

## **Annual Spicewood Estates Homeowners Association Meeting May 28, 2026 Minutes**

The Annual Meeting of the Spicewood Estates Homeowners (SEHA) Association was held at the Spicewood Springs Branch Library on May 28, 2026 at 6:45pm. The purpose of the meeting was to update our homeowners regarding our financial status, recent actions taken to improve the neighborhood, encourage wider involvement and participation, build a broader sense of community, and conduct Board Member elections for 2026-2027. A meeting notice was distributed to 224 households by our Block Captains, published on both the Spicewood Google Group and Facebook Group, and meeting notice signs were posted at all entrances to the neighborhood. The meeting was attended by 23 interested homeowners.

Our treasurer, Goldie Lindsey, provided an update on the Association's financial status and number of household who have paid dues for 2026. Goldie reviewed our current year expenses and reported a fund balance of \$6,006.82 as of May 28. These funds are used for neighborhood beautification, new signage, liability insurance, and for expenses to support meetings and activities. To date, only 64 households out of 224 have paid dues for 2026. Maintaining our neighborhood islands/bulb outs and Top Ridge entrance sign and shrubbery are major expenses and will not be sustainable unless there is greater participation in paying our \$40 annual dues. In order to address this issue, it was decided to ask the Block Captains to follow-up and contact homeowners on their respective streets who have not paid dues for this year. It was recommended that a Board Member also accompany the Block Captain when canvassing.

Brad Perdue also commented on the beautification activities he coordinated and briefly referenced the Neighborhood Firewise program he has been leading. Brad also suggested that we encourage residents to "adopt" an island or bulb out as a way of saving on paid landscaping services. More to come on this.

Ramesh Swaminathan reviewed the purpose of our Architectural Control Committees (ACC) for Section I and Section II. The ACCs work with homeowners on projects they wish to pursue by assuring their plans are in conformance with the neighborhood covenants attached to every property. The ACC's focus is to enable such plans while maintaining the character of Spicewood Estates.

Bruce Greiner, interim President, gave a report on the state of the Association. Bruce thanked and acknowledged several members who have served as Block Captains and on the Board for over 10-15 years. We are fortunate to have many new and younger families who have recently moved into our neighborhood. Our challenge is how to increase their awareness of the importance of the Association, their obligation to pay annual dues, and most importantly, encourage their active involvement and participation in our community. We're seeking to recruit these new residents to serve on the Board and to chair various committees and activities that benefit everyone.

The following more pressing matters were discussed:

1) **This year's 4th of July parade is in jeopardy.** Our Social Chair position is vacant and the neighbor who previously coordinated this event have both moved out of our neighborhood. **WE NEED SOMEONE TO VOLUNTEER IMMEDIATELY TO TAKE ON THIS ROLE.** We can put you in contact with the person who coordinated the parade last year. She is willing to provide information on how to coordinate and pull this important event together. This July 4th celebration has been a neighborhood tradition for at least 35 years! How can we as a community allow this to end especially on the 250th Anniversary of our country. Please contact Bruce Greiner at [seha@spicewoodstates.com](mailto:seha@spicewoodstates.com) if you are willing to take this on.

2) The Association wants to encourage individual streets to organize their own Block Parties. What a great way for homeowners to really connect with their neighbors and build a stronger sense of community! In the past we have sponsored an Annual Picnic but participation dwindled. Given our financial situation, it is no longer feasible. More info to come on this.

3) We are working to provide more timely communication to our homeowners in 2026. We will publish minutes of Board Meetings on the website and to the Google and Facebook Groups. We have plans to re-establish a quarterly low cost 1 page newsletter which will be distributed to each home and will be sending a welcome letter to all new residents. Claire Hall has volunteered to take on this key role as our Communications Chairperson.

4) Block Captains will be conducting a door to door canvas to generate more dues income. While our nominal \$40 annual dues are voluntary, they go a long way to maintaining a quality neighborhood environment. Isn't this why we all chose to live in Spicewood Estates?

Our covenants apply to every property owner regardless of whether a homeowner has paid dues or not. Patrick Stone recommended that the 4th of July parade would be an excellent opportunity to solicit more dues paying members.

We conducted the election for Board Positions. The following positions were filled:

### **SEHA Board Members**

**Bruce Greiner**, President

Open, Vice President

**Goldie Lindsey**, Treasurer

**Kai Offner**, ACC Section 1

**Ramesh Swaminathan**, ACC Section 1

**Bruce Greiner**, ACC Section 2

**Brad Perdue**, ACC Section 2

**Andrea Loftin**, Membership

**Claire Hall**, Communications Chair

**Block Captains**

Arch Terrace - **Melinda Cassidy**  
Ashton Ridge / Cove - **Greg Lucius**  
Chateau Hill - Open  
Country Knoll - Open  
Keystone Bend - **Andrea Loftin**  
Leafwood Lane - **Patrick Stone**  
Topridge - **Megan Zellner**  
Wintergreen Hill - **Richa Tripathi**

**Social Chairs**

Social - Open