



## **“HIDDEN HIGHLIGHTS”**

The Official Publication of Hidden Valley Ranch  
Property Owners' Association, Inc. (HVRPOA)  
Vol. XVIII, Issue 3 January 2016

### **NEW EDITOR**

I (John Constable) have just volunteered to oversee the publication of the monthly *Hidden Highlights*. This type of volunteer job is not new to me, having been a former editor/publisher of a quarterly Education Periodical plus its monthly newsletter for seven years during my 38-year teaching career.

Notwithstanding the rush to get this issue out five days after stepping up to the plate, my goals for this issue were fourfold: make format changes to the banner headline, to the calendar format, and there's a third change I'll be curious to see if you notice. Fourthly, I want to introduce some new feature columns that will hopefully add more interest for our readers. You may recall my attempts at that goal with my "I've noticed" submissions in previous issues. February's issue, for example, will feature interviews with Park resident pioneers who bought HVR lots when the Park was practically "an open field". But, I need NAMES, folks! Who can I interview?

.....Continued on page 2

### **President's Message**

The Officers and Directors of Hidden Valley Ranch Property Owners Association wish all of you a happy, healthy, and safe New Year. We hope 2016 will be your best year yet here in HVR!

As hoped, things in the park are going forward in a positive way. Several people have stepped up to take on the various challenges of joining the team here on the board, or by becoming part of the Board's extended team as committee chairpersons. Kudos to them! They are giving up their personal time to help make everyone's life here in HVR a bit better.

Several projects were proposed at our December meeting and members will be voting on the following items at the January 9, 2016 monthly park meeting:

1. purchase and installation of two handicap-accessible doors (main entrance & Hall/pool access door).  
Reason: Self explanatory
2. purchase and installation of up-to-date Cameras and expanded Security System.  
Reason: Current system is out-of-date and does not cover Activity Center, Exercise room, or pool area.
3. assume maintenance and upgrade costs (but not ownership) of Park entrance gate.

Reason: Martin will no longer do so, but is willing to retain "ownership" (otherwise, the County will remove it).

This meeting will also include voting for a Vice President, Treasurer, and two vacant Director positions.

Lastly, due to more recent changes in Texas state laws, we are required to change our bylaws, including the way we vote. The proposed voting bylaw change is posted in the Clubhouse and can be found on page 3 of this newsletter.

See you at MEET THE CANDIDATES **on the 4<sup>th</sup> at 3** and again at the General meeting **on the 9<sup>th</sup> at 9**.

Steve Freiling, President – HVRPOA

## GENERAL INFORMATION

Clubhouse Hours: 7:00 a.m. to 10:00 p.m.  
Activity Center Hours: 7:00 a.m. to 10:00 p.m.  
Exercise Room: **now open 24/7**  
Office Hours: Weekdays 9:00 - 11:00 a.m.

HVR Address: 7600 Long Dr, Mission, TX 78572  
Telephone: 956-580-4477  
Fax: 956-580-4478  
E-mail: hvr78572@yahoo.com  
Website: HVRPOA.com

## CLUBHOUSE versus ACTIVITY CENTER

The CLUBHOUSE is still the CLUBHOUSE, but our President (and that's S.F., not B.O.) has been asked by several residents that, to stop the confusion, we all start referring to the entire "new building" and/or "that other building" and/or "the card room in the pool hall" and/or "that place over there" as the Activity Center.

All together now, everyone say,  
**"ACTIVITY CENTER"** .three times!  
Got it? Good. End of confusion.

## HVR OFFICE HELP NEEDED

Volunteers are needed to work in the office. Office staff sells trash bags, makes copies, answers questions and performs other vital tasks. New volunteers receive training from more experienced staff. For more information contact Linda Kling (956-607-7222) or Karen Eck (956-432-9215) or come to the next OFFICE STAFF MEETING: January 21 at 4pm in the clubhouse.

Meet the Candidates Jan 4<sup>th</sup> 3 pm  
AND THEN

## ANNUAL BOARD ELECTIONS Jan 9th

The Park meeting at 9:00 am on Jan 9<sup>th</sup> will include voting for Board members, so Park members are reminded they **must wear their badges** to this meeting in particular. New owners who do not yet have one can obtain a temporary one from the office before the 9<sup>th</sup>.

## New Editor, Continued:

There is one thing I strongly suspect hasn't changed since my editorial days back in the '80's, and that is the struggle to get information passed on to me by publication deadlines. Our newsletter can only be as accurate and complete as the info I receive. Committee chairpersons and/or ANYONE with info on upcoming events or with ideas for column features are asked (begged??) to please see that I get that info ASAP. **Info can be hand-written**, if need be, and I'll gladly type them up. It would be helpful (but not mandatory) if those sending "cut & paste" items were to do so using ARIAL font print style in size 11. It just saves me time converting to a consistent size print.

Finally, I wish to thank the previous publisher, Vera Ludwigsen, for her work with the newsletter. On behalf of the Park, I thank you, Vera, for a job well done.

John Constable

## Re: Newsletter Submissions:

Monthly Deadline is the 20th

E-mail: [gayle-john@hotmail.com](mailto:gayle-john@hotmail.com)

Rock mail: 7605 Bogey Dr. (lot 222)

(Wife's) phone: 956-607-9642

## WAR ROOM (movie)

The combined LVR/HVR Bible group is showing this movie FREE on Jan 27 at 6:30 pm at the Leisure Valley Clubhouse. Filled with heart, humor, and wit, this movie with a somewhat misleading title follows a couple who seem to have everything, but this, too, is misleading. Join us to find out what happens when temptation and bitterness enter their marriage, and how it is resolved.

Free admission; free popcorn, cookies, and beverages. What deal is better than that??

Interested in joining a Bible Study group? We meet at LVR Clubhouse Thursdays 8:30 am.

## **PROPOSED BYLAW CHANGE**

(Editor's. Note: Document was posted 12/11/2015. It is reprinted below)

In order to promote more interest and provide a better chance of having a quorum at a meeting, HVRPOA members need to authorize **one vote per member**. This must be accomplished by posting the proposed amendment for 30 days, and approval by a 2/3 majority at the January 2016 meeting. This document serves as such posting!

Our current bylaws, ARTICLE IV, SECTION 6, *Voting Provisions*, SUBSECTION A, states: "Recorded owners may cast only one (1) ballot per assessed lot. Individual ballots must be signed by each member voting before said ballot is deposited in the ballot box provided. Proxy holders must sign the ballots indicating the proxy holder's name and the name of the person signing the proxy. Unsigned ballots shall be considered null and void and shall be shown in the final report of the Tally Committee as invalid."

The following bylaw amendment is posted for the member's consideration:

**Proposed amendment** to HVRPOA Bylaws, ARTICLE IV, SECTION 6, *Voting Provisions*, SUBSECTION A:

"Recorded owners may cast one (1) secret ballot each, per assessed lot, on each matter submitted to a vote of the corporation's members, subject to the five (5) secrecy exclusions defined in Texas Code, Chapter 209, SECTION 209.0058. A signed ballot is required for those five items and a signature line will be provided on any ballot subject to any of those five excluded items. Proxy holders must sign the ballots indicating the proxy holder's name and the name of the person signing the proxy. Unsigned ballots shall be considered null and void and shall be shown in the final report of the Tally Committee as invalid."

## **RATIONALE:**

Per Texas statute, Section 22.160, voting of members, subsection (a): "Each member of a corporation, regardless of class, is entitled to one vote on each matter submitted to a vote of the corporation's members, except to the extent that the voting rights of members of a class are limited, enlarged, or denied by the certificate of formation or bylaws of the corporation.

Key words = "except to the extent...." The reference to bylaws in the foregoing requires that normal bylaw amendment procedures be followed, i.e., post for 30 days, 67% approval required!

Because of changes to Texas statutes (209.0058) made by the Legislature during the 2015 legislative session by Senate Bill 864, SECTION 1, effective May 19, 2015, and Senate Bill 1168, SECTION 11, effective September 1, 2015, **ballots no longer need to be signed if cast for any reason other than:**

- 1) Outside of a meeting, e.g., an absent ballot.
- 2) In an election to fill a position on the Board of Directors.
- 3) On a proposed adoption or amendment of a dedicatory instrument, e.g., bylaws or covenants.
- 4) On a proposed increase in the amount of a regular assessment or the proposed adoption of a special assessment.
- 5) On the proposed removal of a Director.

The five (5) occurrences listed above **DO** **require a signed ballot.**

An example of a vote not requiring a ballot signature would be allowing the Clubhouse Beautification Committee to change the color of the walls from beige to

1. Robin Egg Blue
2. 2. Sea Green
3. 3. Sunset Pink
4. 4. Battleship Grey.

There were some 39 changes to Home Owners Association laws passed by the 2015 session of the Texas Legislature, so there will be other changes to the HVRPOA Bylaws, as soon as the Rules Committee can sift through all those new laws.

## Upcoming Group Tours

Gladys Porter Zoo (Brownsville) Jan 27.  
This is a popular and interesting \$25 tour/lunch package. Additional info and sign-up sheets are posted on the Tours Bulletin board near the Clubhouse main door. Tour repeated in Feb.

Other tours available this month:

Eagle Pass Casino Jan 6, 11, 13, 18, 27

Port of Brownsville Jan 16

Corpus Christi Jan 16

New Orleans Jan 31

For more information on any of the above tours, contact Lew or Rita Fry 319-393-2219

## BIKE CLUB Chicken Dinner

Thurs Jan 28<sup>th</sup> 4:30 pm. Tickets are \$ 8.00 via advance purchase only. This is a popular event that sells out quickly. Contact any Bike Club member for tickets after Jan 6th

## January Dance Schedule

Jan 9 "Route 66" and Jan 23 "Diego"

... and don't miss the **JAMS** Friday nights.

## IT'S OUR TURN TO HOST the CRIBBAGE Tournament

The Mission Area Cribbage Tournament is coming to our Park 1:30-4:30 on JANUARY 21<sup>ST</sup>. Approximately 120 players take part from Parks all over the Valley.

As hosts, we are asking HVR owners to donate cookies, brownies, bars, veggies or whatever suits your fancy for the event. Please bring items to the hall by 12:00 noon. Any leftovers will be given to the church & Jam.

Any seasoned players wishing to join in on the fun may show up by 1:00 with a playing partner. Cost is \$4 per couple. Cash prizes rewarded to top accumulated scores of 8 games.

Questions? Contact Joe Roberts @ 583-2852.

NOTE: Yahoo will be cancelled that Thursday.

## In case of Emergency

1. Dial 956-213-3002, and  
when the message prompt  
ends, enter \_\_\_\_\_  
(your lot number)

2. Hang up and dial 911  
Tell them you live in Hidden Valley  
Ranch at the end of Western Road in  
Mission; on \_\_\_\_\_  
Drive at house # \_\_\_\_\_  
lot # \_\_\_\_\_

Cut and post the above info on your refrigerator. Be sure to fill in the blanks NOW while you're calm! Also, Update your *File of Life* info re medications. Put the Heart Rangers number (step 1 above) into your cellphone(s) as well. LEARN your lot number!

**Heart Rangers** meet at 4pm on the third Monday of every month in the ACTIVITY CENTER (and, see, y'all know now where THAT is, right?) Become a team helper and volunteer; call Sharon 320-232-9874

## Jan. Breakfast Schedule

Fri Jan 8<sup>th</sup>: Biscuits & gravy

Fri Jan 22<sup>nd</sup>: Eggs & ham

7:30-8:30 am. BYOTS (bring your own table service) Sign-up sheets posted in clubhouse.

## HVR JANUARY ENTERTAINERS

Jan 4: Freddie & Sheila (guitar specialists)

Jan 11: Bernie & Red (comedy gurus)

Jan 18: EC & Revival (classic country & gospel)

Jan 25: Family Harmony (country & gospel)

J'Ever Notice..... the dusty Clubhouse shutters? Any volunteers armed with water & cleaners willing to locate the **black** shutters under that "Texas crud"?

## **UPDATE YOUR PROPERTY ADS** **(FOR SALE OR RENT)**

Postings of "For Sale" or "For Rent" ads for HVR Properties are to be re-dated or re-written at least every 12 months. Therefore, any ads dated prior to January 1, 2015 will soon be removed from the hallway bulletin board and the Binder by the Office. If you or someone you know has an older ad that is still valid, please re-date the ad or make a new one. Due to current crowded bulletin board space, those **ads must be no larger than 5.5" x 8"** (1/2 sheet of paper). Posting larger ads or bending the rules by posting two half-page ads for the same location (such as one of photos and one of info) is unfair to other advertisers looking for a spot. Post one part over top of the other part, or risk having your ad removed by the Office. Let's be fair to all advertisers.

## **TO NEW OWNERS AND RENTERS**

If you have purchased a new lot or are renting one (for ANY length of time), please stop by the office to complete the necessary forms required to update our database. Also, please bring proof of age (ie, driver's license). HVR is a registered 55+ senior housing community and is legally required to maintain adequate records regarding our residents.

## **2016 HVR DIRECTORY**

New owners, as well as current owners with **new cellphone numbers and/or email addresses** are reminded to supply the office with this updated info ASAP prior to the publication of an updated directory. It's publication should be soon if the directory is going to be of optimum current usage. Any volunteers to help that happen?

## **WANTED TO BUY:** Computer desk

The new Editor has been informed that apparently my kitchen table is NOT an office, and meals shouldn't have to be eaten from laps. So..... call John if you have a **desk** collecting dust that you'll sell cheaply, or even less! 956-607-9642

## **HVR WEBSITE INFORMATION**

Website: [HVRPOA.com](http://HVRPOA.com)

The website contains HVR bylaws and covenants, list of daily activities, special activities and events, notices, property for sale or rent, pictures of park activities and the monthly newsletter "Hidden Highlights", plus lots of other information pertinent to the park.

All forms may be obtained from the website with the exceptions of new owner and rental forms, as proof of age and ID (driver's license) must be shown at the office desk.

If you are not getting regular e-mails from HIDDEN VALLEY RANCH, there are two common causes: First, check your junk mail or spam mail in your email reader. If you find HVR emails are going to either folder, you will have to create a filter so that the emails appear in your inbox. The second common cause is having an incorrect or outdated email address in our files. To fix that, go to [HVRPOA.COM](http://HVRPOA.COM) and click on EMAIL LIST and correct/update your e-mail address. Be sure to send a notice to the office so it gets corrected for their files.

If you have questions please call Ray Fink 402-733-8972 or email [Webmaster@hvrpoa.com](mailto:Webmaster@hvrpoa.com)

Ray also invites anyone to the **COMPUTER CLUB** meetings in the Activity Center on Saturdays 10:00 am. Come learn to use your computer better. Bring a friend!

## **Monthly Craft Fair**

January 16<sup>th</sup>. Thanks to Sue Dewitt for becoming Coordinator. Help her out.

**J'Ever Notice**..... the aluminum can recycling drop-chute on the side of the storage building between the swimming pool and the Exercise room? Save the pull-off tabs for the Shriner's Hospital (jar in laundry room), then do your bit to recycle. Please be sure the cans are empty before you throw them in the chute. The volunteers that crush the cans shouldn't have to get sprayed in the process. (The Editor can sympathize with that mess.)

## **CRAFTER'S CORNER NEWS**

On-going project: Crocheted or knitted slippers for Women's Abuse Center. Pattern available.

Every Monday 9:30-11:00 Location TBA  
Gourd Fun with Relief Painting

Special day: Jan 4: Gourds will be available (some are free!) at Clubhouse during first class

Tuesday Jan 5<sup>th</sup> 12:30 – 2:30 Clubhouse  
Pattern & instruction to make a SHRUG (a knitted shawl with sleeves for cool mornings)  
Other Tuesdays: regular gathering to work on projects

Every Thursday 9:30 – 11:30 Activity Center  
Acrylic Painting: "Poppies" (Instructor: Mugs Jones) Bring your own supplies.

For more information on any of the above crafts, contact Judy Hamilton 584-6727

## **COMING SOON TO AN ENTRANCE NEAR YOU!**

A large 4' x 8' message board is currently being constructed and will be erected on the south side of Long Drive just after the turn off of Western Road into HVR.

The Editor has volunteered to maintain it. Guidelines have not yet been established, but I have a few thoughts on that matter I'll share: Due to very limited space, I believe we would maximize its usefulness by displaying short blurb reminders about **UPCOMING SPECIAL ACTIVITIES ONLY**. It should not list any regular weekly events (why should certain events be chosen over others?) I also believe **timeliness** is important, so an upcoming special event should not yet be posted when it is still *many weeks* away. I believe the ENTIRE display area needs to be changed OFTEN or the messages will appear to be stagnant and the board will become just another "already read that" sign we will ignore driving by. But, these are just *my* thoughts, and I might be overruled when I'm given the guidelines.

## **HVR LADIES POOL WINNERS**

9-ball: 1<sup>st</sup>: Norma Scott 2<sup>nd</sup>: Wanda McGill

8-ball singles: 1<sup>st</sup>: W. McGill 2<sup>nd</sup>: Karen Brault

8-ball doubles: 1<sup>st</sup>: Norma Scott & Jean Closos  
2<sup>nd</sup>: Sharon Burgeson & Wanda McGill

These ladies will represent HVR in the WTAA All-Valley Tournaments mid-January. Congrats!

## **CREATIVE QUILTING**

The Creative Quilting class contributed fleece quilts and treats to the third grade students at the DiazVillarreal Elementary School December 11.

Creative Quilting's classes are in full swing. Anyone can participate. Beginner's classes are at 9:30am every Wednesday. Come join this amazing group of ladies sharing their knowledge and love of quilting.

On Wednesday, January 13, 10:00-12:00 in the clubhouse, any individuals in the area are invited to register quilts for the RGVQG Quilt show being held on South Padre Island February 20-21. Please check the [rgvqg.com](http://rgvqg.com) website for complete event details.

## **LETTERS TO THE EDITOR**

Letters for publication in *Hidden Highlights* are welcomed. They must be signed, but your name can be withheld from publication upon request. Having said that, the Editor (upon Board consultation) reserves the right to withhold publication of any letters deemed inappropriate. Comment negatively (if you must) on someone's OPINION or ACTION, but not on the individual personally. You might not agree with someone's viewpoint, but you don't need to dislike or bad-mouth them for having it! We're all getting too old to have to listen to such rantings at Clubhouse activities and elsewhere!

The Park is on a positive upward swing; good things are happening. Let's be kind to others, and keep that movement going, folks!

- the Editor

This Month's Feature Article:

## **RVing TRAVEL HUMOR**

Camping and travelling in an RV is never dull, to which many of you can probably attest. Here's a humorous example from yours truly:

We (my wife and I – no dog at that time) once started out on what we thought would be a quick run from a State Park in Georgia to a nearby Walmart for some groceries.

Later, with my hands loaded down with grocery bags, I struggled up the steps and into our Class C RV and set the bags down on the floor in close proximity to the refrigerator. (Setting them on the table was out of the question as it was covered yet again with a partially-assembled jigsaw puzzle that we had borrowed from the park's Rec Hall. The table was overflowing with all 998 pieces of their 1000-piece puzzle.)

Without thinking, I then did what every travelling RVer knows should never be done: I forgot to open the fridge door slowly and carefully, checking for possible contents that may have shifted during the travel. Instead, with my mind solely wondering why we once again bought more groceries than could likely fit in the limited refrigerator space, I opened the door quickly..... and widely.

Out rolled a can of soda pop, and my feeble attempt to catch it in mid-air only resulted in my hitting the can enough to divert its path, such that the can bounced off the edge of the bottom shelf of the fridge before continuing its descent to the floor.

The impact caused a minute hole to develop in the new super-thin aluminum can, and its pressurized contents sent a fine spray of sticky dark liquid straight up and into my face. I quickly cupped my hands over the single stream, which succeeded only in causing the sticky spray to now be diverted into not one but three directions: to the left directly onto the couch, to the right over all the grocery bags, and straight onto the crotch of my new jeans. (Yup, my brand new jeans that I put on for the first time just that morning. Do you know how DIFFICULT it is to find jeans with a 37" inseam??)

Just as quickly as it started, the spray stopped as the pressure in the can subsided, and the remaining can contents now seemed content to just burble out onto the floor.

The good news is that the RV floor is covered with linoleum and not the original carpet. (Who in their right mind puts carpet in an RV, anyway? It has to be Designers who obviously have never actually travelled in an RV. But I digress.)

The bad news is that this smooth flooring allowed the syrupy liquid to more quickly flow towards a heating register in the floor and began draining into the ductwork below. And, since the RV was on a bit of a slope in the grocery store's parking lot, the soda then proceeded to travel through the ductwork towards the next register ("Head towards that light at the end of the tunnel, boys!")

My wife now appeared at the door after having returned the shopping cart to the corral, asking, "All ready to roll?" "Ahhh, not exactly, Gayle", I bemoaned.

We cleaned up enough to get moving, drove back to the campground, and spent the rest of the day washing down everything.

Who says travelling in an RV is boring? Although.... next time I'm shopping for soda pop, I think I'll avoid the soda in the blue can and opt for the brand in the red can. According to their ads, things would have gone better with Coca-cola!

**Do you have a humorous travel story to share? Contact the Editor for an interview.**

## **The Last Word...**

That's it for this issue, folks. As will be my policy, I will take full responsibility for any typos and/or event information I was given that I may have misread and/or mixed up while editing that info, but I will NOT accept any responsibility for upcoming events that don't make it into any issue. If y'all want your event info to be published, you have to let me know about it before the 20th.

It's just that simple!

John C