



Chimney Hills North Neighborhood Association Newsletter



Volume III, Issue 1

March 2003

YOUR HOME OWNERS ASSOCIATION.....

Nighbor Consideration....

As neighbors we should all show respect for each other. As we are not fortunate to have an area in the subdivision where the children can play safely, it is understandable that they will play where they can. However, they need to show respect and consideration for neighbors. They may not realize that their playing may be disturbing others. Another concern is the safety of the children as cars pass by. I have heard from



several neighbors who have said that as they pass through, that the children are very hesitant in making a path for the cars to pass safely. The **deed restrictions** state that basketball goals and backboards may be placed in the driveway as long as they are not installed closer to the front or side lot lines than the applicable building set back line. In other words, the basketball goals and backboards are to be placed in the driveway so the driveway becomes the court which would keep the children safely off the street.

Please tell the children to be very careful as they play in the neighborhood, but also respect neighbors whose homes they play near.

Twinkle, Twinkle....

I know how difficult it is to put up and take down Christmas decorations, it can truly be a hassle, but there is a time and season. So please make an effort to take them down after the season has passed. Your neighbors would appreciate it.

BOW-WOW....

(As of this printing) It seems the roaming dog situation has been put on a leash, so to speak. Thanks to those who have helped remedy this situation.



Siding Damage....

You may have received a printed notice on your door about siding damage. This particular brand of siding has been found to be defective. The siding used by **Main Street Homes** (builders of this subdivision) has been used in other areas as well. You could be entitled to receive compensation for the defected siding. The company noted on the printed notice will come out at no charge to inspect your siding for possible inclusion in a settlement offer. For more information please contact:

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

Trash Pickup.... Make the Switch

Due to the concerns of the operation of the nearby landfill (approximately 1 mile away - I'm sure you have noticed the odor from time to time) we would encourage you to use Texas Disposal System (dark green trash cans). TDS does not use the nearby landfill that has had and still has problems. **TDS can be reached at 421-1360.**

AHOY, Mates.....

Just a reminder the deed restrictions state that no boat shall be kept upon the street. I know this may be an inconvenience but it is out of safety to others. There was an incident a couple of months ago of a car running into a parked trailer. Some children may, out of curiosity, decide how fun it would be to play on a parked boat or trailer. Let's avoid any possible accidents.



Home Sweet Home.....

The City of Austin Noise Ordinance applies to the ETJ (Extra Territorial Jurisdiction) which **Chimney Hills**

resides. That means excessive and or loud car stereos, barking dogs, basketball playing, parties, car alarms, etc, may be in violation and can be ticketed. Please be considerate of your neighbors and keep the noise levels to a dull roar.



Party On....

Everybody likes to have a few friends over from time to time. But please inform your guests that they should have respect for your neighbors and the neighborhood. Guests should also avoid blocking driveways of your neighbors. It is just common courtesy.



Trashing the Neighborhood.....

We should be careful when we put out our trash in bags on days before a scheduled pickup. There have been roaming dogs in the neighborhood and the dogs are getting into the trash. The dogs are getting some of this trash into the yards of neighbors. Trash strewn yards it not very pleasing to the eye. Folks have enough to do to keep their property clean without having to clean up trash from the yards of neighbors. So let's try to find a solution for both the dogs and the trash bags. Perhaps your trash service provider could provide you



with additional trash containers.

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.

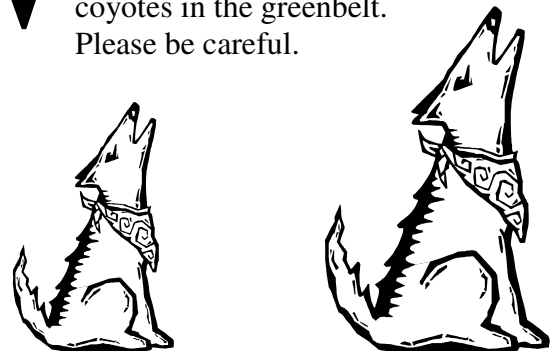
House for Sale?

Let your association know if you are selling your home. It is required by law that the association provides the buyer with a resale certificate. This lets the buyer know that there is a homeowner association and other pertinent information about deed restrictions. We would like to form a Welcome to the Neighborhood Committee for new neighbors moving in.



Wylie Coyote Watch.....

There have been sighted reports of coyotes in the greenbelt. Please be careful.



Greenbelt.....

The greenbelt which includes Walnut Creek is controlled by the City of Austin.

It is prohibited by City Ordinances to be in or around the greenbelt unnecessarily. The Parks and Recreation has the responsibility of maintaining this area. Children should not play in the greenbelt or creek. There have been reports of children going into the creek. They should know that if they are seen going into the creek, they will be reported to the Sheriff's department. Let's be careful out there.



It's that time again.....

About 33% of you have sent in your dues that are owed. Another notice of dues owed will be going out shortly. There will be one more notice after that. For those dues that remain uncollected the homeowners association will take steps to place liens on homes to collect what is owed. Placing Liens on homes by the association is addressed in Section 3.6, page 6 of the Amended and Supplemental Declaration of Covenants, Conditions and Restrictions for Chimney Hills North. In a nutshell, the association has the right to do so, provided the conditions of Section 3.5 are met, (e.g. the association was formed legally with a 51% vote of individual homeowners declaring the association is a valid entity.) This was done in 1996. Copies of the above were supposed to be in your paperwork when you closed on your home. Copies of the deed restriction, by-laws, and incorporation papers are available upon request. There is a \$5 copy fee.



Note: For those that are leasing please contact the owner or the landlord and have them contact the homeowners association at **933-0335** or email chnna@austin.rr.com

Important Phone Numbers....

Emergency - dial 911

We are served by the Travis County Sheriff's Department (you may need to alert the 911 dispatcher you are not in the City of Austin and they will connect you to the Travis County Sheriff dispatcher)

Non-emergencies dial 311

Power outages (City of Austin) 972-1000

Continued Support.....

If you would like to add tips, comments or ideas to this newsletter please let me know. If you would like to help in maintaining this newsletter it would be greatly appreciated. Call or email.

Dewy Brooks, Treasurer

CHNNA

933-0335

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

