one. The operation of your POA is governed by an all-volunteer Board of Directors. The Board of Directors is elected by the members to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established restrictions and bylaws of the Association and the great state of Texas.

2026-27 Board of Directors

Jeremy Haney, President

Jakki Knepper, Vice President

Brynja Burns, Secretary

Tamra Torres, Treasurer

Alfred Hargitai, Board Member At Large

Monty Jones, Board Member At Large

Richard Siemens, Board Member At Large

Grant Lein, Board Member At Large

We also have a group of volunteers assigned to Special Committees. They are leading the way for the following activities:

WELCOME - EVENTS - SAFETY - COMMUNICATIONS - SECURITY

If you see a need for a special committee and would like to form one, we'd love to hear from you! Contact the Board of Directors at LoonBayPOA@mail.com. We always need volunteers.

LOON BAY POA AT-A-GLANCE

WEBSITE

Our community website – www.LoonBayPOA.net – is one of the communication channels between the Board of Directors and the membership. You will find upcoming activities, events, announcements, property restrictions, bylaws, and board member information. The information in this packet will answer some of the questions that arise for most property owners.

ANNUAL DUES

Each property owner is responsible for paying the annual assessment (dues and/or fees), NOT the bank or mortgage company. The annual assessment is \$136.00 for each residence and \$42.00 for any vacant lot or group of contiguous lots. The total amount is due on January 1 of each year, with a grace period until February 14. On February 15, a delinquent fee of \$30 will be posted to the property owner's account, and member privileges will be suspended until paid in full. We recently implemented a new billing solution that allows you to receive invoices and pay online using all major credit cards or directly from your bank account.

Per the POA's bylaws, the association is not required to mail invoices. This is a courtesy. Not receiving an invoice is not an acceptable reason to not pay annual dues or late fees. Most invoices are sent via email, and it is the responsibility of the member to make sure there is a correct email address on file with the POA. Changes to email, phone number, or mailing address may be updated by sending an email to Secretary@LoonBayPOA.net or by completing the REQUEST FOR OWNER INFORMATION form on page 6 of this document and sending it to the Board Secretary.

Dues may be mailed with a check or money order to Loon Bay POA, PO Box 5275, Mabank, TX 75147. If you would like to pay online, send an email to Treasurer@LoonBayPOA.net, and our treasurer will email a link for online credit card payment.

COMMUNICATION

Our website, your email, and the emails found on the website "Contact Us" page are used to communicate with our members and for our members to communicate with the POA. Please take time to complete the REQUEST FOR OWNER INFORMATION form on page 6. This will provide the necessary information for us to send you timely communications about the community. We do not share members' email addresses or contact information with outside parties.

PARKS

Loon Bay has two member parks, open 6 am - 10 pm seven days a week. Parks are for members and guests only; members must be always with their guest(s). A park key card is needed to gain access to the parks. Gates are to always remain closed. No alcohol. No glass containers.

Park key cards are distributed to the owners of Loon Bay properties, and annual dues must be paid in full in order to receive a park key card. If you recently purchased a Loon Bay property,

request the park key card from the previous owner. If the previous owner does not have the park key card, call Monty Jones at 817.690.6204 and request a park key card. If you are *renting* a Loon Bay property, ask the property owner for the park key card. The fee to replace a lost park key card is \$300.

North Park, located at 110 Harbor Dr, has picnic tables, a fishing pier, and a boat ramp. *SWIMMING* IS NOT PERMITTED at North Park.

South Park, located at 232 Harbor Dr, has picnic tables with a grill at each table, playground equipment, and a swimming area. *FISHING* IS NOT PERMITTED at South Park.

SECURITY

Loon Bay has a Security Committee. If you see anything suspicious going on in the neighborhood, email the information to LoonBayPOA@mail.com. If you feel in danger or your neighbor or neighbor's property is in danger, call 911 immediately.

SPEED LIMIT

The speed limit throughout the neighborhood is 20 mph, with the exception of Meadow Lake Dr. Regarding speed, "20 is Plenty." All homeowners, guests, and service personnel are encouraged to pay attention to the speed limit. With our curvy streets, people walking, and children playing, 20 is plenty.

PARKING

Parking lots at the parks are for park use only, they are NOT for overflow parking. No boats or watercraft trailers are allowed at South Park! Guest parking on the street is allowed on a temporary basis as long as street traffic is not impeded.

TRASH SERVICE

The City Code states every homeowner must have trash service whether you live here full time or not. Republic-Allied Waste is our neighborhood provider. You must call and set up an account with Republic-Allied Waste. There is a quarterly charge for their service payable directly to Republic-Allied Waste.

BURNING

Burning of leaves and limbs is allowed in the POA. The City Code does not allow the burning of household trash, burning in the culverts, on the roadway, or anywhere runoff goes into the lake. The City Code states no burning after dusk. From time to time, we are under a burn ban. Please check with Henderson County Fire Department or drive by Gun Barrel City Hall on Main Street and see if the BURN BAN flag (small red flag) is on the Gun Barrel City flagpole.

Helpful Numbers

Dial 911 for all Emergencies

GOVERNMENT SERVICES

Gun Barrel City Police	903.887.7151	www.gunbarrelcity.net
Gun Barrel City Fire	903.887.6909	www.gunbarrelcity.net
Henderson County Appraisal District	903.675.9296	www.henderson-cad.org
Henderson County Sheriff	903.675.9275	www.henderson-county.com
Henderson County Fire Marshal	903.675.6157	www.henderson-county.com
Henderson County Game Warden	903.667.6397	www.henderson-county.com
Henderson County Tax Collector/Assessor	903.675.6135	www.henderson-county.com
Vehicle Registration	903.432.4323	www.txdmv.gov
Veteran's Services	903.675.6109	www.henderson-county.com
Voter Registration	903.675.6149	www.henderson-county.com
Coast Guard Auxiliary (Sid Pickup)	713.473.5786	https://www.uscgaux.info/content.php?unit=081-05-14

UTILITIES

Oncor Electric (power outage)	888.313.6862	www.oncor.com
Trinity Valley Electric Coop (TVEC)	972.932.2214	www.tvec.com
East Cedar Creek Fresh Water	903.887.7103	www.eastcedarcreek.net
Republic-Allied Waste	800.678.7274	www.disposal.com
Atmos Energy	888.286.6700	www.atmosenergy.com
Penny's Propane	903.887.6487	pennys-propane.hub.biz

INTERNET/CABLE

Century Link	877.290.5458	www.centurylink.com
Suddenlink	903.887.0240	www.suddenlink.com

SATELLITE

DirecTV	800.531.5000	www.directv.com
Dish Network	888.825.2557	

LIBRARIES

The Library at Cedar Creek Lake (7 Pts)	903.432.4185	www.cedarcreeklibrary.com
Tri-County Library (Mabank)	903.887.9622	www.tricountylibrary.org

LAKE

Cedar Creek Online Guide		www.cedarcreeklake.com
Tarrant Regional Water District	903.432.2814	www.trwd.com
Coast Guard Auxiliary Rescue/Support	903.432.4490	www.a910514.uscgaux.info

ANIMALS

Henderson County Animal Control	903.675.5128	
Humane Society of Cedar Creek Lake	903.432.3422	www.hsccl.org
Low Cost Spay/Neuter Clinic	903.887.PETS	www.friendsoftheanimals.org

REQUEST FOR OWNER INFORMATION

Loon Bay Property Owners Association
PO Box 5275
Mabank, TX 75147-5006

Brynja Burns, POA Secretary
Secretary@LoonBayPOA.net
Website: www.LoonBayPOA.net

Loon Bay POA uses email to reduce expenses and improve communication with our property owners. This includes invoices, reminders, meeting notices, crime alerts, and important announcements.

Invoices for annual dues are sent via email in late December each year, and a reminder is sent via email in early February to help owners avoid late charges. **Reminders are not sent to customers via US mail.**

Visit our website often for updates and announcements. Association information, documents, and community links are also on the website. Suggestions for the site are always welcome, and you can send your photos and announcements for posting as well.

Should you have questions about **Annual Dues**, contact our Treasurer@LoonBayPOA.net; general inquiries can be directed to LoonBayPOA@mail.com.

Texas law states: "**It is an owner's duty to keep an updated e-mail address registered with the property owners' association**" (see Texas Property Code, Title 11, Chapter 209, Section 209.0051, Subsection (f) at <https://statutes.capitol.texas.gov/Docs/PR/htm/PR.209.htm#209.0051>).

Please provide your contact information below and return this form to the POA via email (Secretary@LoonBayPOA.net), or via US mail (address above), or you may snap a pic and text it to **430.477.1040**. *If you no longer own property in Loon Bay, please let us know.*

Loon Bay Property
Address(es):

Lot Number(s):

Owner Name(s):

Mailing Address:

Email Address:

Cell Phone:

Work/Other:
