



Chimney Hills North Neighborhood Association Newsletter



Volume III, Issue 2

June 2003

YOUR HOME OWNERS ASSOCIATION (HOA)

What Do You Get For Our Dues Increase?

- Our street lights stay ON (we pay the electric bill each month)
- All new homeowners are now being notified of the association when buying into the neighborhood
- Vacant lots being mowed
- Abandoned cars towed
- Quarterly newsletters
- Enforced deed restrictions
- Increased neighborhood involvement
- Increased sheriff patrol when crimes are reported
- Collection of unpaid HOA fees.

WHY DO WE HAVE AN ASSOCIATION?

Sets a standard to maintain property values and make our neighborhood a decent place to live.

- Having an HOA increases your property values when selling your home
- Continued efforts to keeps homeowners property maintained
- Helps in neighborhood cooperation/assistance

PLANS FOR THE FUTURE THAT NEED YOUR HELP--PLEASE VOLUNTEER!

- **Committees** needed:
 - **Neighborhood crime watch** - Due to recent vandalisms and thefts, we need to set up a neighborhood crime watch according to the Travis Co. Sheriff Dept's program. If you are one of the neighbors that have been affected recently, consider joining.
 - A **Welcoming committee** would be nice to introduce the HOA with a welcome basket of goodies and information to any new homeowner that moves in and to encourage their involvement. We have one volunteer to chair this committee already
 - An **Architectural Control Committee** will review prospective major changes to a homeowner's property that will affect the appearance and function from the outside. Examples include: front patio

additions, special house/garage painting, structural changes, gardens, flagpoles, fountains, fences, etc. This committee will use and extend the existing deed restrictions.

What are the responsibilities? To meet as determined by the committee and create guidelines for each—a minimum of three people for each committee would be optimal.

National Night Out (Neighborhood Watch)....

The HOA is looking for neighbors that would like to participate in the upcoming National Night Out Aug 5th that will take place on Chimney Hills Drive. The purpose of NNO is to:

- Heighten crime and drug prevention awareness.
- Generate support and participation in crime efforts
- Strengthen neighborhood spirit and police community relations
- Send a message to criminals letting them know that neighborhoods are organized and fighting back

The Association would like to see this extended into a year round neighborhood watch program.

In recent weeks and months a few of our neighbors on Edenborough and Wellesley have experienced vehicle break-ins. If you know of other thefts, please let your HOA know so that we can convey this to other neighbors to be on the lookout for suspicious activity. Increased surveillance can happen if a "close patrol" is requested by the person filing a report or by anyone suspecting problems. When the patrols are made and how often will vary.

Residents leaving for out of town can also request this. All neighbors must help monitor our area and report the details to our HOA once they have phoned the Sheriff's Dept. The Sheriff's Dept may follow up as needed. **Do not wait to be a victim.**

For **non-emergencies**, call the **Travis Co. Sheriff** dispatch directly at **854-9285**. Calling **311** is a delay since we are in the **ETJ** and cannot use APD. If you call **311**, you will either be asked to phone the sheriff's office or be transferred. It is better to just call the dispatch yourself.

Encourage your neighbors to phone **WHENEVER** they suspect or witness a crime immediately. Reports must be made for any property damage, theft, gang related behavior, drug dealing, etc.

THANK YOU FOR KEEPING OUR NEIGHBORHOOD SAFE!

Mailbox Blues....

I know how we all anticipate getting our daily dose of bills and junk mail from the mailboxes. Please show some courtesy after picking up your mail. There are others pulling up to retrieve their mail as well. So, try not to block others from parking and getting their hard earned bills and junk mail.

Misplaced Mail....

If you should find mail that has been placed in your mailbox by mistake you should do the following:

- **DO NOT** Hand deliver
- Stand up the letter, etc on its edge and place letter to the back of your box

If mail continues to be misplaced in your box contact the Post Office supervisor at:

**Post Office Branch
900 Blackson Ave
Austin, TX 78752
512-419-7504**

Siding Damage Recovery....

You may still file a claim for siding damage on your home; you may be entitled to receive a cash settlement. You can contact:

**Sonia B. Buentello
Home Recovery Services Ltd.
P.O. Box 2093
Pflugerville, TX 78691-2093
(512) 990-5589
(512) 210-724-7743 (cell)
homerecovery@yahoo.com**

Water Pressure....

Several neighbors are having problems with their water heaters and in ground water pipes. (A couple of neighbors have reported that they had to have their water heaters replaced) The suspected cause is high water pressure. There was a letter that came out a couple of weeks ago from the City of Austin addressing the issue of high water pressure (If any one has a copy of that letter, could I please get a copy). The City is/was working on a water pump station and work wasn't completed resulting in high water pressure in this area. This high water pressure is causing the water pressure regulators installed near our individual water meters to fail, thereby causing apparent damage to pipes and some home water heaters. If anyone you are having similar problems or know of someone else in the neighborhood that is, please report it to the association at the contact info number listed at the end of this newsletter.

Lawn Care....

It's a jungle out there. The grass is growing; don't let your yard go wild. There is a young man in the neighborhood who would like to cut your lawn and keep it looking nice. His name and contact number is:

- Preston Markum at 864-4508

Tree Trimming....

If your trees or plants are growing over onto someone else's property, please practice common courtesy and trim them to avoid any conflicts with your neighbor.

Green Belt and Homeowner's Property....

This item has been brought up once before and obviously needs to be repeated often. The Greenbelt is property owned by the City of Austin and **IS NOT** to be used as a playground or for any other purposes. It is a protected area, as is the creek that runs through the greenbelt. Homeowners that back up to the greenbelt are not supposed to mow in the greenbelt area. So your children should not be playing there as per the City of Austin ordinance. They also should not be cutting across or going through neighbors back yards unless given permission. There was an incident where two young boys came into a neighbors yard from the greenbelt, passed through the gate (they left the gate open) and proceeded on about their business. Unless you feel its okay for other people to come in to or on your property, the children should be told not to play in the greenbelt and to cross a neighbor's property unless given permission. Due to a rash of vehicle break-ins; for all we know they are casing people's home to break in to them at a later time. A neighbor has reported seeing coyotes at night and there are rattlesnakes in

the area. So keep your children safe and explain to them about other people's property. Again this is only about neighbor consideration and common courtesy.

Kiosk/Bulletin Board...

The association is seeking bid proposals and design ideas to build a kiosk or a bulletin board with cover at the mailboxes. The kiosk/bulletin board will be used to post notices about events happening in the neighborhood. It would also be used to post handbills, garage sale notices, etc. Please send email to the HOA contact info number listed at the end of this newsletter. Notes or letters may be left in the white mailbox with CHNNA painted on the side.

Car and Trailer Service...

If there is a vehicle, trailer, etc that appears to be abandoned let the association know so that the vehicle or trailer can be tagged and removed. Just a reminder boats and trailers are not to be parked on the street as per our Deed Restrictions. Homeowners in violation will receive form letters requesting that they remove said vehicle or trailer.

Election of Association Officers for August Elections....

Nominations for association officers need to be submitted by July 1st. Officer Elections will be held August 1st. anyone interested in nominating someone should send a written notice to the association to the contact information at the end of the newsletter.

The following positions are open:

- President**
- Vice-President**
- Secretary**
- Treasurer**

The terms of office are for one-year according to the by-laws. All homeowners are eligible to run for Office.

Landscaping...

Help is needed to landscape the area near the mailboxes. Anyone who can lend a hand or shovel, please contact the HOA at the address/ email below.

Comments and Suggestions:

Please send your comments, concerns and suggestions to:

CHNNA
9210 Wellesley Dr
Austin, TX 78754
933-0335
Send email to: chnna@austin.rr.com



E-News

If you have an email address let me know so that I can add it to the current listings.



Send your email address to chnna@austin.rr.com

Thanks to all of the volunteers that have helped with the newsletter, upkeep of others properties, picking up trash, and sending out dues notices! Please consider helping your Homeowners Association!

Special Thanks go out to Julie Wasserman, Connie Jones, Annette Robinson, Jane Leifeste and Amy Kersten in their efforts to help make your neighborhood a decent place to live.