

Canyon Lake Acres Club

705 Lonesome Canyon Lake, Texas 78133-2811

www.canyonlakeacrescivicclub.org

2025 NEWSLETTER

NOTICE OF ANNUAL MEETING

June 14, 2025 at 10 AM

Gazebo by the pool

Donuts, juice, and water will be provided.

The agenda will include the current financial report, all items mentioned in this newsletter and the election of three members to the Board of Directors. There will be time for questions and answers and discussion.

BOARD OF DIRECTORS

President: David Griffin (2022- 2025)

VP for Buildings: Vacant

VP for Park and Pool: Anthony Groseclose
(2024-2027)

Treasurer: Roxanna Deane (2023-2026)

Secretary: Sandra Campbell-Johnson
(2024-2027)

Member at large: Vacant

The Bylaws state that “The Board of Directors of the Canyon Lake Acres Civic Club will consist of six members, with two members retiring each year in rotating order...The Directors shall choose the officers of the Corporation.”

Due to resignations, there are two vacancies on the Board. Also one member’s term is expiring.

Nominations will be made from the floor for the expired seat and to fill the two vacancies. Officers will be chosen at the first meeting of the Board.

For the volunteer Board of Directors to serve the community effectively, there is a need for all members of the community to be involved. Everyone is welcome to attend monthly meetings held at 6 PM on the first Monday of the month at the gazebo.

POOL AND LOWER PARK

The code for the gate to the lower park will be changed at the annual meeting. If you want the new code text 240-461-8942 or email roxanna@gvtc.com after June 14.

There is an optional \$75 annual fee for property owners wishing to use the pool. Anyone living outside of Canyon Lake Acres may purchase and associate membership for \$150 to use the pool.

LETTER FROM BOARD PRESIDENT

Greetings Canyon Lake Acres Property Owners,

My name is David Griffin, and I currently serve as president of the CLACC Board. As you probably know, our main job is to look after the community park on Lonesome in the southern part of our neighborhood. The park includes a nice pool, picnic areas and tables, bathhouse and pavilion. Another park area extends from the pool area down toward the lake shore.

Our greatest expense is maintenance of the pool, but our income is limited and with rising costs, the Board is concerned that we may come to a place where we cannot afford to do any necessary repairs. Income is limited because annual dues were set at \$30 per year when the neighborhood was first developed many years ago. The dues amount cannot be changed without a 67 per cent favorable vote of all property owners. Not voting is considered a “no” vote. We do not want to amend the deed restrictions and increase dues unless we must.

Therefore, I am asking those who are willing, to give to a “Future Maintenance Fund”. Treasurer Roxanna Deane will work with the Board and any donors to guarantee that all donations will receive excellent and appropriate stewardship. It is definitely possible for us to gather enough in voluntary donations so that when a major pool repair is needed, we can afford it.

On a different note, I offer a word of encouragement in the direction of community service. The strength and viability of our Board depends on your willingness as property owners to volunteer for service on the Board. We are currently short a couple of Board members and others have terms that will expire soon. So please consider service on the CLACC Board, even to include service as one of our officers. New members will need to be elected at our Annual Meeting on June 14th at the Park Pavilion. If you wish to express a willingness to serve, please send an email to clacc0705@gmail.com

Grace and Peace.

David W. Griffin

HOLIDAY YARD CONTEST

The Canyon Lake Acres Civic Club is sponsoring a holiday yard contest. Get your lights and yard décor out and help make our community festive and bright. All properties that are decorated by December 10th will be eligible for consideration. The yard selected will receive a recognition sign in their yard that will be displayed from December 20 to January 5, 2026.

911 ADDRESS SIGNS

Emergency responders recommend reflective address signs. First responders need to be able to find your home quickly and easily. Mailboxes and house numbers are hard to see and impossible to see at night.

The reflective blue address signs can be purchased at comalcountysigns.com or by calling 830-521-7276. Cost is from \$23.95 to \$27.95, depending on mounting hardware. The signs can be shipped to you or picked up.

DEVELOPMENT OF CANYON LAKE ACRES SUBDIVISION

Following the construction of Canyon Dam (1958 – 1964) and the creation of Canyon Lake, the surrounding area saw a rapid transformation from rural ranchland into platted subdivisions marketed for recreation and retirement. Among the most prominent developers was David Miller, a San Antonio-based land speculator whose company, Lake Croft Beach Estates, Inc., played a central role in early development.

Canyon Lake Acres, situated just inland from the lake's shoreline, was one of the first subdivisions developed by Miller's company. Like its sister subdivision, Canyon Lake Shores, it was carved from the old John H. Cocke Survey and laid out in small lots, beginning in the late 1960s.

Miller's approach involved subdividing ranchland into affordable lots—often sold for just a few hundred dollars—and marketing them aggressively to San Antonio residents and out-of-state buyers. Canyon Lake Acres lots were sold with the promise of lake access. To offer recreational appeal, the plat included a private park and boat ramp, maintained by the Canyon Lake Acres Civic Club, a community organization established as part of the development.

The Canyon Lake Acres subdivision reflects the broader trend of post-dam development around the lake—where ranches were rapidly replaced by dense grids of vacation homes, and developers like Miller helped shape the region's transformation from rural outpost to recreational destination.