



Chimney Hills North Neighborhood Association Newsletter



Volume III, Issue 3

November 2003

CHIMNEY HILLS NORTH NEIGHBORHOOD ASSOCIATION (HOA)

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 keep homeowners property maintained
- Helps in neighborhood cooperation/assistance

PLAN 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.

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

Recent Happenings....

Hit and Run. A suburban parked at 9101 Wellesley Dr. was hit on 10/30/03. If there is anyone with any information about this incident, **please contact Todd at 512-933-0675.**

Garage Thefts....

Please be aware that thieves may be roaming thru the neighborhood looking for open garage doors. Several neighbors have reported items stolen from their garage. It may be a hassle to close your garage door, but it doesn't take a thief very long to grab something out of your garage. If you should see any suspicious activity around a neighbors home please report it to the Sheriff's office or call the neighbor if you know them.

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.

**THANK YOU FOR KEEPING
OUR NEIGHBORHOOD SAFE!**



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**

Please DO NOT USE the white mailbox marked with the letters “CHNNA”. It is not for misplaced mail.

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
homerecovery@yahoo.com**

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 929-7846

Want to reduce lawn cost, water bills, chemical costs, save time and labor caring for your yard?

Call Julie, 927-7089 for a free consultation on native gardening/landscaping for your yard. Learn how to save time and money planting native, drought hardy species of plants instead of a traditional lawn. Native gardens offer better wildlife habitat, encourage interesting birds such as hummingbirds and warblers, and will offer greater variety of plants to enjoy year round! Consider trying new ideas....

Trash Pick-Up....

Neighbors! Make the switch to the cheaper and non-landfill user, **Texas Disposal Systems (TDS)!!!** Please consider canceling your service with ACTION (the **BLUE RECEPTACLES**) and sign up with TDS. We can cut down on the number of trash trucks coming into the neighborhood. We recommend that all homeowners select TDS.

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. Care should also be given to your hedges if you have them. The HOA will be stepping up the issuance of notices to offenders.

Cars, Trucks and Trailers...

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.

Vehicle Parking....

The dead end of Chimney Hills Blvd is not a long term parking lot for the neighborhood. Vehicles parked there are parking in front of other neighbors homes and deny them access to their property. Please do not park there on a long term basis. Vehicles will be given notices and are subject to be towed.



Block Captains....

The HOA would to institute a system that would make communications to the HOA a little easier. The subdivision has been broken up into 5 areas. Each area will have a "BLOCK CAPTAIN". The neighbors in each area would communicate with their block captain to let the HOA know about the needs of the neighborhood. The block captain would help to disseminate information to the neighborhood a lot quicker. The block captain would also be a board member of the HOA. If you are interested in being a block captain for your area, please contact me so I can let you know which area you are in and if a block captain has already been appointed.

Architectural Control Committee...

There are deed restrictions in place that the HOA strides to uphold. In particular anyone who wants to change the appearance to the exterior of their homes must get approval from the control committee. There is an Architectural Control Committee that needs to be contacted for any exterior changes. Please contact:

The following is taken in context from the deed restrictions:

3.1 Architectural Control Committee

No building, fence, wall or other structure shall be erected, placed, or altered on any lot, nor shall there be any changes in the exterior color or elevation of an existing residence, until the construction plans and specifications and a plan showing the nature, kind, shape, height, materials and location of the same have been approved by the Architectural Control Committee appointed by the developer as set out below, as to quality of workmanship and material, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

Club Cards...

The HOA is looking for someone that has a membership to Sam's or Costco's. Please contact the HOA @ 933-0335 or email: chnna@austin.rr.com

CHNNA WEBSITE....

The HOA has a website at www.main.org/chnna contains articles such as past newsletters, a bulletin board for posting community information, and HOA document (deed restrictions, bylaws, etc). Please send any comments or suggestions to chnna@austin.rr.com

New Officers for CHNNA

Elected at Annual Neighborhood Meeting August 2003

President – Dewy Brooks
Vice-President – Julie Wasserman
Secretary – Connie Jones
Treasurer – Dewy Brooks

Translation....

The HOA is looking for someone that can translate our newsletters/flyers into Spanish for the Spanish speaking households in our neighborhood. Please contact me at 933-0335 or email me at chnna@austin.rr.com

Chimney Hill Drive and 290...

Please be very careful as you enter and exit the subdivision. There have been several accidents at that intersection in recent weeks. Two of these accidents have involved neighbors in Chimney Hills. Motorist traveling west on 290 have taken to using the shoulders of the highway as traveling lanes. This is illegal. The sheriff's department has been notified. So until they are able to catch these offenders please be very careful.



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 who have helped with their efforts to make this a pleasant neighborhood! Please consider helping your Homeowners Association!

FOR SALE!

Matching full-size Sealy Posturepedic mattress and box spring set. Perfect condition. Paid \$840
Asking Price: \$400 or best offer!

If interested, please call:

Karin Crumbling
9022 Wellesley Drive
Austin, TX 78754
926-8376 (Home)
463-0489 (Work)
791-8518 (cell)

