



# RAINBOW REVIEW

EMERALD BAY CLUB, INC.

OCCUPANT  
BULLARD, TX  
75757

PRSRT STD  
CAR RT  
SORT  
PERMIT 54  
BULLARD,  
TX 75757

DECEMBER 2023

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**EMERALD BAY**  
*Presents*

# New Year PARTY

**31st December, Sunday**

Featuring  
**The Soulful Sounds of Curtis Clay**

**PLATED DINNER ~ LIVE MUSIC ~ LATE NIGHT  
BREAKFAST ~ CHAMPAGNE TOAST**

**\$70**  
*per person*

FOR RESERVATIONS CONTACT  
MARIAN AT (903) 825-3388

CANCELLATION POLICY:  
Please note that once your reservation has been confirmed, you are responsible for the number of attendees in your reservation. However, if you have a cancellation, you may either replace the attendees, or contact the office to see if there is anyone available from the waitlist.

**EMERALD BAY HOMEOWNER'S ASSOCIATION  
MONTHLY BOARD MEETING AGENDA  
NOVEMBER 16, 2023, 6:15 P.M.  
EMERALD BAY CLUBHOUSE – WEST ROOM**

**CALL TO ORDER****ED HARE****APPROVAL OF MINUTES****ED HARE****TREASURER'S REPORT****BOB VEACH**

The HOA Financial Summary for October shows revenue of \$41,404, reflecting a negative variance to budget of \$338, Expenses of \$40,056 were over budget by \$3,858 related primarily to the timing of the accounting fees of \$3,300 that was budgeted in the previous month. The net operating shows a negative variance of \$4,196. Year to date total net operating is \$13,107 over budget. Total Cash on Hand is \$207,758 and the Capital Funds Balance is \$113,115 both are strong for the HOA.

**OLD BUSINESS**

**MOTION TO APPROVE DISTRIBUTING THE  
PROPOSED 2024 HOA BUDGET TO THE COMMUNITY    BOB VEACH**

I move that we approve distributing the proposed 2024 budget for the Emerald Bay Homeowner's Association to the community for review.

**MOTION SECONDED: EDD CLARK, PASSED UNANIMOUSLY**

**NEW BUSINESS****COMMITTEE REPORTS:****ARCHITECTURAL REVIEW - NO REPORT****LEGAL - NO REPORT****ED HARE****PLANNING & BYLAWS****NAN STEGEMOELLER**

The Planning and Bylaws Committee have been working on the survey for the membership to ascertain what the proposed fine amounts will be for compliance infractions, speeding, and passing a school bus within Emerald Bay. Next week we will send out the survey related to fine amounts via email to the community. Additionally, we will send a recorded phone message to all members advising them that they can pick up a copy of the survey in the office if they do not have a computer. The deadline to complete the survey will be Friday, November 24th. A ballot proposing the fine schedule amendment to the Bylaws and the election of Board members will be mailed to the community on December 8. These ballots will be due by 12:00 p.m. on January 9, 2024. Using this information, an enforcement policy will then be written reflecting those amounts. As previously stated, all this is to conform with new requirements of the Texas Legislature. Thank you for your patience and your cooperation. Many thanks to Kathy Miller who designed the survey for Survey Monkey. We appreciate her expertise and her willingness to help in the community. Thanks to Rich Cole, vice chair, Carl Smith, and Trip Wilcox. Shaun Poe and Marian Gardner have guided us in this effort with advice from our attorney.

**PROPERTY COMPLIANCE****WANDA SHAEFFER**

With fall weather in the air and winter on its way, please use this time to pick up brush and trim or remove dead trees. This will continue to enhance beauty and provide protection from falling limbs.

**ENGINEERING - NO REPORT****EDD CLARK**

**SECURITY****RICH COLE**

Lately, it has been quiet in the Bay. However, we did have a report of a gunshot fired. This was regarding a homeowner taking care of a water moccasin. Many of us do not lock our homes. It was reported that a homeowner left on vacation. Upon returning, discovered that the liquor cabinet was empty. Be sure to keep your home locked and secure.

**Security incident reports: Oct. 16---Nov. 13, 2023**

EMS	6
Fire against house – BVFD response	1
Threatening behavior	2
Alarm – Club	1
Unlocked door-Club	1
Missing child (found)	1
Suspected burglary (squirrel)	1
Gunshots (snake)	1
Bicycles on Tennis court	1
Noisy crowd on Tennis court (late)	1
Bicycle accident – no cars involved	1
Unsafe cart operation	2
Taking too much Halloween candy	1
Car with no tail lights on at night	1
Guardhouse gutter damage	1
Unauthorized dumpster use	1
Littering at the Point	<u>1</u>
<b>TOTAL</b>	<b>24</b>

**Daily Entry Authorization (October):**

Guest	3138
Resident	1
Tenant	0
Party / Event	67
Realtor	15
Other	<u>0</u>
<b>TOTAL</b>	<b>3221</b>

**Automatic gate activity**—————**25354**

**Rule Violation for Speeding :**

Members	2
Guests	0
Contractors	0
E. B. Employees	0
Vendors	<u>0</u>
<b>TOTAL</b>	<b>2</b>

**Courtesy Patrol Requests:**

New	1
Total currently active	1

**DIRECTORS' COMMENTS - NONE****PRESIDENT'S COMMENTS****ED HARE**

Entering the holiday season there is a lot to be thankful for, and not necessarily what we see on TV. Be mindful of our Super Seniors within Emerald Bay and reach out to them and see if they have a place to be for Thanksgiving.

**MEMBER COMMENTS - NONE****ADJOURNMENT - 6:22pm**

**EMERALD BAY CLUB, INC.  
MONTHLY BOARD MEETING AGENDA  
NOVEMBER 16, 2023, at 6:00 P.M.  
EMERALD BAY CLUBHOUSE – WEST ROOM**

**CALL TO ORDER****ED HARE****PRAYER****BOB BOYCE****APPROVAL OF MINUTES****ED HARE****TREASURER'S REPORT****BOB VEACH**

In October, total revenue of \$292,022 was under budget by \$3,408. This is primarily related to the shortfall in food and beverage revenue of \$16,637 and golf shop revenue of \$28,509. This is due to the timing of the Champagne member guest revenue that was realized in September, however budgeted for in October. We also had miscellaneous revenue of \$42,588 for a member pro-am billing. Total expenses for the month came in at \$275,127, which is \$581 over budget. This includes the offsetting expense for the member pro-am, as well as savings in F&B cost of goods of \$11,581, savings in golf course maintenance of \$2,625 for chemicals and fertilizer, savings in Proshop of \$23,018 related primarily to cost of goods, supplies and printing, and insurance savings in administration of \$3,497 that will be realized in November. Our net P/L came in under budget by \$4,203 for the month. Year to date net P/L is at \$71,426, which reflects a positive variance to the budget of \$44,295. Total Operating Cash on Hand is good at \$287,602 and capital funds are strong at \$979,507. Emerald Bay is financially sound.

**OLD BUSINESS****NEW BUSINESS**

- **MOTION TO APPROVE DISTRIBUTING THE PROPOSED 2024 CLUB BUDGET TO THE COMMUNITY**

**BOB VEACH**

I move that we approve distributing the proposed 2024 budget for the Emerald Bay Club to the community for review.

**MOTION SECONDED: EDD CLARK, PASSED UNANIMOUSLY**

- **MOTION TO APPROVE NEW MEMBERS**

**WANDA SHAEFFER**

I move we approve the following new members:

**Steven and Maggie Kelley** are moving to 108 Holly Hill Lane. Their son Mason is a college student who does not reside at home at the present time. The family moved here from Bullard, TX.

**Michael and Christina Huffman** are moving with their sons Carter, 17, and Garrett, 19, to 147 South Bay Drive. They are moving from Tyler TX.

**Brad and Susan Smith** are moving with their son Parker Smith to 105 Saint Croix Lane. They have moved from Sugarland TX.

**MOTION SECONDED: NAN STEGEMOELLER, PASSED UNANIMOUSLY**

I move we approve the following additional resident:

**Dennis K. Baldwin** is an additional resident of member Diana K. Collins at 103 Holly Hill Lane.

**MOTION SECONDED: SCOTT HAGY, PASSED UNANIMOUSLY**

**COMMITTEE REPORTS:****ACTIVITIES****NANCY DE LA CRUZ**

In October, the Annual Fall Festival and Craft show was a huge success and a fun evening. Coming up later this month is our Family Bingo night scheduled for Saturday, November 25<sup>th</sup>. On December 3<sup>rd</sup>, you can enjoy a special event for Christmas with Santa in the Bay. This year's event will feature Christmas tree lightings sponsored by LGA, MGA, Women's Club, and Golden Tees. Jolly Ole Saint Nick will be in the Bay for your Christmas lists and photos. Additionally, we will have children's games on the front lawn, an Adult Ugly Sweater contest, canned food drive and more. You will not want to miss this!

New Year's Eve will be another special night in the Bay with the soulful sounds of our very own Emerald Bay Resident, Curtis Clay, and his band. They will be performing a little bit of everything for everybody. Reservations starting November 27<sup>th</sup> at 9:30 am. Contact Marian at 903.825.3388 to rsvp.

**FOOD AND BEVERAGE****SCOTT HAGY**

Thanksgiving brunch will be next Thursday from 10:30-1:30. The deadline for reservations or placing to-go orders is Nov. 21<sup>st</sup>. Our very own **Mr. Dan McLeod will be playing the piano** during the brunch. Cost for the brunch is \$25.95 for adults, and \$12.95 for kids twelve and under.

**GOLF COURSE/PROSHOP****BOB VEACH**

Golf course maintenance staffing levels are still good. Preparations for the winter have begun by raising the mowing height for the greens, and overseeding the tees. Additionally, we have been lowering the grade of the collars on some of the greens to allow excess water to run off the green, rather than puddling. Examples are Holes #2, #11 and the practice putting green.

In the Golf Shop, Alex reports everything running smoothly. Revenue for October was down but was expected with timing of the Champagne revenue in September. Do not forget to mark your calendar for the annual Christmas sale in the golf shop coming up on December 8<sup>th</sup>.

**HOUSE****EDD CLARK**

Current projects at the clubhouse include the new paths leading to the water and ice station, and Togo window. The concrete work, sod and additional rock should be completed by Thanksgiving, weather permitting. Additionally, we are working on new furniture for the patio. A big thank you goes out to Sheryl Westhoff, Becca Wilson, Joe Don Storey, and Terry Purcell for all your help with the committee.

**MEMBERSHIP****WANDA SHAEFFER**

We have welcomed twenty-four new members to Emerald Bay since the beginning of the year. If you are planning a private party or special event at your house, you may want to include folks new to Emerald Bay. The December edition of the Rainbow Review will include a list of the new members for 2023.

**LEGAL - NO REPORT****ED HARE****PLANNING & BY-LAWS - NO REPORT****NAN STEGEMOELLER****ENGINEERING - NO REPORT****EDD CLARK****TRAILER STORAGE - NO REPORT****NANCY DE LA CRUZ****DIRECTORS' COMMENTS:**

Bob Veach stated that the Special Edition of the Rainbow Review will be sent out tomorrow and the budget hearing is scheduled for December 4th.

**PRESIDENT'S COMMENTS: NONE****ED HARE****ADJOURNMENT - 6:10pm**

## TREASURER'S REPORT HOA FINANCIAL SUMMARY - Oct 2023

### Cash On Hand

<u>Cash On Hand</u>	<u>Current Year</u>	<u>Previous Year</u>	<u>Difference</u>
Operating	\$70,938	\$56,527	
Capital Reserve Funds	\$23,705	\$25,000	
Capital Non Reserve Funds	\$113,115	\$116,750	
<b>Total</b>	<b><u>\$207,758</u></b>	<b><u>\$198,277</u></b>	<b><u>\$9,481</u></b>

\*Note\* According to the Emerald Bay Homeowners Association bylaws, operating cash can only be designated for operating expenses, and capital cash can only be designated for capital expenses.

### OPERATING SUMMARY

	<u>Current Month</u>		<u>2023 Year To Date</u>		<u>2022 YTD</u>	
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Difference</u>	<u>Actual</u>
<b><u>Revenue</u></b>						
Dues	\$37,373	\$37,568	\$371,465	\$375,675	(\$4,210)	\$357,536
Other	\$4,031	\$4,174	\$33,436	\$23,440	\$9,996	\$27,303
<b>Total</b>	<b><u>\$41,404</u></b>	<b><u>\$41,742</u></b>	<b><u>\$404,901</u></b>	<b><u>\$399,115</u></b>	<b><u>\$5,786</u></b>	<b><u>\$384,839</u></b>
<b><u>Expense</u></b>						
HOA	\$40,056	\$36,198	\$388,514	\$395,835	\$7,321	\$381,241
<b>Total</b>	<b><u>\$40,056</u></b>	<b><u>\$36,198</u></b>	<b><u>\$388,514</u></b>	<b><u>\$395,835</u></b>	<b><u>\$7,321</u></b>	<b><u>\$381,241</u></b>
<b>Net Operating</b>	<b><u>\$1,348</u></b>	<b><u>\$5,544</u></b>	<b><u>\$16,387</u></b>	<b><u>\$3,280</u></b>	<b><u>\$13,107</u></b>	<b><u>\$3,598</u></b>

### CAPITAL SUMMARY

	<u>CURRENT</u>	<u>YTD</u>
Capital Funds Balance - September 2023	\$136,515	
Capital from Sale of Property	\$0	\$8,000
Capital Dues	\$305	\$2,295
Gain on Sale of Vehicle	\$0	\$0
Capital Purchases	\$0	(\$19,867)
<b>Total</b>	<b><u>\$136,820</u></b>	<b><u>(\$9,572)</u></b>

## TREASURER'S REPORT

### CLUB FINANCIAL SUMMARY - Oct 2023

#### CASH ON HAND

<u>Cash On Hand</u>	<u>Current Year</u>	<u>Previous Year</u>	<u>Difference</u>
Operating	\$273,834	\$274,964	
Reserve-Upper Neches River Lease (211.00 mth)	\$13,768	\$11,025	
<b>Total Operating</b>	<b>\$287,602</b>	<b>\$285,989</b>	
Capital Emergency Reserve (Non Recurring)	\$18,257	\$49,489	
Building Reserve (capped at \$500K)	\$149,117	\$114,482	
Bridge Reserve (capped at \$50K)	\$50,000	\$50,000	
Golf Course Renovations Reserve (capped at \$500K)	\$126,709	\$118,392	
Kitchen Equipment Reserve (capped at \$25K)	\$15,196	\$19,996	
Capital Non Reserve	\$620,228	\$796,595	
<b>Total Capital</b>	<b>\$979,507</b>	<b>\$1,148,954</b>	
<b>Total Cash</b>	<b>\$1,267,109</b>	<b>\$1,434,943</b>	<b>(\$167,834)</b>

**\*Note\*** According to the Emerald Bay Club bylaws, operating cash can only be designated for operating expenses, and capital cash can only be designated for capital expenses.

#### **OPERATING SUMMARY**

			2023			
			Year To Date		2022 YTD	
<u>Revenue</u>	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>Difference</u>	<u>Actual</u>
Dues	\$161,028	\$162,657	\$1,617,245	\$1,626,570	(\$9,325)	\$1,420,563
Food & Beverage	\$61,893	\$78,520	\$681,392	\$702,033	(\$20,641)	\$666,243
Pro Shop	\$17,130	\$45,639	\$317,734	\$335,699	(\$17,965)	\$323,545
Other	\$51,971	\$8,614	\$151,476	\$92,540	\$58,936	\$131,037
<b>Total</b>	<b>\$292,022</b>	<b>\$295,430</b>	<b>\$2,767,847</b>	<b>\$2,756,842</b>	<b>\$11,005</b>	<b>\$2,541,388</b>
<b>Expense</b>						
Administration	\$80,059	\$44,541	\$518,175	\$489,923	(\$28,252)	\$467,834
Clubhouse	\$20,370	\$19,542	\$220,620	\$213,635	(\$6,985)	\$200,304
Food & Beverage	\$76,205	\$86,327	\$832,328	\$860,359	\$28,031	\$813,278
Golf Course	\$70,732	\$73,357	\$775,600	\$799,061	\$23,461	\$681,928
Pro Shop	\$27,761	\$50,779	\$326,362	\$337,903	\$11,541	\$305,458
<b>Total</b>	<b>\$275,127</b>	<b>\$274,546</b>	<b>\$2,673,085</b>	<b>\$2,700,881</b>	<b>\$27,796</b>	<b>\$2,468,802</b>
<b>Sub-Net</b>						
<b>Operating</b>	<b>\$16,895</b>	<b>\$20,884</b>	<b>\$94,762</b>	<b>\$55,961</b>	<b>\$38,801</b>	<b>\$72,586</b>
<b>Other Expenses</b>						
Contingency	\$0	\$0	\$6,458	\$15,000	\$8,542	\$10,664
Bad Debts	\$1,474	\$583	\$9,141	\$5,830	(\$3,311)	\$2,727
Bonus Pool	\$0	\$0	\$0	\$0	\$0	\$0
Income Tax Expense	(\$677)	\$0	\$7,737	\$8,000	\$263	\$5,244
<b>Net Operating</b>	<b>\$16,098</b>	<b>\$20,301</b>	<b>\$71,426</b>	<b>\$27,131</b>	<b>\$44,295</b>	<b>\$53,951</b>

**CAPITAL SUMMARY**

	<u>CURRENT</u>	<u>ACTUAL YTD</u>
Capital Funds Balance- Sept 2023	\$1,085,078	
Capital Initiations	\$0	\$285,000
Capital Dues (Oct 2023)	\$14,098	\$114,754*
Refund of Initiation Fees	-\$14,533	-\$89,533
Gain on Sale of Asset	\$800	\$8,400
Credit on Capital Purchases	\$0	\$2,989
Capital Purchases	-\$105,936	-\$469,934
	<u>\$979,507</u>	<u>-\$148,324</u>

\*Accrued to date less pro rated dues

**MEMBER DELINQUENCIES (90 Days and Over)**

Total: **\$19,279.25**



# LIBRARY NEWS

*Please do not shelve books.  
We have a system in place.  
Either place in the large basket or  
on any shelf near by.*

**WE ARE ONLY ACCEPTING ...**

- **NOVELS**
- **BIOGRAPHIES**
- **AUDIO BOOKS**
- **DVD'S**

**FROM THE YEAR 2010-Present**  
Please check the copyright year

**MAGAZINES only in current month**

**Please no more puzzles**



**Back by popular Demand...**

## **"You've Been Socked 2023!"**

**Christmas time is oh so near, so we are preparing to send more cheer this year!**

**When you get a SOCK surprise, open and enjoy some holiday fun right before your eyes.**

- 1. When you receive your sock, place your "We've been Socked" sign, 'that is in your sock', on your front door/window.**
- 2. Within 2 days, tear out the copies of the instructions and the "We've been Socked" sign in the back of this Rainbow Review, to put in the socks you will deliver.**
- 3. Gather special holiday treats and deliver to 2 more friends/neighbor's homes in EB, making sure to not let them see you.**

***Here's to Spreading More Christmas Cheer!***



# CHILDREN'S LIBRARY

**Located in the Presidents' Room**

**Please stop by and take a  
look or take a book!!**

Please return books in basket on top of  
children's library.



If you have any questions, please call Krista Yeary @ 903-258-9985

## Guidelines for Letters to the Editor

Members have recently submitted letters or articles for publication in the Rainbow Review. In order to be fair to all, the Editor has developed a set of criteria that will be used to evaluate material submitted for publication. Articles should be composed as "Letter to the Editor" as, Board Sponsor, by email: [eclarkcuso@aol.com](mailto:eclarkcuso@aol.com)

Hard copies will not be accepted. Guidelines follow:

1. Letters should discuss matters that are relevant to a majority of the membership and must identify the author.
2. Editor reserves the right to edit letters in local newspapers. Letters must be sent to Edd Clark for accuracy, clarity and length. Comments 250 words or fewer have the best chance of being published. There is no guarantee that all letters will be published.
3. No letters will be published that impugn the character of veracity of individual members of the club.
4. Members are reminded that complaints, if any, about staff are to be channeled directly and confidentially to the general manager. Complaints or criticisms of staff will not be published.



**Edd Clark**  
**Board Sponsor**  
[eclarkcuso@aol.com](mailto:eclarkcuso@aol.com)

**Barbara Baker**  
**Publisher & Editor**  
[btbaker74@gmail.com](mailto:btbaker74@gmail.com)

Emerald Bay Club, Inc., does not guarantee the accuracy of any representation contained in any article or advertisement in the publication.

Any comments and/or suggestions regarding **editorials** should be addressed to **Edd Clark**

**Any advertising in this publication should be addressed to:**

**Cindy Philpott**  
903-825-3388  
[adminoffice@emeraldbayclub.org](mailto:adminoffice@emeraldbayclub.org)

Articles should be submitted to **Barbara Baker by the 20th of the month.**

*Please join us for*

# CHRISTMAS in the BAY

DEC 3 SUN

FROM 4:00 PM TO 6:00 PM

CHILDREN'S GAMES SNACKS  
CRAFTS LETTERS TO SANTA  
ORNAMENT MAKING  
TREE LIGHTING AND MORE

UGLY  
CHRISTMAS  
SWEATER  
CONTEST



*sorry kids*  
**ADULTS  
ONLY**





**NOV. 30th** **pokeno** 6:00-8:15  
**Ladies Night Out**

**COME JOIN THE FUN!!**  
 Bring wrapped gift valued @ \$10.00  
 Bring \$5.00 for the final  
 Blackout Game!!

*Happy hour prices on housewines,  
 draft beer and well drinks!!  
 Hors d'oeuvres \$8.00*

*Must be 21+*



## Paws at The Point

Does your dog appear restless lately? Does he seem bored? Is it cabin fever?

Then come join us at The Point! We are dog owners too. We call ourselves "Paws at The Point."



We take our dogs daily to socialize, exercise and play with their dog buddies. Plus, we get to visit with our neighbors and meet new friends!  
 Come from 5:00 to 7:00.

Of course, there are dog baggies for us to pick up after our pets.

Come join us, Be forewarned, our dogs let us know at home when its time to go! They love it so much they want to go again!!!





## *Christmas In The Bay*

*Sunday, December 3<sup>rd</sup>*

*4:00pm – 6:00 pm*

*Front Lawn & West Room*



**Santa and his elves will be there – hope you will be too.**

**Lighting of our new trees at dusk  
(approximately 5:45)**

**Check out the other fun things to see and do!**

**Santa's arrival and the Snow Party will be at  
4:30**

- **Santa and his elves, letters to Santa and pictures too**
- **Snow Party – 1<sup>st</sup> time in The Bay!!**
- **Make an ornament to take home**
- **Adult Ugly Sweater Contest**
- **Christmas themed games and contest**
- **Performances by gymnasts from Texas East Gymnastics**
- **Snacks and Drinks provided by our Tree Sponsors and the Club.**
- **Lighting of the new trees to kick off the holiday season**

**Special Thanks to the organizations within the Bay (MGA, LGA, Women's Club, Golden Tees and the EB Community Church) that have donated trees!!!**

**If you have any questions, please contact Kathy Miller @ 469-734-8435 or by emailing [jkmiller9485@gmail.com](mailto:jkmiller9485@gmail.com)**



## NEIGHBORHOOD GROUPS

### MONTICELLO SUPPER CLUB

Residents in the Monticello area meet for supper on the second Tuesday of each month. Any persons living near Monticello Lane are welcome and invited to attend. Members of the group take turns hosting the meal, which may be at the club, at their home, or at a restaurant of their choice. For information contact:

Carl Smith, [cwsmith8999@outlook.com](mailto:cwsmith8999@outlook.com)

### WILLIAMSBURG LANE, PARK RIDGE AND ST. CROIX

The residents of Williamsburg Lane, Park Ridge and St. Croix will meet on the 3<sup>rd</sup> Tuesday of the month for dinner and visiting. For information contact:

Gigi Gibb, [jeanne@gibbagency.com](mailto:jeanne@gibbagency.com) or  
Becky Kirkpatrick, [tylerkirks@yahoo.com](mailto:tylerkirks@yahoo.com).

### EMERALD BAY SINGLES

We will gather together every 4th Tuesday of the month at 5:30 p.m.

### Neighborhood Groups

Information pertaining to neighborhood groups can be sent to Barbara Baker, at [btbaker74@gmail.com](mailto:btbaker74@gmail.com)

*Christmas Mah Jongg Luncheon*

*Wednesday, December 6, 2023*

*11:30 to 3:30*

*Please be our guest and stay for an afternoon  
of fun and Mah Jongg*

*Hostesses*

*Synphia Adams*

*Nancy Broyles*

*Phyllis Coomer*

*Chris Crawford*

*Kathy Daw*

*Barbara Donalson*

*Virginia Goodson*

*Bonnie Lattimore*

*Pat Love*

*Janice McGowen*

*Diana Muse*

*Cheryl Myers*

*Gloria Rognlie*

*Noreen Shannon*

*Esther Spencer*

*Nan Stegemoeller*

*Bernice Stubblefield*

*Gloria Swift*

*Jan Verzosa*

*Cathy Wright*

*Please make your reservation by*

*Wednesday, November 29, 2023*

*Jan Verzosa*

*jverz69@gmail.com*

*Virginia Goodson*

*1-713-838-5915*

*goodsongroup@airmail.net*

**If you have a dietary restriction please mention it when  
you make your reservation**



**DONATE**

In Loving Memory of those  
forever in our hearts.

**DONATE**

In honor of a loved one.  
Birthday, Christmas, Mother's Day,  
Father's Day or  
Anniversary

**Emerald Bay  
Benevolence  
Foundation**

CALL or EMAIL

**903-504-4453**

[ebbenevolence@gmail.com](mailto:ebbenevolence@gmail.com)

Or mail to P.O. Box 891  
Bullard, TX 75757

*Women's Club December  
Luncheon and Meeting  
December 13<sup>th</sup> @ 11:00 am*

*Special Entertainment -  
Christmas Music performed by  
Curtis Clay*



*Lunch will include:  
Dinner salad, Italian beef  
lasagna (with extra sauce),  
Texas green beans, Garlic toast  
and Chocolate ganache cake  
Cost is \$18.75*

*Reservations:  
call or text  
Letha Hopkins @ 972-977-8668  
Or email:  
[ebwomensclub@gmail.com](mailto:ebwomensclub@gmail.com)*



Women's Club is a social club with ties to the  
Emerald Bay Benevolence Foundation.  
We meet on the 2nd Wednesday of the month from  
September through May, 11:00-1:00  
We enjoy lunch and a special event each month.

If you are new to Emerald Bay or a previous member and  
are interested in joining, please contact:

Connie Hughes @ (214) 448-6146 or  
Fonda Kunkle @ (817) 658-6550

## "JAM"

### Session Enjoyment For Acoustic Instruments

Fiddle, Banjo, Mandolin,  
Guitar, Up-Right Bass...  
1st & 3rd Monday Nights,  
6:30 p.m.

EBCC Fellowship Hall

Open to Everyone



# **The Christmas Lights Contest** **ALL Emerald Bay Members!**

**No Need to Register!**

**2 Categories/voting instructions:**

**Best Overall & Most Creative**

**Include House address and your member # on your entry**

**Only 1 vote per member #**

**Please Vote for Your Favorite House!**

**Voting Deadline – December 23rd**

**Winners to be announced on EB Friends/Facebook &  
Community Interest**

**Easier Voting this year! Email your vote to  
[Ebactivity.events@gmail.com](mailto:Ebactivity.events@gmail.com) with all the criteria  
above before Dec. 23rd**



# EMERALD BAY COMMUNITY CHURCH

Invites you and your guests to:  
Sunday Worship Service-  
9:00 a.m. in the Sanctuary

If unable to attend, join us each Sunday Online here:  
[www.emeraldbaychurch.org](http://www.emeraldbaychurch.org)  
click Live or Video tab

**Sunday Bible Class-10:15 a.m.**  
**Fellowship Hall**

**Weekly Bible Classes in the Fellowship Hall**  
Women's Bible Study meets Mondays at 10:00 a.m.  
Men's Bible Study meets on Thursdays at 8:00 a.m.

160 LaSalle Road, Bullard, TX 75757  
903-825-3642 – [office@emeraldbaychurch.org](mailto:office@emeraldbaychurch.org)





# EMERALD BAY COMMUNITY CHURCH

## DECEMBER ACTIVITIES

We are a Multi-denominational Church & we invite you to attend any or all Activities that are offered through the Church.

***You do not need to be a church member to participate.***

- ◆ Beginning Sunday, November 29, the Angel Tree to adopt a child from The Word of Life Church will be located in the Fellowship Hall. Please come sign out an angel and make their Christmas Wishes come true.
- ◆ *Sunday, December 3 @ 4:00-6:00 PM Christmas Tree Lighting - Emerald Bay Club*
- ◆ Monday, December 4 & 11 @ 10:00 AM Ladies Bible Study – Fellowship Hall with Refreshments
- ◆ Thursday, December 7 & 14 @ 8:00 AM Men's Bible Study –Fellowship Hall with Refreshments
- ◆ Monday, December 4 & 18 @ 6:30 PM Jam Sessions in Fellowship Hall
- ◆ *Sunday, December 10 @ 6:00 PM – CHRISTMAS CANTATA..GOD is with us!*
- ◆ *Monday, December 11 @ 5:00 PM – CHRISTMAS CAROLING CARAVAN..Hot Cocoa and Cookies following in the Fellowship Hall*
- ◆ Thursday, December 14 @ 1:00 PM Blanket Ministry in Fellowship Hall
- ◆ *Sunday Evening, December 17 @ 5:00 PM- CHRISTMAS HOLIDAY CONCERT*
- ◆ *Sunday, December 24 @ 6:00 PM – CHRISTMAS CANDLELIGHT SERVICE*

***Save the Date...***

- ◆ Monday, January 8 – Ladies Bible Study Resumes
- ◆ Thursday, January 4 – Men's Bible Study Resumes

*For more information, please call the Office at 903-825-3642.*





# **PATRIOT**

## **ELECTRIC SERVICES**

**LET'S PLUG INTO SAFETY!**

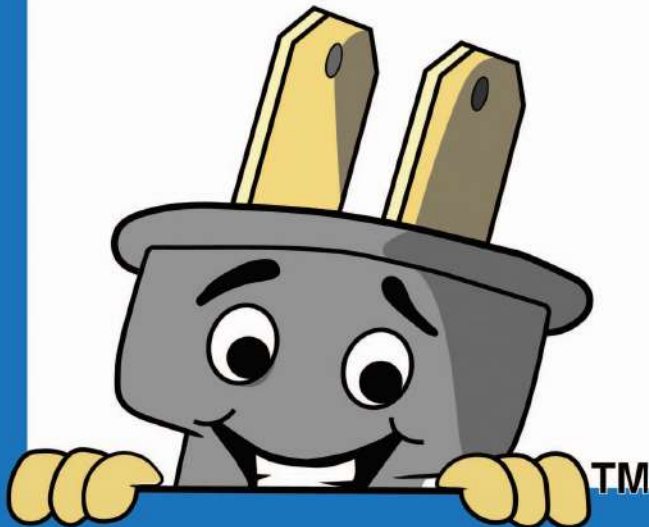
**WHOLE HOME ELECTRICAL INSPECTION  
A \$349 VALUE FOR JUST \$299!**

**\$50**

**VALID THROUGH THE END OF 2023**

**\$50**

- ★ **RESIDENTIAL ELECTRIC REPAIR AND REPLACEMENT**
- ★ **WHOLE HOME SURGE PROTECTION**
- ★ **GENERATORS**
- ★ **REMODELS AND REPAIRS**
- ★ **SAFETY INSPECTIONS**



**903-954-2525**

**PATRIOTELECTRICSERVICES.COM**

**TECL18353**

A decorative border of black line art flowers and leaves surrounds the central text. The border is composed of repeating floral motifs connected by a vine-like structure.

# WELCOME 2023 NEW MEMBERS

**Larry & Gypsy Mallon  
Carrie Anne & Nathan Grayson  
John & Andrea Frederick  
Laura Vallejo  
Darren & Alicia Broussard  
Sheila Grace/Dwight Tinney  
Thomas & Judy Young  
James & Bethann Ord, III  
Dan & Dorothy Lisenbe  
Wesley (Reed) & Joan Williams  
Carey Roper  
Sara B. McKeethan  
Raymond & Michelle Gordy  
Christopher & Amy Woodard  
Valerie Donnell  
Ken & Jion Dietz  
Dana Skaf  
Brad & Susan Smith  
Alan & Julie Haynie  
Steven & Maggie Kelley**

# **GIBB INSURANCE AGENCY**

**33 YEARS EXPERIENCE SAVING CLIENTS MONEY ON THEIR INSURANCE**

**We are an INDEPENDENT INSURANCE AGENCY.**

- **We will shop multiple companies.**
- **We will find you the right coverage at the best price.**

**We can quote all your insurance needs for Home, Auto, Boats, RV's, Motorcycles, Jet Skis, golf Carts, even Health, Life or Long-Term Care.**

**We have some home companies that give up to a 25% discount for living in Emerald Bay.**

Bundle home and auto for better prices.

Ask for **Gilbert Gibb**



**903-561-0009**  
13381 Hwy 155 South  
Tyler, Texas  
(Just north of Grande)

**Call and Save!**

*We  Our Donors!  
Thank You*

American Gold & Diamond  
Exchange

Ashcraft Granite & Marble

Bernard's Restaurant

B-Fit Tyler

Cart Barn

4Way Café

FD's, Javi's and Twelve

Gibb Insurance Agency

Hollytree County Club

IS Beauty

IJO Charities

Le'Hair Lounge

Racquet & Jog

Roses are Red Massage

Rubicon Wild Birds

Strand Studio

Sweet Gourmet

Tannery's Haircuts

Times Square Grand Slam

U.S. Dermatology Partners

Willowbrook County Club

# Mission Golf Cars

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SALES • SERVICE • REPAIR • FINANCING  
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**East Texas Largest New and  
Used Inventory Dealer**

**17490 U.S. Hwy. 69 S. Tyler, TX 75703**

**Check out our inventory online**

---

**[www.MissionGolfCars.com](http://www.MissionGolfCars.com)**

**903-839-9800**

**THE MISSION GOLF CARS FAMILY OF DEALERSHIPS**

AUSTIN – BOERNE – CORPUS CHRISTI – MARBLE FALLS – PORT ARANSAS – SAN ANTONIO – TYLER – WACO

## EMERALD BAY BENEVOLENCE NIGHT OF GIVING

WE  LOVE  
OUR VOLUNTEERS

## Thanks to...

Scott Adkins  
 Alex "Charlie" Calleja  
 Barbara Baker  
 Becca Wilson  
 Becky Kirkpatrick,  
 Bernice Stubblefield  
 Bernie Furrate  
 Bill and Shawna Tankersley  
 Bob Boyce  
 Cathy Wright  
 Channey Brosang  
 Chris and Denise Brooks  
 Colleen Moncada  
 Connie Hughes  
 Craig Pool  
 Dawn Veach  
 Debbie Cole  
 Debi Cole  
 Debi Hare  
 Diana Muse

Donna Pearce  
 Freddie Kendrick  
 Gigi and Gilbert Gibb  
 Jan Verzosa  
 Jane Anthony  
 Janet Chase  
 Jeff and Kathy King  
 Jeff Dean  
 Jeff Moss  
 Jim Ingram  
 JoAnn Johnson  
 Joy Smith  
 Juanita and Sherif Sharawi  
 Judy Clark  
 Julie Vining  
 Karl and Shannon Harvey  
 Karon Young  
 Kathy Haas  
 Kathy Miller

Keith and Lisa Kirkpatrick  
 Leah Williams  
 Nancy Misso  
 Noreen Shannon  
 Pam Davis  
 Pat Love  
 Sandy Randolph  
 Sandy Vanderford  
 Shana Martin  
 Sharon Fox  
 Sherri Glover  
 Sherry Roeder  
 Susan Suchand  
 Teresa Dukes  
 Teresa Tucker  
 Vance Vandiver  
 Virginia Goodson  
 Wanda Schaffer  
 Zoe Kuschel

### *And Thanks to Those Participating in Family Feud:*

*Bob Boyce, Channey Brosang, Alex "Charlie" Calleja, Pam Davis, Jeff Dean, Bernie Furrate, Jeff and Kathy King, Keith and Lisa Kirkpatrick, Shana Martin, Donna Pearce, Craig Pool, Sherry Roeder, Sherif Sharawi, Joy Smith, Bill and Shawna Tankersley, Vance Vandiver, Julie Vining, Becca Wilson.*

*Special thanks to our Emerald Bay Office and staff for help with preparations, programs, set-up, food, serving, and clean-up.*

# QUIT DONATING MONEY TO THE POWER PLANTS!



903.939.3168

[AdvantageRoofingCompany.com](http://AdvantageRoofingCompany.com)

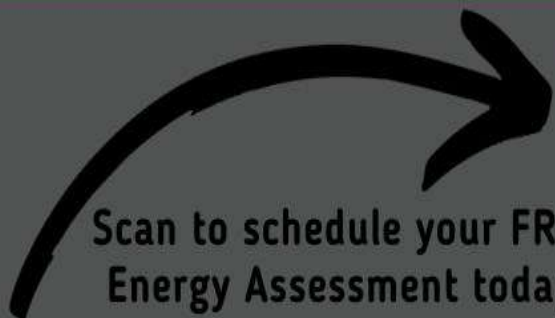
**INVEST IN YOUR OWN POWER PLANT! • LOCK-IN YOUR ELECTRIC RATES FOR 25 YEARS GUARANTEED!**  
**TAKE ADVANTAGE OF THE FEDERAL GOVERNMENT INCENTIVES! • ASK ABOUT OUR MODEL HOME - ZERO UPFRONT MONEY PROGRAM!**



Tyler Morning Telegraph  
READERS CHOICE AWARD



Tyler Morning Telegraph  
READERS CHOICE AWARD



Scan to schedule your **FREE** Energy Assessment today!





*Angelique Sullivan*  
*Neil and Vali Franklin*  
*Angie Sharp*  
*Betty Hindman Family*  
*Bonnie Meacham*  
*Carol Lumley*  
*Cathy Fuller*  
*Cathy Wright*  
*Cheri Bogue*  
*Chet and Becca Wilson*  
*Cindy Probst*  
*Connie Hughes*  
*Cricket Wines*  
*David McElveen and group*  
*David and Janie Anthony*  
*Dawn and Bob Veach*  
*Dawn Dean*  
*Fonda Kunkel*  
*Gilbert and Eva Chou*  
*Gloria Swift*

*Jan Verzosa*  
*Jane Watson*  
*Jeanie Harford*  
*Jeff and Amy Moss*  
*Joe Marsey*  
*Joel Reams*  
*Larry and Suzanne Melhart*  
*Leah Williams*  
*Linda Terry*  
*Lisa and Jim White*  
*Merry Sandra Kennedy*  
*Pat Moore*  
*Ronny and Amanda Tekell*  
*Roxann Mote*  
*Scott and Becky Kirkpatrick*  
*Seth Sullivan*  
*Shannon Harvey*  
*Sheri Glover*  
*Steve and Karon Young*  
*Susan Suchand*  
*Vern Moss*



# ETX HEARING AIDS

Helping You Hear Now

### BLOW OUT PRICE REDUCTION\*

3 year Warranty ~ 12 Month same as cash with Approved Credit  
Lifetime Office Care, FREE of Charge

1 FREE TV Link Remote or Audio Streamer with Purchase of a set of Hearing Aids.

We are now able to enhance and improve your hearing and understanding considerably more than your current hearing aids. Our latest hearing aids directly connect to your TV and phone. They also have wireless ear to ear technology which makes millions of calculations every second, allowing you to hear and understand in a crowded or noisy environment much better than before. Plus, they are now available in rechargeable, no batteries to buy.

During this month the office visit is FREE and the hearing screening is FREE!  
If the results show that you are experiencing hearing loss, you can be fitted with the hearing aids of your choice and try them for 30 days. If you don't think they are improving your quality of life, just bring them back. It is that simple.

Many types of insurance now help pay for hearing aids and there are also convenient financing plans available with low monthly payments (WAC)

Manufacturer's Retail Price	
<del>Basic</del>	<del>\$2,295.</del>
<del>Good</del>	<del>\$3,295.</del>
<del>Better</del>	<del>\$4,695.</del>
<del>Elite</del>	<del>\$5,595.</del>
<del>Best</del>	<del>\$6,895.</del>

January Special Pricing	
Basic	\$ 795.
Good	\$ 995.
Better	\$1,595.
Elite	\$2,295.
Best	\$2,895.



**Take advantage of this special offer.  
Call 903-251-1475 to make an appointment!**



Michael Roach  
Owner

**East Texas Hearing Aids**  
4410 Old Bullard Road, Suite 501  
Tyler, TX 75703

(Behind Broadway Square Mall. Next door to Haverty's Furniture)



**VETERAN OWNED BUSINESS OF THE YEAR! • BBB AWARDS FOR EXCELLENCE**

# \$79 HVAC TuneUp



## Air Chandler

HEATING • COOLING  
**AirChandler1.com**





### *THANK YOU!*

Your donations helped a family of nine with help on their water bill after a water leak. You helped bring children smiles at Christmas. Your donation for a bike "lets my daughter go to after-school practice." Your donation gave a community of children nutritious lunches during the summer. "I never thought I would be raising a grandson and then my husband died. Your organization helped make my summer bearable." We are all volunteers, so your money directly assists the people in crisis in our surrounding area. We can help because of you. During this beautiful season, your giving lets those in need know someone cares.

Your 501 (c) (3) charity receipt will be sent to you in early January.

*"We make a living by what we get. We make a life by what we give."  
Winston Churchill*



**2125 W. Erwin St.**  
**(903) 593-2095**

Locally owned  
 and operated for  
 42 years

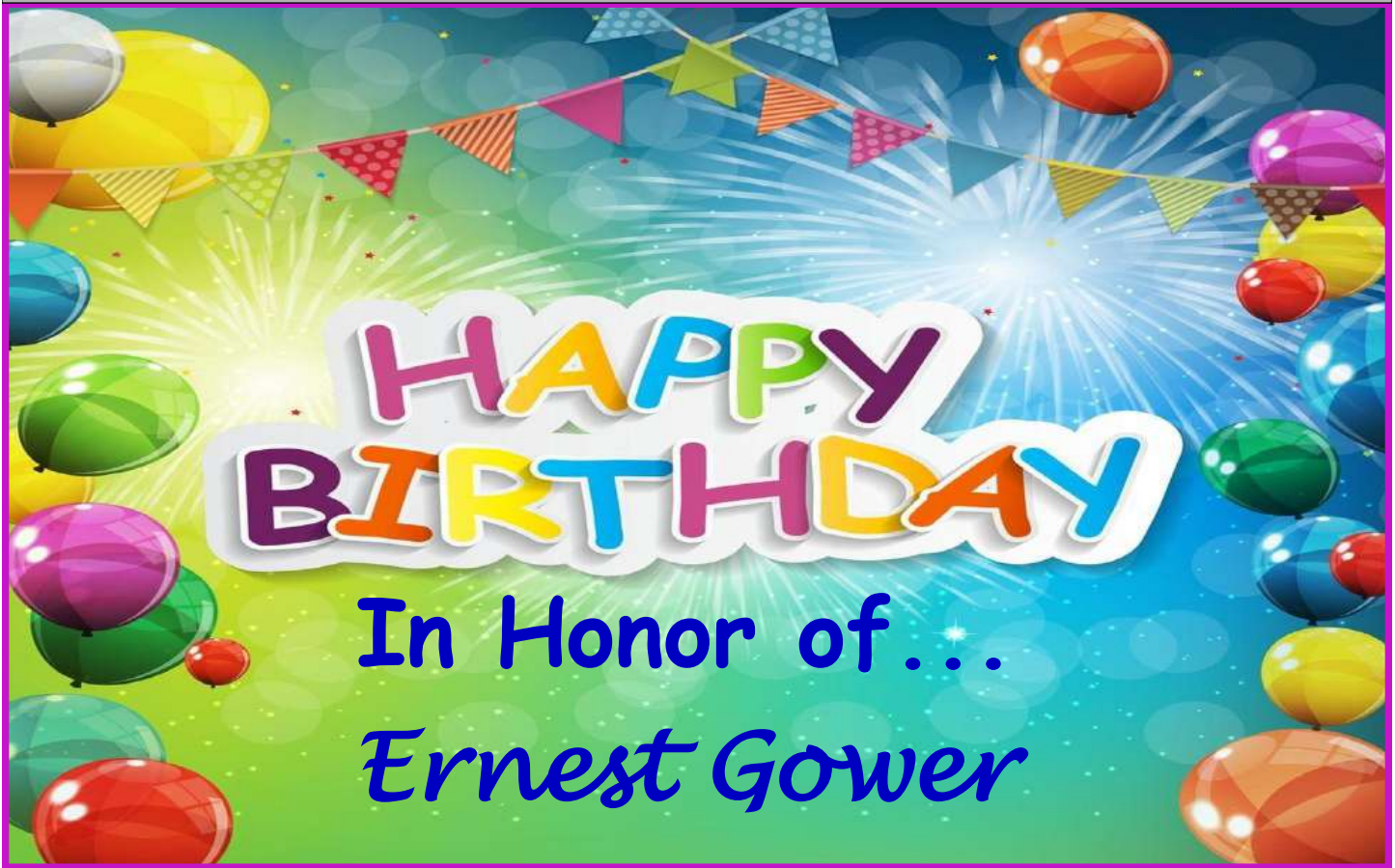


2022 Club Cart Onward



**LET'S TALK PURE CLEAN AIR**  
**CALL US FOR ... COOL ... PURE.... CLEAN AIR**

Facebook: TheOriginalEvansAir 903-561-9410 www.EvansAir.net #A10599E



**Emerald Bay Municipal Utility District says...**

## **No Wipes Down the Pipes**

**Even if a product says it is “flushable”....  
Unless it is toilet paper, it should not be flushed!**

- Diapers
- Flushable, disposable, cleaning, or baby wipes
- Paper towels, cloth towels, or any type of rag
- Feminine hygiene products
- Facial Tissues

Place the items listed above in a trash can

Putting these items down toilets may plug sewers  
and cause raw sewage to back up into YOUR HOME



·TEXTURE  
·TAPE AND FLOAT  
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INTERIOR EXTERIOR  
FREE ESTIMATES  
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**Gonzalo  
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**Steve's Handyman Services**  
Most home repair, except painting

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Steve Swartout  
Electrician

Minor plumbing  
Fencing  
electrical repair

903-258-0324  
I will tell you upfront if I can't do the job, reasonable rates



Emerald  
Bay Benevolence-  
Foundation

501(C)3 Charity  
Servicing local area & Emerald  
Bay

Make a donation in  
memory of a loved one or  
in honor of someone dear  
to you

CALL or EMAIL  
**903-504-4453**

# The Cart Barn

Between Emerald Bay and Brookshire's on FM 344 W

I have been a resident of Emerald Bay for over 20 years and I look forward to helping you with all your golf cart related needs.

Call 903-825-3416

### Accessory Sale:

- Sunbrella Track Style Enclosure \$700
- Lazy Life Custom Seats starting at \$600
- Custom Wheels & tires from \$550 to \$900
- Many styles and sizes of custom wheels and tires in stock.

Golf Cart Batteries For Sale



Call for pricing on batteries.

Join our Annual Maintenance Program and allow us to keep your cart in good condition. AMP members also receive reduced rates on labor charges. For more information or to sign-up call 903-825-3416 or email me at [drogers@cartbarn.net](mailto:drogers@cartbarn.net).

# 2023 Player's Cup Points

RANK	PLAYER	Scram- ble	Par 3	2-Man Modi- fied Best Ball	Individ- ual Gross/ Net	Mem- ber Mem- ber	Lone Ranger	2-Man Stable- ford	Finale	TOTAL
1	Naegeli, James	237.5	50	238	400	217		50	350	1542.5
2	Michelsen, Brian		150	175	550	50	50		550	1525
3	Marlowe, Rudd	237.5	150	50	450	217	300	50	50	1504.5
4	Boyce, Bob	50	150	238	110	300	300	50	212.5	1410.5
5	Hilton, Ken			238	200	217	217	192	72.5	1136.5
6	Martin, TJ	50	150	175	50	50	217	50	350	1092
7	Logan, John	237.5	150	50	308.5	50	50	50	145	1041
8	Finch, David		200	238	308.5	217			72.5	1036
9	Rogers, Smitty	50	150	238	82.5	300	50	50	115	1035.5
10	Shrode, Jeff			238	50	300	300	50		938
11	Ewert, Chris	237.5	200		60		217	167	50	931.5
12	Reagan, Terry	175	200		82.5	300	50	50	72.5	930
13	Haas, Steve	175	50		308.5	50	217		115	915.5
14	Crawley, Ross	237.5	50	238	50		50	192	72.5	890
15	Johnson, Mike	50	150	238	82.5	217	50	50	50	887.5





# GOLDEN TEES

## EMERALD BAY

*The Golden Tees are about camaraderie!*

Membership is \$25 per year.  
Age requirement is 60 and above and all handicaps are welcome.  
Your score doesn't matter as we have some players  
who may score in the 70's and some in the 100's.

Play days are Tuesday, **8:30** a.m. and Friday at **8:00** a.m.  
in the Spring and 1:00 p.m. in the Fall.

We normally have three to four players on a team  
and we play a nine hole scramble.

Please arrive 30 minutes before tee time to allow us time to form the teams.  
We do our best to make the teams even - using an  
A,B,C,D system based on your handicap.

It costs \$1.00 to play and the winning team members receive \$3.00.  
It's not about the money! It's about the friendships.

Our excess funds are to used offer scholarships to Bullard High School students.  
We also make donations for other events that are sponsored by the LGA and MGA.

We have two banquets per year.  
Our Guests of Honor at the Fall Banquet are the widows  
of past Golden Tees members.

**Come out and play golf with a great group of men that form the Golden Tees.**

If you have questions, please call:

Don Spencer  
President  
(832) 444-6597

Rory Laney  
Vice President  
(281) 300-7156

Dan McLeod  
Treasurer  
(903) 504-6993



*In Loving Memory*

THOSE WE LOVE

*don't go away, they*

WALK BESIDE US

*Every day. Unseen, unheard, but*

ALWAYS NEAR,

*Still loved, still missed, and very dear.*

*Donations have been made to the Emerald  
Bay Benevolence Foundation in memory of:*

*James Childress*

*David Johnson*

*Pelican Pete*

*Margie Woods*



# Revised report....


## 2024 EMERALD BAY CLUB OPERATING AND CAPITAL DUES

Memberships & Dues	2023			2024		
	Members	Operating Dues	Capital Dues	Member	Operating Dues	Capital Dues
Members	566	279.00	24.00	566	302.76	28.00
Regular Lessees	2	279.00	279.00	2	302.76	302.76
Family lessees (includes vertical)	4	279.00	0.00	4	302.76	0.00
Legacy Lessess	7	279.00	0.00	7	302.76	0.00

## 2024 EMERALD BAY CLUB OPERATING REVENUE AND EXPENSES

<u>Revenue</u>	2023 <u>Budget</u>	2023 <u>Forecast</u>	2024 <u>Plan</u>
Dues	1,951,884.00	1,941,119.00	2,103,576.00
Administrative Income – HOA	49,999.00	49,999.00	49,999.00
Other Income – Administration	59,489.00	76,420.00	65,130.00
Food & Beverage	832,171.00	828,777.00	872,979.00
<u>Pro Shop</u>	<u>385,289.00</u>	<u>395,836.00</u>	<u>389,484.00</u>
<b>TOTAL REVENUE</b>	<b>3,278,832.00</b>	<b>3,292,151.00</b>	<b>3,481,168.00</b>
<b><u>Payroll Expense</u></b>			
Admin/Clubhouse	597,950.00	588,676.00	642,081.00
Food & Beverage	556,567.00	555,316.00	588,098.00
Golf Course	680,616.00	630,832.00	702,086.00
<u>Pro Shop</u>	<u>215,004.00</u>	<u>212,876.00</u>	<u>233,297.00</u>
<b>Payroll Total</b>	<b>2,050,137.00 (62.52%)</b>	<b>1,987,700.00 (60.4%)</b>	<b>2,165,562.00(62.20%)</b>
<b>Operational Expenses</b>			
Admin/Clubhouse	251,073.00	269,443.00	277,015.00
Food & Beverage	478,826.00	472,417.00	485,034.00
Golf Course	282,787.00	312,944.00	316,049.00
Pro Shop	187,936.00	201,608.00	189,315.00
<u>Bonus, Contingency, Bad Debts</u>	<u>70,000.00</u>	<u>72,098.00</u>	<u>94,500.00</u>
<b>Operations Total</b>	<b>1,270,622.00</b>	<b>1,328,510.00</b>	<b>1,361,913.00</b>
<b>TOTAL EXPENSE</b>	<b>3,320,759.00</b>	<b>3,316,210.00</b>	<b>3,527,475.00</b>
<b>NET CLUB INCOME/(LOSS)</b>	<b>(41,927.00)</b>	<b>(24,059.00)</b>	<b>(46,307.00)</b>
Projected Cash carryover from 2023 less 2023 UNMRA Escrow Payments			195,853.86 <sup>2</sup>
2024 Net P/L			(46,307.00)
Projected Cash carryover from 2024 less 2024 UNMRA Escrow Payments			147,015.00 <sup>2</sup>

<sup>2</sup>Excludes the \$150,000 in operating cash reserves kept by the Club



Here is another look  
at our candidates  
running for the  
board!

*Ken Hilton*  
*John Miller*  
*Seth Sullivan*  
*Becca Wilson*

## **KEN HILTON**

I am excited to be running for a Board position at Emerald Bay! My wife, Valerie, and I moved here from San Diego in late 2019 to get closer to family. We have two sons and four grandchildren in the Dallas area and are so fortunate to have landed here at the Bay!



I graduated from the University of Missouri, Columbia in 1974 and began my career with Procter and Gamble. I later joined IBM in St. Louis spending 17 years with them in Dallas, San Antonio, and Austin. In Dallas I was a branch manager that had responsibility for the Tyler and Lufkin sales offices, which was my introduction to East Texas hospitality!

After IBM I spent many years working for venture capital firms based in Dallas, Austin and Toronto where I served as CEO of various technology start-ups. That career path led Valerie and I to San Diego where I ran a \$100M+ Company with over 300 employees. After it was sold, we decided to stay in San Diego and we purchased a commercial flooring company, where we both worked, me as CEO and Valerie as VP of Sales.

I am currently serving as President of the MGA Board and will be coming off at the end of this year. I also volunteered and was Chairman of our great Champagne Invitational tournament the past two years.

I have been very fortunate throughout my career and have learned a lot while running different companies. I am very organized, excellent with corporate finances and governance and am hopeful that you will allow me to share my experience as a member of the Emerald Bay Board. Thank you for your consideration!

## **JOHN MILLER**

I am dedicated to all things Emerald Bay and have lived in this beautiful community for 12 years with my wife Kathy. We are in our 2<sup>nd</sup> home in the Bay and now reside on Williamsburg Lane. We are members of the Emerald Bay Community Church and regularly support the Bay through our volunteering activities. My previous experience on the board has provided valuable insights into the governance and decision-making processes required to sustain and improve Emerald Bay.



My passion for preserving the unique charm of Emerald Bay while embracing progress is evident in my actions and engagements with fellow residents. I believe in open communication, transparency, and fostering a sense of unity among the community members.

I have a genuine dedication to serving Emerald Bay and proven leadership skills. My vision for a thriving and harmonious community aligns perfectly with the interests of my fellow residents.

## **SETH B. SULLIVAN**

Anglique, David, myself, and our many pets moved to Emerald Bay in the spring of 2020. We formerly resided in Austin, where I first began my law practice. Together my wife and I have resided in our native Linden, San Antonio, and Austin. We have made many friends over the past few years and this is an incredible place to call home. We feel extremely blessed to live in this wonderful community.



I am running for the Board because I believe in service to others, through my faith, and have focused my life on this principle. Further, through my practice and policy experience I have learned that rule-making and bill drafting requires great care. I am an alumnus of The University of Texas at Austin, earning my B.A. in Government with a Minor in Sociology. While in attendance, I worked at our Texas State Capitol. I began my tenure as a House Intern and after my Representative lost his seat, I was hired by the Texas Senate Sergeant-at-Arms. I received my Juris Doctorate from St. Mary's University School of Law in San Antonio and worked at St. Mary's Center for Legal and Social Justice. One of my main duties in the Legal Clinic was overseeing the ID Recovery Program, helping those who lost their way in life re-enter the workforce.

Following Law School, my wife and I returned home and I began working for my family's statewide property management business. Upon passing the Bar, I began receiving work from others in the affordable and conventional housing industry, engaging in business defense litigation, governmental compliance, and transactional work. Based on my travel, we decided to move to Austin where I opened my first office. After gaining clientele I was extended the opportunity to interview for the housing policy consultant position with the Rural Rental Housing Association of Texas. I have now served in that position for 7+ years, reporting directly to the Development Committee Chair and Board of Directors.

My duties for the Association include working alongside our Lobbyist and Development Committee Chair to develop policy, propose rules, and advocate on our membership's behalf with the Texas Legislature, Federal and State Agencies. Through our advocacy we see to the preservation of housing opportunities for rural Texans. I have many friends on both sides of the aisle and understand the importance of transparency, accountability, and governmental restraint.

I am grateful for the opportunity to run for our Board and give back to all of the families that call this very special place home. I would like to foster the growth of our community and see to its perpetuation for generations to come. Thank you for your consideration. Please do not hesitate to call or come see me.

## **BECCA WILSON**

My husband, Chet, and I live at 267 S. Bay (affectionately known as the fish house). We have been a part of the Emerald Bay community since October, 2020. We are the proud parents of three adult children and Lollie and Pop to three adorable granddaughters.



My work history started in real estate. For 19-years I helped clients in the acquisition, development, management, and disposition of commercial properties all over the U.S. The last ten years I served as the senior accountant and head of investor relations for an international real estate investment firm.

After two decades of balancing work and travel and family, I found myself desperately wanting something that would also fuel my soul. We were a part of a large church in the metroplex that we loved so I took a leap and accepted a position as their guest services director and event coordinator. During my tenure, I received four years of incredible theology and leader development training and began teaching within the women's ministry. While on staff I was also part of the leadership team responsible for rebranding the church and designing and constructing the new campus. I learned, first-hand, what it means to be a "wise steward". I had to be creative and resourceful in order to provide the very best in facilities, events and programming on a strict budget. I loved the challenge.

In January of 2013, Chet and I started a new business, City Salon Suites & Spa. It was the perfect combination of our two skill sets, my real estate background and his career as a master stylist and salon owner. We now have 6 locations with about 300 people working under the brand.

I enjoy traveling, gardening and entertaining. I collect art and stories and love to share both. I laugh - a lot!

We absolutely love Emerald Bay and look forward to enjoying our retirement years here. It is truly an exceptional community, and my hope is that I'll have the opportunity to help as the board continues to protect and preserve it for many generations to come.



## Club Information



Emerald Bay Club 903-825-3388

Office, Ext. 0

EB Office Fax 903-825-3430

General Manager, **Shaun Poe** Ext.7

Business Manager, **Marian Gardner** Ext.5

Food Orders to Go and

All dining reservations, Ext. 2

Security 903-825-3174

**Community Interest:**

[ebci@suddenlinkmail.com](mailto:ebci@suddenlinkmail.com)

**Front Gate:**

[guard@emeraldbayclub.org](mailto:guard@emeraldbayclub.org)

**Cindy Philpott**

[adminoffice@emeraldbayclub.org](mailto:adminoffice@emeraldbayclub.org)

## Hours of Operations

Club House .....Tuesday-Sunday .....7:00 a.m. to 5:00 p.m.

Office ..... Monday .....9:00 a.m. to 1:00 p.m.

Tuesday-Friday .....8:00 a.m. to 5:00 p.m.

Dining Room ...Tuesday-Friday .....11:00 a.m. to 8:30 p.m.

Dinner Menu .....5:00 p.m. to 8:30 p.m.

Saturday Breakfast.....8:00 a.m. to 11:00 a.m.

Sunday Breakfast.....9:00 a.m. to 1:30 p.m.

Pizza & Wings .....2:00 p.m. to 7:30 p.m.

Tee Times .....Tuesday-Sunday.....8:00 a.m. to 5:00 p.m.

Golden Tees ....Tuesday /Friday .....8:30 a.m. and 8:00 a.m.

LGA .....Thursday/Saturday.....9:00 a.m. playday

Driving Range: Tues., Thurs., Fri., & Sat....Daylight to Dark

Wednesday & Sunday .....Daylight to 4:00 p.m.

**Call the Pro Shop for questions about tee times.**

**Pro Shop 903-825-3444 or [proshop@emeraldbayclub.org](mailto:proshop@emeraldbayclub.org)**

## EMERALD BAY BOARD 2023

President, Legal Chair, Finance & Golf V. Chair.....Ed Hare.....832-372-0743...edhare903@gmail.com  
 Vice President, Planning & Bylaws Chair.....Nan Stegemoeller...903-825-7212....stegembay@aol.com  
 Secretary, House & Engineering Chair, Legal V. Chair..Edd Clark.....903-504-0484....eclarkuso@aol.com  
 Treasurer, Finance Chair, Golf Committee Chair.....Bob Veach.....678-908-8661....Bob\_v@msn.com  
 Activities and Storage Chairs, Membership V. Chair.....Nancy de la Cruz...903-754-0576....nankeeling@gmail.com  
 Security Chair, Storage, Planning & Bylaws V. Chair....Rich Cole.....972-754-9595...richcole49@gmail.com  
 Food & Beverage Chair, Activities Vice Chair.....Scott Hagy....713-202-1551...scott\_hagy\_522@yahoo.com  
 Membership Chair, Property Compliance Chair.....Wanda Shaeffer...903-279-2247....wandamshaeffer@gmail.com

## EMERALD BAY COMMUNITY CONTACTS

Ads for Rainbow Review: Cindy Philpott ..... 903-825-3388

Live Oak Waste (trash pick up) ..... 903-839-1800

Benevolence ..... 903-504-4453

Boy Scout Flag Service: Carrie Pereda ..... 314-458-5494

Bridge Club: Gary Shepherd..... 210-413-3535

Brightspeed (CenturyLink) ..... 833-692-7773

Champagne Tournament: Ken Hilton ..... 858-204-8211

Direct TV Satellite ..... 800-531-5000

Dish Network TV Satellite ..... 800-722-7500

Emerald Bay Municipal District ..... 903-825-6960

Fishing Club: Bill Lemons..... 210-313-1663

Golden Tees: Don Spencer ..... 832-444-6597

LGA: Gerry Lamb ..... 972-672-5632

Librarian: Barbara Baker..... 903-805-8576

MGA: Ken Hilton..... 858-204-8211

Mah Jongg Lessons:

Cheryl Myers..... 903-825-6884

Oncor ..... 888-313-4747

Optimum (Suddenlink)..... 844-874-7558

Paradise Tournament:

Channey Brosang ..... 903-520-6608

Lisa Walker ..... 662-284-8447

Swimming Pool: Edd Clark ..... 903-504-0484

Women's Club: Kathy Haas ..... 214-728-7296

## *Emerald Bay - Compliance Form*

Emerald Bay Club, Inc. and Emerald Bay Homeowners Association ("Emerald Bay"), provides this form for members to report any activity or perceived violation of Emerald Bay By Laws, Rules and Regulations or Restrictions and Covenants. All submitted forms shall be kept strictly confidential and limited in its access for further action(s) as so determined by Emerald Bay Club management and/or Emerald Bay's Board of Directors as is required.

*Type of Violation - (Please check Box that Applies):*

- Nuisance, Obnoxious or Offensive Activity
  
- Property Compliance
  
- Construction, Lawncare or Other 3<sup>rd</sup> Party Compliance
  
- Animal Control
  
- Other

Date of Violation: \_\_\_\_\_ Time of Day Event/Action Occurred: \_\_\_\_\_

Address or Location Where Event/Action Occurred: \_\_\_\_\_

Description of Activity or Perceived Violation:

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Reporting Member Name (Please Print): \_\_\_\_\_

Membership Number: \_\_\_\_\_

Signature: \_\_\_\_\_

\*\*\*Please place the completed form in either of the Monthly Club Bill Payment Boxes located in the Library or on outside wall by the Pro Shop door on east side of the club house\*\*\*





**We've Been  
Socked!**



**We've Been  
Socked!**



# DECEMBER 2023

## Club Events Calendar



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				November		MGA
3 Christmas In The Bay & Tree Lighting - 4-6pm	4 Budget Hearing - West Rm. - 6pm	5 Golden Tees	6 Greens Cmte. - Pres. Rm. - 9am - Private Party Bridge	7 Board Work Session - Pres. Rm. - 6pm	8 Golden Tees Pro Shop Party - 5pm.	9
10	11 Meet The Candidates -6pm	12 Golden Tees	13 Party Bridge	14 Board Meeting - West Rm. -6pm	15 Golden Tees	16
17	18 Club Closed	19 Golden Tees	20 Party Bridge	21	22 Golden Tees	23
24 Pro Shop & Club closes at 2pm	25 Club Closed Merry Christmas	26 Club Closed	27 Party Bridge	28	29 Golden Tees	30
31 New Year Eve Party						

# DECEMBER 2023

## Food & Beverage Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
3 Breakfast Menu	4 Club Closed	5 Roasted Pork Loin (plated)	6 Christmas Mah Jongg Party - West. Rm. Liver & Onions	7 LGA Christmas Party West Rm. Menu Service	8 Carne Asada	9 Christmas Cocktail Party - West Rm. - Private Menu Service Sweethearts Ball Plan. Mtg. - 10am • Pres.Rm
10 Breakfast Menu	11 Club Closed	12 Birthdays Club - Pres. Rm. - Private Seafood Linguini (plated)	13 Ham Hock on Greens (plated) Women's Club • West Rm.	14 German Platter (plated)	15 Beef Oscar (plated)	16 Cajun Meat Pies (plated)
17 Christmas Brunch • West Rm. • Private Mini Sunday Brunch East Rm.	18 Club Closed	19 Monticello Supper Club - West Rm. Spaghetti & Meatballs (plated)	20 Pork Shank (plated)	21 Menu Service Private Event • West Rm. - 6-10pm	22 Chicken Fried Chicken (plated)	23 Crawfish Etouffee (plated)
24 Breakfast Menu Club closes at 2pm	25 Club Closed Merry Christmas	26 Club Closed	27 Red & Green Enchiladas (plated)	28 Smothered Steak (plated)	29 Menu Service	30 Menu Service
31 Breakfast Menu Svc 10am-1pm No Menu Svc after 2pm ONLY Pizza & Skinny Wings avail. from 2 • 6:30pm No Food Svc. after 6:30pm New Year's Eve Party						
					1 Country Christmas • West Rm • Private Menu Service	2 Churn Party - West Rm - Private Menu Service Private Party • Pres. Rm. • 6:30-10