

CHIMNEY SWEEP

CHIMNEY HILLS NORTH NEIGHBORHOOD
AUSTIN, TX 78754

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

PROPERTY MANAGEMENT

We are currently in the process of selecting a new Property Management Company. The PMC selection has set up a series of meetings with potential candidates during the month of July.

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 you submit **ARC** form stating what your

(Continued from previous column)

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 neighborhood.

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 purchasing. Whatever a homeowner does to

(Continued from page 1)

his/her property has a direct effect on his/her neighbor.

As a HOA it's expected that everyone abide by the deed restrictions (every household is a member of the HOA). There are annual assessments due 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 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 Thursday, July 9, 2015 at the Asian American Resource Center on Cameron Rd in the community 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



Securing your Pet

There have been a few stray pets that have been seen wandering the neighborhood. Most have no visible identification (no collars, tags). Neighbors have been taking them in for safety and have attempted to find their owners. With proper identification this task could be made easier and allow a quick return of the pet to the owner. So please secure your pet to keep them from wandering and provide the necessary ID (dog tag, microchip, etc). If you discover your pet is missing please check our kiosk area for a flyer or contact the nearest animal shelter.

In other Pet news

There is a City of Austin leash law ordinance that is in effect for our neighborhood. A neighbor was walking their dog (on leash), when another neighbors dog (off leash,) ran up and started fighting the dog being walked by the neighbor. While attempting to pull the dogs apart the neighbor injured (not seriously) but just the same this could have been prevented. Please secure your pet to avoid any personal injury to yourself or your pet. If you observe any loose stray animal or unattended pet, please contact **Travis County Animal Control at 3-1-1**

Snakes in the “Grass”

Did You Know?

By Julie Wasserman

Out of over 30 species of non harmful snakes in Texas, there are only four that are venomous? That's right! Many snakes are misidentified and therefore harmed when the best advice is to leave them alone or call me. I have identified many neighborhood animals before harmful action to them or the animal is done and I am happy to introduce you to our wonderful world of reptiles:

The venomous snakes you might have seen (especially if you live near the woodlands) could be [Diamondback rattlesnake](#): prefers dry, high rocky areas, can be aggressive

[Copperhead](#): found in more eastern habitats

[Coral](#): found near wooded areas. It has bands of bright color. Remember the saying, "red touches black is okay Jack, red touches yellow, can kill a fellow", they are very shy and have to really grab a finger and chew in order to get enough venom in.

[Cottonmouth](#): found near rivers, lakes, or streams, can stand their ground

Click the links above for photos. Please be careful and remember that most wildlife will avoid you if you avoid them. You can also send me a photo or call...

Julie

512 927-7089



Flooding on Walnut Creek!



Walnut Creek along the COA Greenbelt near the condos crested over 6 feet on Memorial Day 2 days ago.

Many condos were flooded and the fire dept was assisting in rescues as needed. There was no mandatory evacuation.

Several of our neighbors on the greenbelt observed water rising at a safe distance behind their homes from the nearby creek.

The COA environmental services reported the condo pool filled with muddy water and the required clean up they now have to do.

Neighbors need to keep a close eye out if we get more heavy rain as the river could crest again. There was no mention of our section of Walnut Creek in the news but it might have been missed since other creeks also recorded flooding.

Be safe!

Traffic Calming Solutions

As many neighbors have observed there have been individuals who without regard to safety to others are speeding through our streets. Please contact and report to the Travis County Sheriff's department (3-1-1) if you observe this on a regular basis. We have contacted the Travis County Engineering office for possible solutions.

Sound Level Limits



We all love our music. Please show respect for others by limiting your sound levels when you pass through the neighborhood.

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The City of Austin ordinance states:

- ◆ You may not operate sound equipment from a vehicle at any time that is audible or that causes vibration within 30 feet.

Anyone in violation can and will be reported to the Travis County Sheriff's department.

Helpful Phone Numbers

Travis County Sheriff's Office

[Please Report ANY Suspicious Activity]
Emergency..... 9-1-1
Non-Emergency.... 512-974-0845 (option 3)

Utilities:

City of Austin Utilities 512-494-9400
(Electric, Water, Wastewater)
Texas Disposal Service 512-421-1340
Texas Gas Service..... 800-700-2443

Utilities Repair & Emergency:

Utility Outage.....512-472-1000
24-Hour Power Outage.....512-322-9100
Water Emergency.....512-972-1000
Gas Leaks.....800-959-5325

City of Austin:

Streetlight Repair... 512-505-7617

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.tcsheriff.org and click on the report a crime link.

If you see something suspicious call 911 immediately a Travis County Sheriff will be dispatched.

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
Vacant

Secretary
Connie Jones

Treasurer
Dewy Brooks

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www.main.org/chnna

TEXAS A&M AGRI LIFE EXTENSION

Tawny crazy ants



The Tawny crazy ant, formerly known as the Raspberry crazy ant, was originally found in Harris County in 2002. It is currently confirmed in 27 Texas counties.

Tawny crazy ants have a cyclical population level throughout the year with populations peaking in late summer, decreasing in the fall and then beginning to build again in the spring. Tawny crazy ants are capable of biting, but do NOT sting like fire ants. They are mostly nuisance pests, but can reach extraordinary population levels (in the millions) and can become a problem when getting into electrical equipment. Tawny crazy ants do not have nests or mounds like fire ants; they tend to nest under things- rocks, landscape timbers, flowerpots, etc.

For more information on this particular ant species go to <http://urbanentomology.tamu.edu/ants/raspberry.html>

Treatment Options

- Removing harborage areas- fallen limbs, rocks, leaf litter, etc. These

ants will nest under pretty much anything on the ground, so you may want to remove anything that is not necessary.

- Alter moisture conditions (crazy ants prefer moist, humid conditions)- reduce watering, repair any leaks, improve drainage
- Eliminate honeydew producers from area. Crazy ants tend honeydew producers such as aphids, whiteflies, hoppers, mealy bugs and scale insects.
- Use pesticide sprays to treat infested areas- under rocks, along landscape edging, etc. Pesticide sprays can also be used to create a barrier around the outside of the home. Piles of dead ants may build up in treated areas, so they must be removed to keep the barrier maintained.
- Hire a pest management professional (PMP). PMPs have access to pesticides that are unavailable to homeowners and they also have experience dealing with pest problems regularly.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com