

CHIMNEY SWEEP

CHIMNEY HILLS NORTH NEIGHBORHOOD

AUSTIN, TX 78754

CHNNA | chnna@austin.rr.com | www.main.org/chnna

PROPERTY MANAGEMENT

Spectrum Association Management no longer represents CHNNA. Spectrum terminated our contract during the 1st quarter of the 2014. Until further notice we (CHNNA) are reverting back to a self-management status.

All inquiries, billing, questions, comments should be directed to chnna@austin.rr.com or call 512-933-0335.

ARCHITECTURAL REVIEW COMMITTEE (ARC)

Have you ever driven through a neighborhood that had trash strewn about, abandoned cars, homes in disrepair, etc. That neighborhood is most likely not to have a homeowner association (HOA).

I know you have driven through neighborhoods that the homes are maintained, lawns are mowed, no abandoned cars, no trailers parked on the streets or in the driveway, no campers, no boats, in and around the neighborhood.

Now tell us which neighborhood you want us to look like. To be maintained or not to be maintained (*apologies to William Shakespeare*).

The **ARC** is a committee that endeavors to follow the rules of our deed restrictions. The deed restrictions were included in the paperwork that every homeowner signed at closing.

Basically these are rules that every homeowner agreed to follow upon final closing.

With any change, alteration, and/or modification to the exterior of your home it is requested that

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you submit **ARC** form stating what your intentions are in making such change. The ARC reviews these changes to ensure everyone is following the rules set out in the deed restrictions. In addition, certain standards have been established as to color, texture, design, etc.

The **ARC** stands ready to approve most requests. We all want a great looking neighborhood that reflects well on the homeowner(s).

The request also serves as a way to ensure your nearest neighbor that any request for changes will not adversely affect their home values. If nothing else, we definitely don't want to see our property values go down.

ARC forms are available upon request or can be found on our website at www.main.org/chnna

HOMEOWNERS ASSOCIATION (HOA)

Why have an **HOA**?

Market values for homes are determined by various factors. Some include, exterior and interior home appearance, lawn and fence maintenance, how clean does an area look etc. Any of these factors will help determine whether your property value will rise or fall. Not many people will want to move in to this neighborhood if they see unmaintained properties next door to a home they might be interested in

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purchasing. Whatever a homeowner does to his/her property has a direct effect on his/her neighbor.

As a HOA we want to respect the homeowners' right to expect everyone to abide by the deed restrictions set forth. There are annual assessments due each year from every household. These assessments allow the HOA to pay for streetlights, postage & printing for mail outs meeting notices, kiosk maintenance, lien notifications, invoice billing, attorney fees, etc.

Failure to pay dues (which is mandatory) can and will result in additional fines, fees, lien placement, collection agency processing, and possible legal procedures to include foreclosure proceedings.

If you haven't already done so, please bring your dues up-to-date (contact info in this newsletter). We can and will accept payment plans on a case by case basis.



Help your neighbors get in on the news by submitting news articles, community events, and business advertisements.

Contact:

Email CHNNA@austin.rr.com today

UPCOMING MEETINGS



CHNNA Quarterly Neighborhood Meeting

Our quarterly neighborhood meeting will be held on Wednesday, August 20, 2014 at the Sleep Inn & Suites on Hwy 290E in the conference meeting room. The meeting will begin promptly at 6:30 pm.

We will send out an email notice and place flyers at the kiosk.

Volunteers Needed

We are always in need of volunteers. We can use help in all of the following areas:

- Newsletter
- Crime Watch
- Neighborhood projects
- Event planning
- Business Directory

If you have a talent you would like to share or just want to help out. Please contact the HOA at chnna@austin.rr.com or call 512-933-0335

REPORTING SUSPICIOUS ACTIVITY



If you are the victim of a crime it is important that you report it as soon as possible by calling 911. If you live in the county and don't think you should call 911, you can call the 24 hour dispatch at 512-974-0845 and if you pick option three on the voice mail you will talk to a live dispatcher.

You can also report a crime via the web page at www.tcsheiff.org and click on the report a crime link.

If you see something suspicious call 911 immediately so a deputy can be called to check it out.

Advertise Your Business!

We would love to help you get the word out on community businesses or even referrals of companies you have used that did the job right! We are encouraging advertisements in the Chimney Sweep for free.

Please send email to CHNNA@austin.rr.com with your business information and logo, if you have one.

It's free – that's right – **FREE!**



CHIMNEY SWEEP Newsletter

In order to serve the neighborhood more effectively, we will be publishing our newsletter quarterly instead of monthly. We will continue to send out email blasts and post notices at the kiosk when needed.

Please continue to send ideas, suggestions, and articles to chnna@austin.rr.com

Thank you for your support.

Chimney Hills North Neighborhood Association

President
Dewy Brooks

Vice President
Gwin Robinson

Secretary
Connie Jones

Treasurer
Dewy Brooks

chnna@austin.rr.com
www.main.org/chnna

TEXAS A&M AGRI LIFE EXTENSION

Juniper budworm

People may have noticed their Ashe juniper trees, commonly called cedar, turning brown. This most likely is being caused by juniper budworms. There was an outbreak of these insects in 2002 and there was no longer term damage caused to the Ashe juniper trees. It is unknown what will happen to the trees from the current outbreak.



Juniper budworm larvae: Photo by Steve Darnell

Juniper budworms are a yellowish-green to green caterpillar with a brown head capsule. The caterpillars feed on Ashe juniper foliage and build silken tubes on the branches of the trees. The silken tubes are typically on the tips of branches and are where the insect pupates. Adult moths are a mottled brown color and blend well with the dead Ashe juniper foliage. Adults rest on the host plant during the day and do not move unless disturbed.



Juniper budworm infested branch tip. Photo by Steve Darnell

In rural areas, it may not be feasible to manage the juniper budworms, especially on large parcel of land. Individual landowners may choose to treat prized trees on their property. Infested branch tips can be removed by hand. Do not drop the branch tips on the ground, but instead, place them into a bag and dispose of them.

If a pesticide treatment is desired, look for active ingredients such as *Bacillus thuringiensis* var. *kurstaki*, azadirachtin (neem) or spinosad. Products will work best on smaller caterpillars. When using pesticides, read and follow all label instructions.

For more information or help with identification, contact Wizzie Brown, Texas A&M AgriLife Extension Service Program Specialist at 512.854.9600. Also check out www.urban-ipm.blogspot.com

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*-Give us your news-
Provide your community events,
garage sales, and home sale or
rental information in advance to
CHNNA@austin.rr.com*

CHNNA

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NEIGHBORHOOD ASSOCIATION