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# Shamrock Shores Property Owners (SSPOA) Association Update 2021

SSPOA Board of Directors

Deacon Nesbitt  
 Kat Mills  
 Mike Mills  
 Sandra Miller  
 Bill Kollman  
 Ricky Vincent  
 Jerry Hatton  
 Wayne Jamar

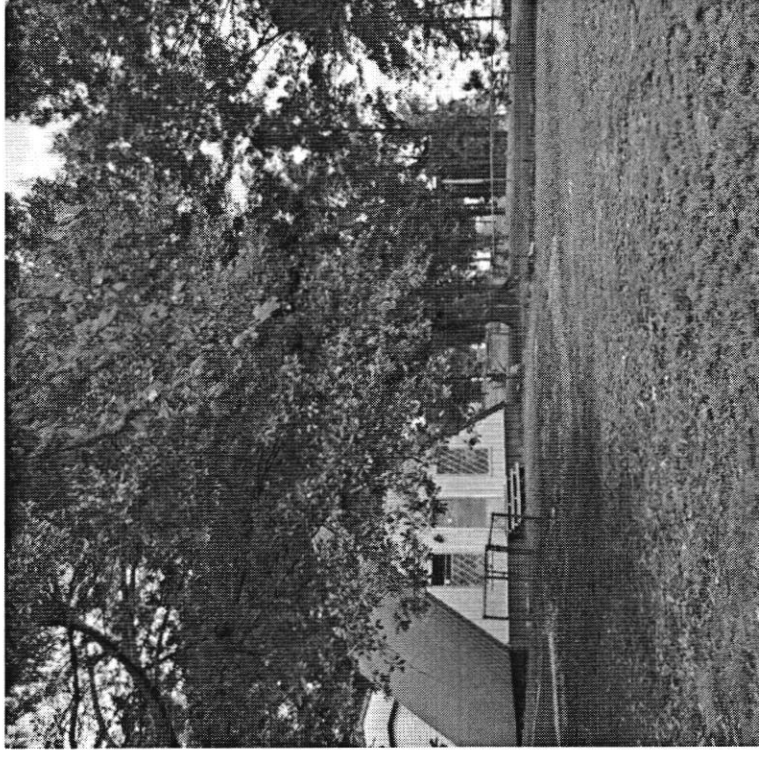
SSPOA Officers

Eddie Boxx - President  
 JT Turnage – Vice President  
 Penny Vincent – Treasurer  
 Trudi Boxx – Secretary

*Additionally many more residents volunteer their time and  
 equipment in maintaining the common areas.*

# Overview

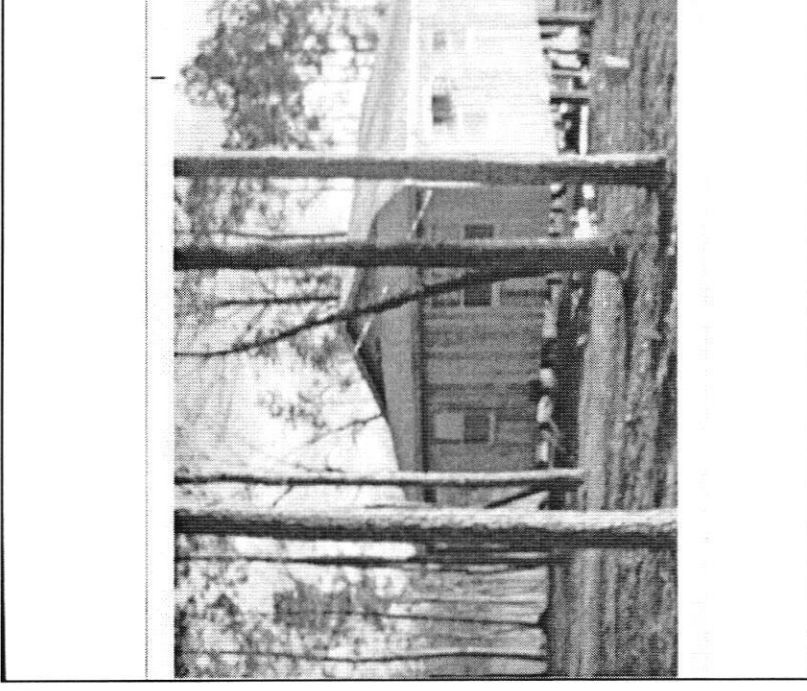
- Neighborhood Background and Current Statistics
- Neighborhood Trends
- Ongoing Initiatives
- Challenges
- Recommendations



This A-frame building was the real estate sales office for the Shamrock Shores development. It has been converted into a storage building by the current resident.

# Neighborhood at a Glance

- 80-acre tract established in 1966
- 526 individual lots (most property owners own more than one lot)
- 70 Dues Paying Members (\$40 annual
  - Income: ~\$3K annual
  - Exp: Taxes/SRA/street lights etc.
- Deed Restricted Community
  - Dues voluntary, covenants are not
  - Must pay dues to use boat ramp and vote in SSPOA



*Photograph circa 1966 shows one of the first fish camps in Shamrock Shores – “Kartye’s Cove” across the Patroon Bayou from Holly Park Marina. The lot was bought before the shorelines were established. According to Mike Kartye, the lake level came up to the exact points as the developer promised.*

# Neighborhood Trends

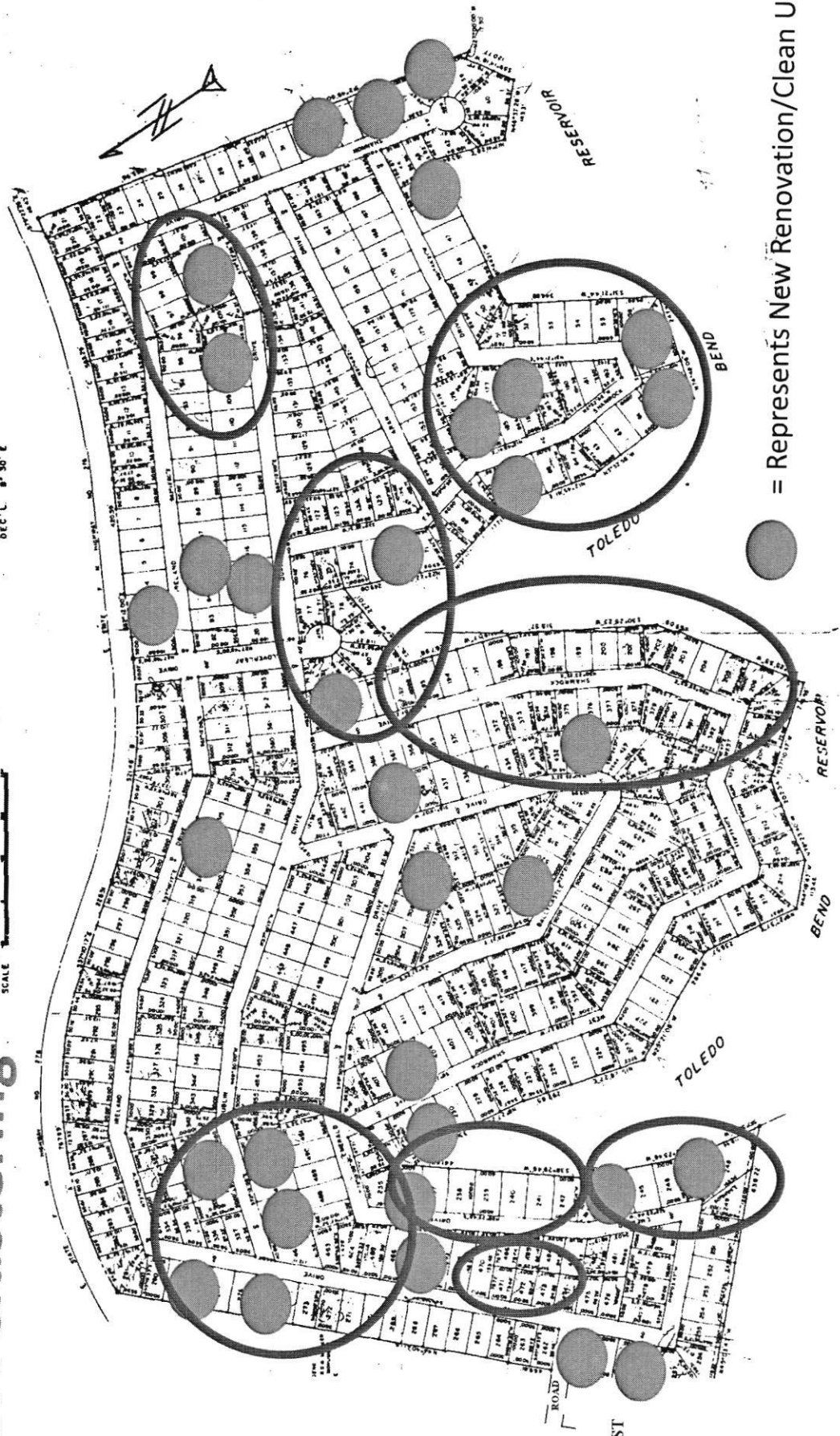
- Significant property owner involvement
  - 2021 Annual General Meeting largest in recent memory (>40)
- SSVFD and common area upkeep
- Residents: “Overwhelming desire to see neighborhood covenants enforced.”
- “Clustering”



*Renovated boat lifts and docks are emblematic of the transitions taking place in Shamrock Shores*

# SSPOA Clustering

AMROCK ORES WEST  
A SUBDIVISION OF 80.0025 ACRES OF LAND IN SABINE COUNTY, TEXAS,  
BEING OUT OF THE J. A. BURDITT SURVEY A-65  
LOCATED AND LAID OUT BY EVERETT GRIFFITH, P. E. ASSOCIATES, ENGINEERING & SURVEYING  
DEC. 1, 1970



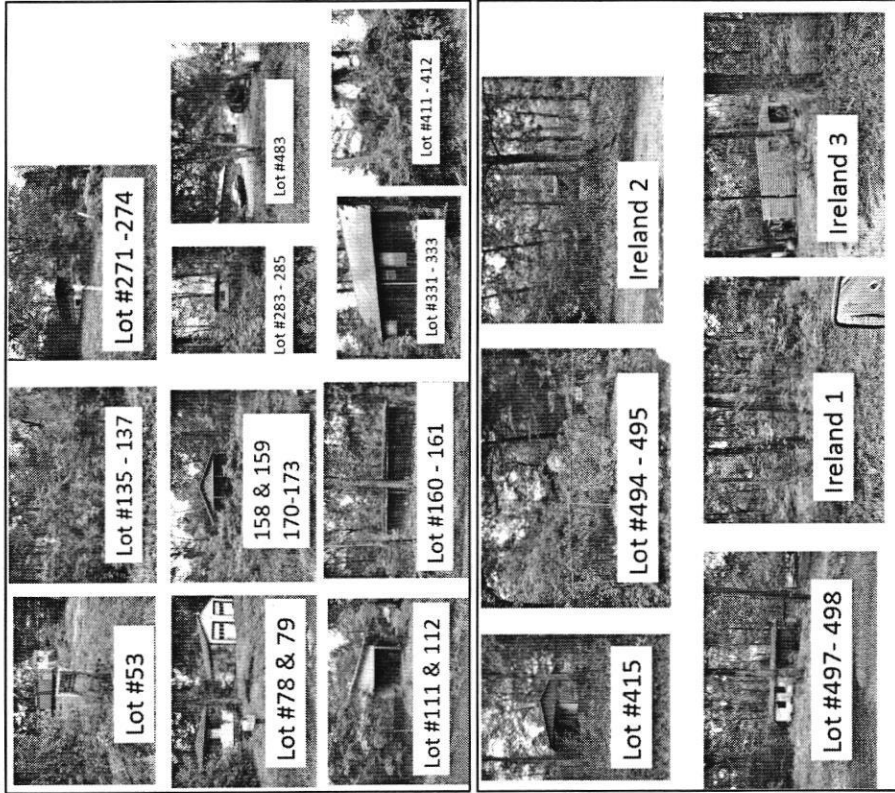
# Initiatives

- Fallen trees/boat ramp clean up (Storms X2)
- Routinize neighborhood cleanup and annual trash trailer
- Street signs and speed limit signs
- Boat Ramp Committee
  - Long range plan for pavement/new dock
- Boat lane markers to Patroon Bayou channel
- “No Wake” Sign buoys (Coves X2)
- Street integrity: G-M water lines
- Educate local realtors about restrictions
- Deed Restriction enforcement



# Two-Year Clean Up Campaign

- Abandoned/Neglected Property Campaign
  - Initial concern – Safety (e.g. California Wildfires)
  - Supported by Sabine County Leadership
  - 30 properties identified – over 50% success rate w/SSPOA letters
    - Many owners sold to new owners who improved property
    - Expedited Tax Sale
- Abandon Cars and Visible Trash
  - Currently two owners in violation (3<sup>rd</sup> letter to be sent in Dec 2021)



# Neglected/Abandoned for 10 years

- Gambrell House

- 3 Letters sent/3 email conversations



- McGee House

- 3 Letters sent/1 reply

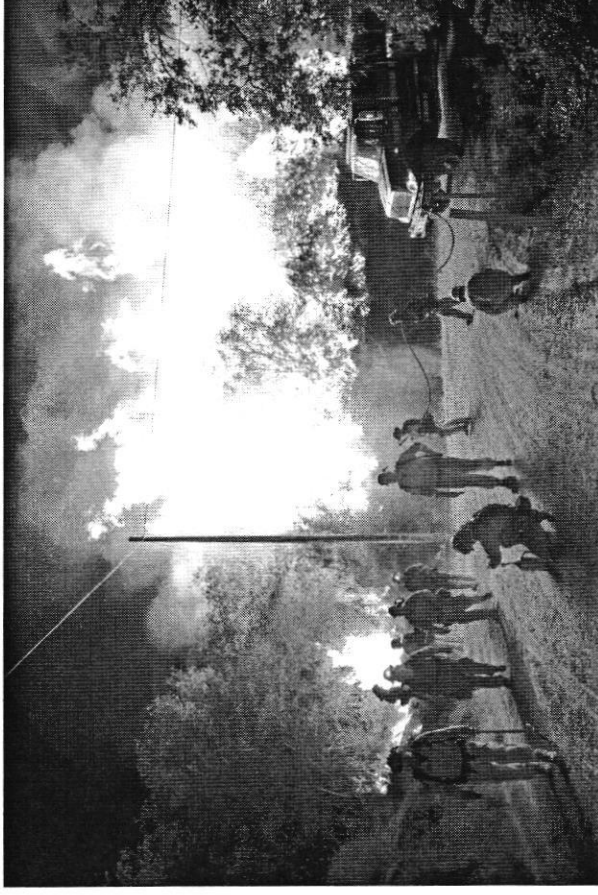


- Both property owners acknowledge condition, have received offers to buy (refused)
- Both properties are within the wildfire CEP (Circle Error of Probability) to affect neighboring homes



# Recommendations

- Continue to identify and expedite abandoned/neglected property for tax sale.
- Classify abandoned/neglected structures as a risk to health and safety.
  - Impose county fines monthly until property conditions are corrected.
  - Condemn structures and demolish at property owner expense.



*California wildfires have spread at an unprecedented speed in part due to abandoned and neglected properties*

Photo: "Valley fire spread with 'mind-boggling' speed, experts say," Los Angeles Times, Sep 13, 2015.

# Summary and Questions

- Neighborhood Background and Current Statistics
- Neighborhood Trends
- Ongoing Initiatives
- Challenges
- Recommendations

