



LAGO VISTA PROPERTY OWNERS' ASSOCIATION

COMMUNITY GUIDE

*for the Members of the
Lago Vista Property Owners' Association*

20503 Dawn Dr., Lago Vista TX 78645
Office: 512-267-2895

IMPORTANT CONTACTS

EMERGENCY (Fire • Police • Ambulance)
911

Lago Vista Police Department

512-267-7141

Lago Vista Property Owners' Association (LVPOA)

512-267-2895

www.lvpoa.org

LVPOA Park Ranger

512-921-8552

City of Lago Vista

512-267-1155

www.lagovistatexas.gov

Lago Vista Public Library

512-267-3868

Travis County Sheriff

512-854-9770

www.tcsheriff.org

Travis County Emergency Management

512-974-0472

www.traviscountytexas.gov

Lago Vista ISD

512-267-8033

www.lagovistaisd.net

Lower Colorado River Authority (LCRA)

512-578-3200

www.lcra.org

Pedernales Electric Cooperative (PEC)

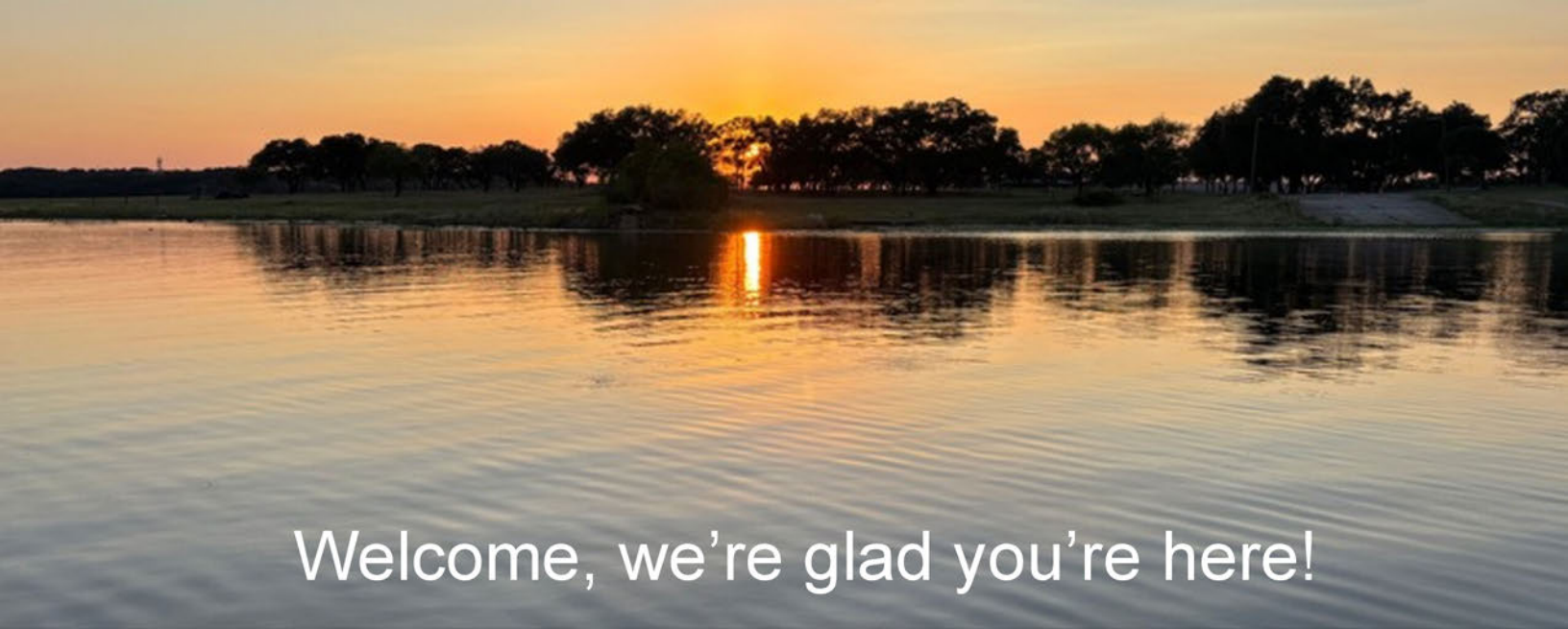
888-554-4732

mypec.com

Spectrum (Internet)

833-949-0036

www.spectrum.com



Welcome, we're glad you're here!

Welcome to the Lago Vista Property Owners' Association (LVPOA), and to a community built on natural beauty, shared values, and a strong sense of belonging.

Nestled along the north shore of Lake Travis, Lago Vista offers more than just scenic views. It's a place where neighbors connect, families grow, and residents take pride in maintaining a vibrant and welcoming environment for all.

Our Story

The Lago Vista Property Owners' Association was incorporated in 1980 and has grown into a thriving community with over 8,400 property owners, representing over 11,100 platted lots on ~3000 acres.

Over the years, the Association has developed and maintained an impressive network of recreational amenities spanning more than 345 acres, with 9 major parks.

Our Mission

As stewards of the LVPOA lands and facilities, we are dedicated to protecting, maintaining, and conserving a positive, family-friendly environment through clarity, harmony, and consistency.

A Place to Call Home

Whether you're here full-time or part-time, we're glad you're part of the Lago Vista community. This guide is designed to help you become familiar with the services, amenities, and opportunities that support daily life here. We encourage you to explore, get involved, and make the most of everything the LVPOA has to offer.



Governance & Leadership

The Association is governed by a seven-member Board of Directors, with each Director serving a three-year term and elections held annually in November. Newly elected Directors are announced at the Annual Members Meeting, held on the first Saturday of December each year.

The Board appoints a General Manager to oversee daily operations and implement policies. The General Manager leads a dedicated team across four departments:

- Administration
- Parks & Marina
- Facilities
- Park Rangers

Together, this team works to ensure the community remains safe, well-maintained, and enjoyable for all members



Meetings

Regular Monthly Board Meetings

- 3rd Wednesday each month (Bluebonnet Room and on Zoom)

Annual Meeting of Members

- 1st Saturday in December (K-Oaks Clubhouse)

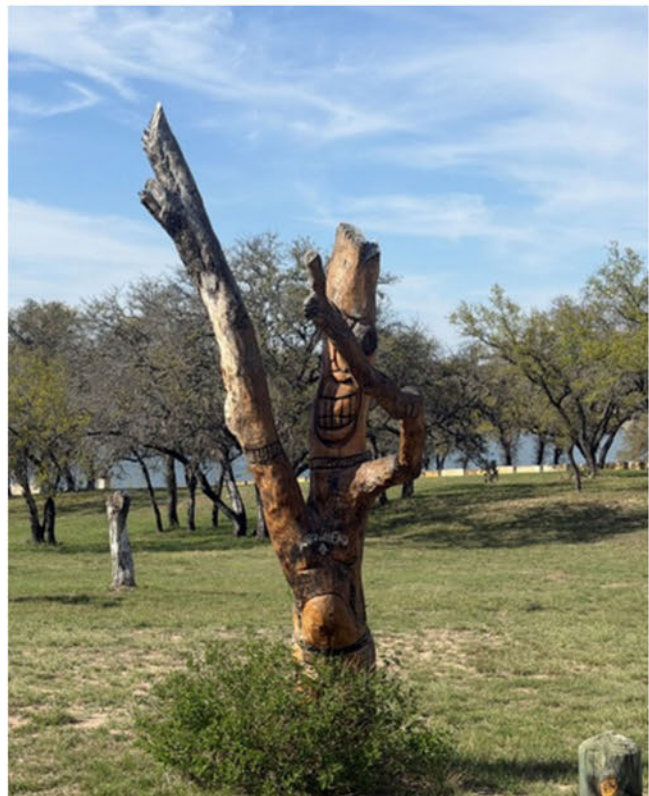


Member's Portal

The LVPOA Member Portal is your secure, convenient hub for Association resources and account management. Members enjoy direct access to essential documents including the **Association Bylaws, Board Meeting materials, and historical Association records** — keeping you informed and engaged in the decisions that shape our community.

The portal also makes it easy to manage your account — pay your Annual Assessments and purchase access to additional amenities quickly and securely, all in one place.

Visit us online at www.lvpoa.org to log in or create your account today.



As a Member of the LVPOA, you are part of a community that values stewardship, respect, and quality of life. From parks and waterfront access to recreational amenities and events, your membership helps support and enhance the features that make Lago Vista a truly special place to live. Come explore the many amenities you have access to.



PARKS & TRAILS

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PLAYGROUNDS



BOATRAMPs



DISC GOLF

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SPORTS FACILITIES

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CAMPGROUND

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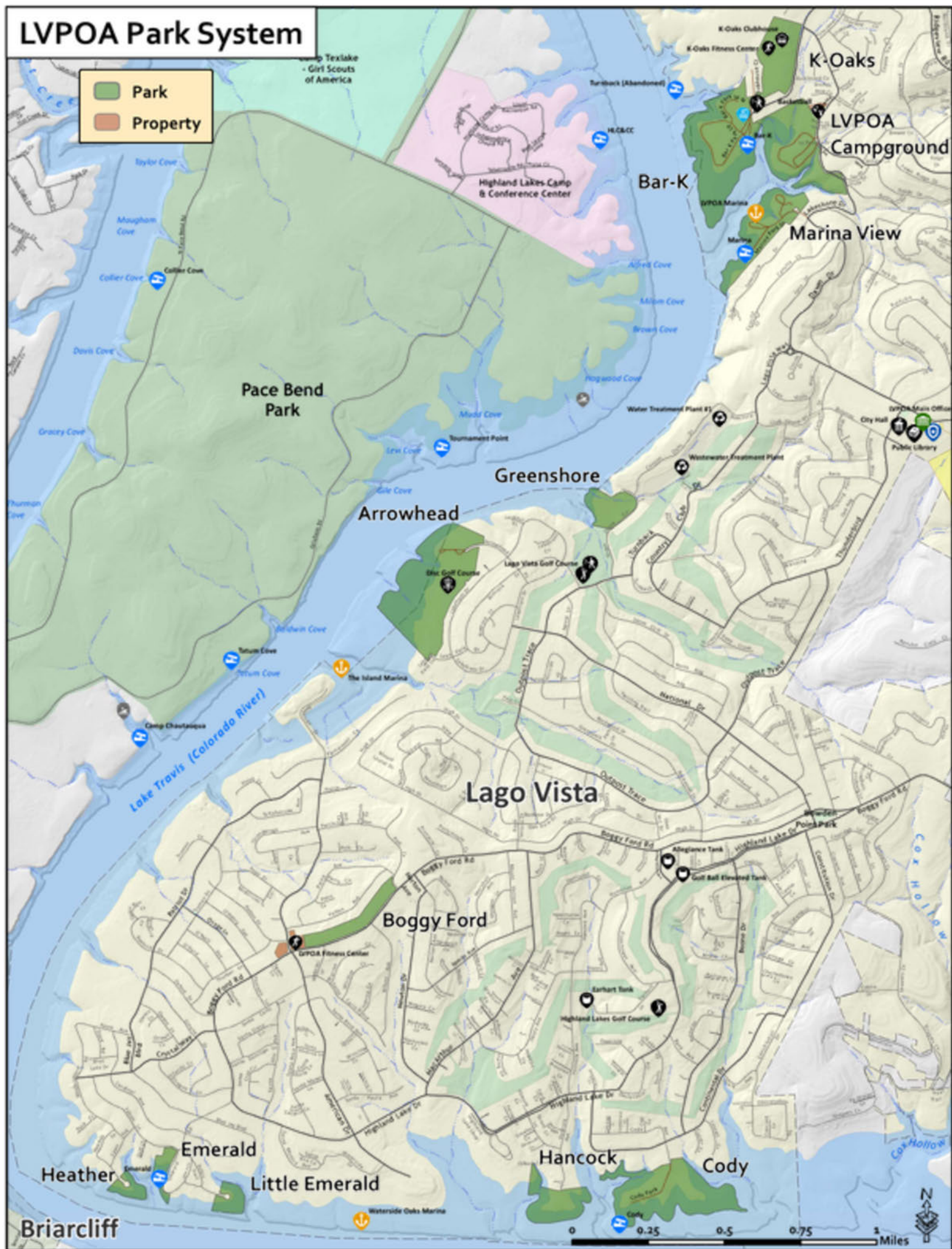
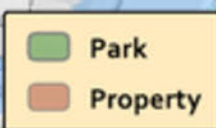


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Access



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Tenants

LVPOA Park System



PARKS & TRAILS

One of the greatest privileges of calling Lago Vista home is the unparalleled access to Lake Travis and the beautiful parks that line its shores. The LVPOA parks offer something for everyone – peaceful green spaces, picnic areas, boat ramps, and direct waterfront access that make every day feel like a getaway. These cherished spaces are maintained for the exclusive enjoyment of our members and serve as the heart of outdoor life in our community.

LVPOA Parks listed below include the following additional features:



Trails



Playgrounds



Boat Ramps



Pavilions



Disc Golf



Sport Facilities



Kayak Racks

							
Arrowhead Park		✓		✓	✓		✓
Bar-K Park	✓	✓	✓	✓		✓	
Boggy Ford Trail	✓						
Cody Park		✓	✓	✓			
Emerald Park			✓				
Greenshore Park	✓						
Hancock Park		✓					
Marina View Park			✓				✓

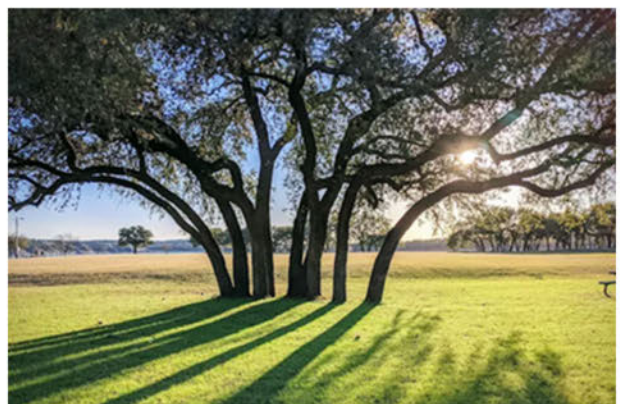
ARROWHEAD PARK

21611 Arrowhead Point. Features Rentable pavilion, picnic tables, portable restroom facilities, open green space, and a 9 hole Disc Golf Course. **Open 5am till midnight. Lake access.**



BAR-K PARK

6608 Bar K Clubhouse Court. Features four picnic pavilions, picnic tables, portable restroom facilities, open green space, boat ramp, a volleyball court, baseball backstop and a soccer field. **Open 5am till midnight. Lake access.**



BOGGY FORD HIKING TRAIL

2601 American Dr. A peaceful natural setting, featuring wooded trails, open natural areas, and outdoor workout equipment. **Open 5am till Midnight.**



CODY PARK

2507 Cody Ave. Family-friendly recreation with lake views, including a playground, rentable picnic pavilion, picnic tables, portable restroom facilities, and a convenient boat ramp. **Open 5am-Midnight. Lake access.**



EMERALD PARK

1400 Emerald Rd. Boat ramp access and calm shoreline views for launching boats and enjoying Lake Travis. **Open 24hrs. Lake access.**



LITTLE EMERALD PARK

1303 Emerald Rd. A Quiet natural area with open space and a relaxed lakeside feel. **Open 24hrs.**



GREENSHORE PARK

4722 Green Shore Cir. Neighborhood natural park with picnic tables, grills, hiking/ walking trail, bird viewing stand. **Open 5am till Midnight.**



HANCOCK PARK

2200 Hancock Dr., Picnic areas, lake views, playground, swim dock, and portable restroom. **Open 5am till Midnight.**



HEATHER PARK

21605 Heather Dr. Peaceful natural lakeside area known for scenic views and seasonal wildflowers. **Open 5am till Midnight.**



MARINA VIEW PARK

21205 Park Dr. Marina access, Fishing Well, picnic tables, and portable restrooms, boat ramp. **Open 24 Hours. Lake access.**



COURTS & RECREATION



Disc Golf Course

21611 Arrowhead Point



Sports Facilities

Tennis, Pickleball & Basketball Courts,
and the Soccer Field all located at
6608 Bar K Clubhouse Ct. (Bar K Park)

Campground Basketball Court located at
21301 Paseo de Vaca



Hiking Trails

7000 Bar K Ranch Rd.

(connects Fitness Center & **Bar-K Park**)

2601 American Dr.

(**Boggy Ford Park**)

4722 Green Shore Cir.

(**Greenshore Park**)

21301 Paseo de Vaca

Scenic lakeside camping for weekend getaways or extended stays.

Amenities:

The LVPOA Campground consists of 42 Daily sites and 4 long term sites.

- 6 tent sites
- 16 - 30A RV sites
- 24 - 50A RV sites (water & electric hookups)
- Fire pits & grills
- Two shower/bath houses
- Picnic pavilion & playground
- Swim dock & lake access
- Horseshoe and washer pits



Reservations are required and may be booked online through the Member's Portal.

A Long-term full hookup stay requires application approval, with a min 30 day reservation.

FITNESS CENTERS

7000 Bar K Ranch Rd. & 2601 American Dr. Open 4:30am – 10pm.
Additional Membership Required.



FISHING WELL

21205 Park Dr. (Marina Park) Open 24 hours. Additional Membership Required.



SWIMMING POOL

6608 Bar K Clubhouse Ct. (Bar-K Park) Mon–Sat 9am (Sun 1pm) till Dusk,
only from mid-May to mid-September. Additional Membership Required.



MARINA

Marina location varies based on lake level.

Marina Park/Campground/Bar-K Park

For lease only: 137 boat slips available (20'–36') with water & electricity hookups.



KAYAK RACKS

Available for lease at **Marina Park & Arrowhead Park.**

Contact the LVPOA office for lease Information.





FEE SCHEDULE

Annual Assessment - \$240 per lot /unit

Gate Access Cards/Fobs

Property owners may receive up to three key fobs total, regardless of the number of properties owned. First key fob — Complimentary, Additional key fobs (2 maximum) — \$10 each

Optional Membership Amenities

Some LVPOA amenities require an additional annual membership fee.

- Campground - Price varies per site.
- Fitness Center — \$120 annually (Payment Options Available)
- Fishing Well — \$35 annually
- Swimming Pool — \$40 annually
- Pavilions (rental) - Price varies
- Facility/Event Space Rentals - Price varies

Late Fee Schedule

Late fees are set at 12% per lot /unit, if assessment remains unpaid on February 1.

(All fees subject to change by direction of the Board. See LVPOA Schedule of Assessments, Charges, Fees and Fines)

Value of your LVPOA Annual Assessments

All LVPOA dues are a mandatory obligation tied to property ownership in our community, not based on residency or facility usage. When you purchased your property, the dues requirement was part of the deed restrictions and covenants that apply to all properties within our POA. This means all property owners, whether full-time residents, part-time users, or absent owners, are required to pay the same annual dues.



Benefits as a Property Owner:

- **Property values:** Your dues help maintain the amenities, parks, common areas, and overall appearance that make our community attractive - this directly protects and enhances your investment.
- **Infrastructure maintenance:** parks and facilities all require ongoing upkeep that benefits every property owner use.
- **Security and safety:** Park Ranger services, park maintenance, and community management serve the entire neighborhood.
- **Marketability:** When you decide to sell or rent your property, prospective buyers/renters are attracted to a well-maintained community with desirable amenities.

Even if you're not currently using the facilities, your property benefits from being located in a well-managed, attractive community. Many property owners in similar situations view their dues as protecting their real estate investment. This applies equally to everyone who owns property to ensure fairness and maintain the community standards that benefit all properties.

PAVILIONS

Pavilions are available by reservation or first come/first served. Shadow boxes are located at each pavilion to post daily reservations. To Reserve, visit the Member's Portal.

See the Schedule of Assessments, Charges, Fees, and Fines for current rental prices.

Grande Pavilion

6608 Bar-K Clubhouse Ct. - Indoor/outdoor facility by the pool: Kitchen, outdoor grill, 10 patio tables with 8 chairs around. Capacity: 80 guests.

Point Pavilion

Inside Bar-K Park - Electricity, 8 picnic tables.
Capacity: 64 guests.

Playground Pavilion

Inside Bar-K Park - 4 picnic tables.
Capacity: 32 guests.

Ranch Pavilion

Inside Bar-K Park - Electricity, 4 picnic tables.
Capacity: 32 guests.

Cody Pavilion

2507 Cody Ave. - 4 picnic tables.
Capacity: 32 guests.

Arrowhead Pavilion

21611 Arrowhead Point - 4 picnic tables.
Capacity: 32 guests.

Guest Passes available with reservation: 50% of the pavilion's max occupancy.





EVENT SPACES

See the Schedule of Assessments, Charges, Fees, and Fines for current rental prices.

Bluebonnet Room

At the Activity Center, 2601 American Dr. Small kitchen.

Capacity: 40 guests.

Located at **Activity Center, 2601 American Dr.**

Primrose Room

At the Activity Center, 2601 American Dr. Capacity: 20 guests.

Located at **Activity Center, 2601 American Dr.**

Johnson Room

At K-Oaks Clubhouse, Capacity: 12 guests.

Located at **7000 Bar-K Ranch Rd.**

Sunflower Room

At K-Oaks Clubhouse. Capacity: 12 guests.

Located at **7000 Bar-K Ranch Rd.**



K-OAKS CLUBHOUSE

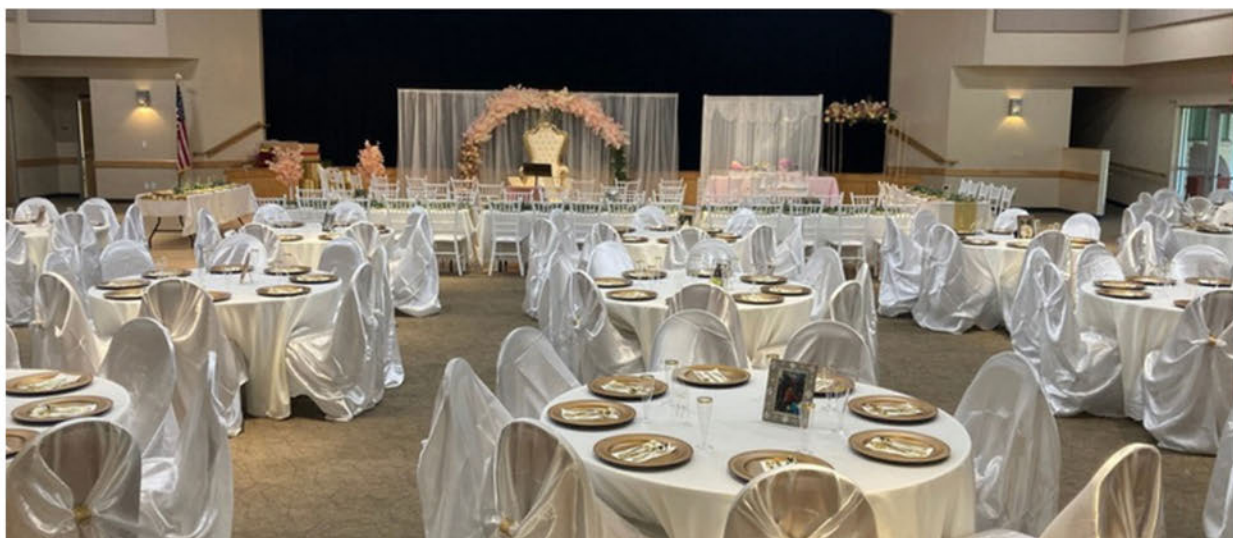
See the Schedule of Assessments, Charges, Fees, and Fines for current rental prices.

K-OAKS CLUBHOUSE

Capacity: 400 in auditorium style or 256 with 32 tables.

Warming kitchen, bar, dance floor, and stage.

Located at **7000 Bar K Ranch Rd.**





TENANT

LEASE/RENT

The Board of Directors has established a policy that allows owners to assign their rights to use association amenities to a tenant(s) with a lease of six months or longer.

Owners, or their designated representative on file with the LVPOA, may complete the "Assignment of Rights to Tenant" Member Request found in their Member Portal to grant tenant access. The Assignment of Rights does not include Association voting, renting of Marina or Kayak slips, renting a Long-Term Campsite, or renting the K-Oaks Clubhouse.

Tenants may request Vehicle Identification Stickers and access fobs for the amenities after their accounts are created, per the owner's submitted communication, available approximately 24 - 48 hours after owner's submission.

SHORT TERM (STR)

Please call the office for more detail information on amenity access.



LAKE TRAVIS

AMENITIES ACCESS

As a member of the LVPOA, you may request your Access Cards/Fobs and Vehicle Stickers by submitting a request through the Member's Request section in the Member's Portal, or provide the information below to the LVPOA office during regular business hours.

Access Key Fob

This device unlocks LVPOA park gates. Simply touch the fob to the keypad to open the gate. The first fob is complimentary. Up to two (2) additional fobs may be purchased for \$10 each.

Vehicle Identification Sticker



This sticker identifies you as a LVPOA Member.

To receive your sticker, provide the office with proof of vehicle ownership, such as:

- A copy of your insurance card, or
- Your vehicle registration

You will also need to provide the vehicle's **license plate number**.

Vehicles not displaying a Vehicle Sticker or Guest Pass may not enter the Park or facility area.

VEHICLE GUEST PASS

Guest Passes may be obtained through the POA website or in person at the office.

Requests may be submitted through a Member's Requests in the Member's Portal. (24hr wait period)

In-Office Request Or Pickup

Passes may also be obtained at the LVPOA Office: 20503 Dawn Dr. 8:00 AM – 5:00 PM, Monday–Friday

Guest passes are issued in Summer (May - Sep) at the Office Pickup Window (8:00 AM – 4:00 PM, Saturday-Sunday). No passes are issued at park gates.

Online Request

Guest Passes are issued by email between 8:00 AM – 4:00 PM, Monday–Friday (excluding holidays or office closures). Requests submitted after 4:00 PM will be issued on the following business day.

Pass Limits

- Members may request up to 2 Guest Passes at a time, valid up to 7 days each.
- Additional passes may be available for Pavilion Reservations.



Welcome to our Parks!

Let's get you in smoothly ↓



Vehicle Access Required

All vehicles must have:



LVPOA Member
Sticker



LVPOA Guest Pass



OR



Quick Heads Up

Passes are **NOT** issued at the Parks.



Need a Guest Pass?

Stop by the LVPOA Office: 20503 Dawn Dr.

Hours:

Effective
MAY-SEP

MON-FRI: 8 AM - 5 PM

SAT-SUN: 8 AM - 4 PM



Order a Guest Pass online:

MON-FRI
(8 AM - 4 PM)

LVPOA.org

GETTING STARTED CHECKLIST

We're excited to have you as part of the Lago Vista Property Owners Association community. Use this checklist to complete your member setup and start enjoying all the benefits and amenities available to you.



1. VERIFY YOUR CONTACT INFORMATION

Confirm your email address, phone number, and mailing address are current to ensure you receive important community updates and notifications.



2. CREATE YOUR MEMBER PORTAL ACCOUNT

Register for the Member Portal at lvpoa.org to access member resources, account information, and community updates.



3. REVIEW COMMUNITY RULES & POLICIES

Take a few moments to familiarize yourself with the governing documents, community guidelines, and amenity policies.



4. OBTAIN YOUR ACCESS CREDENTIALS

Order or pick up your:

- Vehicle Identification Stickers
- Amenity Access Fobs



5. STAY CONNECTED

Sign up for:

- Community Emails & Newsletters



6. SAVE IMPORTANT CONTACT INFORMATION

Save the LVPOA Park Rangers' contact information.

The LVPOA Park Rangers are available to assist you while visiting and enjoying LVPOA member facilities and amenities.



 **Lago Vista Property Owners Association**

 **@ lagovista_poa**

 **www.lvpoa.org**

 **20503 Dawn Dr., Lago Vista, TX**

 **Monday - Friday, 8am - 5pm**

 **Office: 512.267.2895**
Ranger: 512.921.8552

Where community meets at the lake.