



# Chimney Hills North Neighborhood Association

## (CHNNA)

May 2006  
Volume 5, Issue 1

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## President's Report

Neighborhoods are reflections of the residents that live there. How our neighborhood looks, feels, and even smells is dependent upon who lives there. Most potential homeowners will drive through a neighborhood to consider whether or not to invest in a home. They look for broken down vehicles, the general appearance of homes, are the lawns maintained, and are the fences in disrepair.

We need to remember that what we do as individuals will affect others. We should be considerate of our neighbors and give them the respect they deserve. This association strives to maintain a neighborhood the people can take pride in.

You may wonder what we do. The majority of what we do is neighbor driven. In most cases someone has lodged a complaint or has brought forth a neighborhood issue that needs resolution. As volunteers we do the best we can to help resolve all neighborhood issues and/or conflicts.

Everyone wants to live in a clean, decent neighborhood. Homeowners have made a major investment in their homes. They have a deep desire to maintain property values. For those who rent/lease you are a part of this neighborhood family also. You are not an outsider. We value your input, concerns, and opinions. Please consider being involved in your neighborhood. We are all in this together.

The association will do all it can to help not hinder improvement of the neighborhood. Cooperation is the key. Let's look out for the other "guy/gal" and give a helping hand.

*Continued on Page 2*

### *President's Report from Page 1*

The association rules require that each homeowner pays their dues. Our dues are only \$24.00 per year. That's only \$2.00 a month. That's a very little amount compared to other associations. There are associations who have dues that amount to over \$100 or more a month.

Your dues all go to help maintain the street lights, they pay for postage (mail outs), copier expense, filing liens at the courthouse, and events and functions for the neighborhood (Halloween party and annual meetings). The construction of the bulletin board (kiosk) was paid for out of our dues so we could have a place to get information out to the neighborhood.

We have kept the streets clear of abandoned vehicles, sent notices of deed violations, filed liens, and recently put in place a "No commercial vehicle parking sign".

We do these things because your neighbors have asked that it be done. It is not done on a whim by a few people. The bottom line is that we all should care about where we live. A lot of us do care which is why we are involved. So if you haven't paid your dues please do so as soon as possible. We, the board, receive no funds for ourselves; we do this because we care and we hope you do as well.

Please do your part no matter how small so that everyone will have a sense of pride and well being for living in a clean and decent neighborhood. We should all be united in this effort.

On a final note I would like to extend a huge thanks to all of you that help out in so many ways. A lot of what happens in this neighborhood could not have happen without your support.

Thank you, Thank you, Thank you,

Dewy Brooks, President  
Chimney Hills North Neighborhood Association (CHHNA)

#### ANNUAL NEIGHBORHOOD MEETING

Sunday, May 21 6:30pm

end of Chimney Hills Drive

Come find out what your HOA has been doing for our neighborhood

Join a committee

Meet your neighbors

Light snacks and drinks will be provided

Please bring lawn chair

## Chimney Hills North Neighborhood Association (CHNNA)

### Board of Directors

President - Dewy Brooks  
 Vice President - Julie Wasserman  
 Secretary - Daiza Fogle  
 Treasurer - Dewy Brooks  
 Block Captain Area 1 - Vacant  
 Block Captain Area 2 - Jane Leifeste  
 Block Captain Area 3 - Vacant  
 Block Captain Area 4 - Vacant  
 Block Captain Area 5 - Vacant

### Committees

Landscape Chair - Julie Wasserman Jane Leifeste	Welcoming Chair - Vacant	Architectural Review Chair - Dewy Brooks	Crime Watch Chair - Vacant
	Newsletter Chair - Vacant	Halloween Chair - Vacant	

### ***Important Numbers***

Non-Emergency	3-1-1
Emergency	9-1-1
Travis Co. Sheriff	854-9285
Utility Outage	472-1000

### ***CHNNA Contact Numbers***

CHNNA	933-0335
Landscape Committee	
Julie Wasserman	927-7089
Newsletter Committee	
Dewy Brooks	933-0335
Block Captains	
Area 1 - Vacant	
Area 2 - Jane Leifeste	933-0200
Area 3 - Vacant	
Area 4 - Vacant	
Area 5 - Vacant	

### ***YEARLY CALENDAR***

May 21 - Annual Meeting

July 30 - Quarterly BOD meeting

August 1 - National Night Out

Sept. - Organizational Halloween party meeting

Oct - Plan, prepare, advertise, and conduct Halloween Party

Oct. 28 - Halloween Party

Nov 26 - Quarterly BOD meeting

Dec - HOA volunteer Christmas or New Years party?

### **COMMENTS AND SUGGESTIONS**

Please send your comments, concerns and suggestions to: [chnna@austin.rr.com](mailto:chnna@austin.rr.com)

## WHY DO WE HAVE AN ASSOCIATION?



Sets a standard to maintain property values and make our

neighborhood a decent place to live.

- Having an Homeowners Association (HOA) increases your property values when selling your home
- Continued efforts to keep homeowners property maintained
- Helps in neighborhood cooperation/assistance

## ANNUAL DUES



Every household is a member of the HOA and is required to pay annual dues.

Dues pay for services such as the monthly electric bill for the streetlights, postage and printing of newsletters, flyers, printing material, attorney fees, and lien notification filing fees. A portion of the dues pay for neighborhood events (Halloween block party, Neighborhood meetings).

**Dues are \$24.00 per year per household.** Invoices were sent out at the beginning of the year

and were due in Mid-March. As of today, only 47% of households have paid their dues this year.

**Failure to pay dues can and will result in additional fines and the placement of a lien will be filed on your home.**

If you have any questions, please contact HOA Treasurer at: 933-0335 or email at [chnna@austin.rr.com](mailto:chnna@austin.rr.com)

Dues are payable to:

CHNNA  
c/o Dewy Brooks, Treasurer  
9210 Wellesley Drive  
Austin, TX 78754

A locked drop box is installed at the kiosk for those who want to save on postage.

## VOLUNTEERS ARE NEEDED TO HELP PLAN FOR THE FUTURE!

Take part in your neighborhood, get involve!



The following Committees Need Volunteers:

- *Welcoming Committee*
- *Architectural Review Committee*
- *Crime Watch Committee*

- *Landscaping Committee*
- *Halloween Committee*
- *Newsletter Committee*

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.

## ATTENTION NEIGHBORS BLOCK CAPTAINS NEEDED

We are looking for a few good people to fill empty block captain spots. I am a block captain and I chose this way of helping our neighborhood because it is not too time consuming (mostly short term projects). Also, you have a place on the board and can stay on top of what's going on.

You can shape this job to suit your schedule and your personal situation/ time constraints around volunteering. I am including a list of components or possible activities associated with the position of block captain:

- Let neighbors in your area know who you are
- This is a one-time letter that could be left on their doors with your name and contact information.  
I have a sample letter you can use
- Report new people moving
- Report problems to the board

- Send out letters, notices, flyers
- Attend board and neighborhood meetings
- Board meets quarterly and there is one annual neighborhood meeting and a couple of other events from time to time such as National Neighbors Night Out and the Halloween party which we are currently hosting every other year.
- Increase participation from neighbors just by being friendly, keeping them informed
- Get their input and take their calls
- Host neighborhood get-togethers/best yard contest, etc.
- Optional and not something everyone has time to do but, occasionally, we elect to work on something like a one time event or Halloween party

For more information, contact Jane Leifeste at 933-0200.

## CHILD SAFETY

Please take care to watch for children playing in the street. Small children should not be left unattended.



## CARS, TRUCKS BOATS AND TRAILERS

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



## ARCHITECTURAL REVIEW COMMITTEE

There are deed restrictions in place that the HOA strives 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 Review Committee that needs to be contacted for any exterior changes. Please contact ARC at 933-0335.



For forms please visit the CHNNA website at:  
[www.main.org/chnna](http://www.main.org/chnna)

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 natures, 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.*

## CHNNA WEBSITE

The HOA has a website at [www.main.org/chnna](http://www.main.org/chnna) that contains articles such as past newsletters, a bulletin board for posting community information and HOA documents (deed restrictions, bylaws, etc).



## COMMERCIAL VEHICLE SIGN

Dear Neighbors:

Last summer, a petition was circulated throughout the neighborhood asking for signatures that would ban commercial vehicles from parking on our neighborhood streets between the hours of 10:00 pm. and 6:00 am. Over the years, many large trucks and delivery vans have parked on our streets blocking the natural flow of traffic and creating a danger for our children. In addition, the trucks are quite noisy and cause undue wear and tear on our streets.

Thanks to you, our neighbors, we collected more than enough signatures to send on to the county. The commissioners court then approved the petition and constructed the sign which you can see as you drive into the subdivision. It is located on the right (East) side of Chimney Hill Drive just as the condos end and our neighborhood begins. Thanks to all of you who signed the petition or worked on the petition committee. Because of you, our neighborhood's voice has again been heard and action has been taken that creates a better space for us all.

But, what does this mean to you on a day to day basis? It means that, if you own a commercial vehicle that you drive home, you will have to park it in your driveway or risk getting a ticket. If you have an emergency after 10:00 pm. and have to call a plumber, the plumber can park on the street but he can't sleep over. It means that we will no longer have large trucks getting in the way of our children and limiting the vision of drivers trying to navigate down our narrow streets.

Although it is not illegal to park large vehicles like campers, RVs and boats on the streets after 10:00 pm, it is against the deed restrictions for the subdivision (the information you received from the title company when you closed on your home). When you ignore things like deed restrictions, chances are, you are causing someone else some distress or discomfort and just simply are not being the very best neighbor you could be. And, we all appreciate our good neighbors and hope through all their good efforts to create a safe and pleasant place to live at Chimney Hill North.

Thank you all again for helping to make our neighborhood a quieter and safer place - it truly takes us all. I hope you will let someone on the board know if you have ideas, concerns or just want to find the right cause or place where you can make a difference. There is no shortage of creative ideas just waiting for your input or committees waiting to be formed or activated in which you

could make all the difference.

-- Jane Leifeste  
Block Captain, Area 2

## AUSTIN'S LEASH LAW AND PET SAFETY TIPS



In March 2005, Austin passed the Leash Law which states that owners need to "restrain their pets on their property or keep them on a leash when off their

property." Failure to follow the Leash Law gives animal control officials authority to impound a loose dog. A warning will be issued for the first offense, and a fine will be issued on the second and following offenses, as much as \$500. Should your pet be impounded, check with Town Lake Animal Center, Austin's animal pound, where animals are held for at least 3 days. Also, you can help identify your pet by putting tags on the collar so it can be returned to you easier and faster.

Following the Leash Law is so important to our community in that we can help ensure the safety of our citizens as well as pets. With springtime here, do a check of your property, fence, and gate to make sure that your pet is unable to escape. When you go for walks, use a good, sturdy leash and watch for other animals and the surroundings.

Speaking of walking the dog, do you know what your dog was bred to do? Most dogs were bred to do a job and staying inside or hanging out in the yard was not one of them. Give your pooch a nice long walk every day, about 30-45 minutes, to help stimulate his/her mind and help eliminate the boredom in his/her daily routine. Your dog will be much happier for it. And we all know we could use more exercise in our daily lives as well.

Outside cats can also use some protection. If your cat must live outdoors, use a "break-away" collar instead of a normal buckle collar so the cat may free itself should he/she get caught by his collar. Also, always put a tag on the collar so the cat can be identified if he/she wanders too far from home.

For questions about dogs, please call Daiza Fogle at 656-2513. For questions about cats, please call Julie Wasserman, 927-7089. The Town Lake Animal Center has a great website loaded with very helpful information – [www.ci.austin.tx.us/tlac](http://www.ci.austin.tx.us/tlac).

-- Daiza Fogle

EDITORIAL  
AN ALTERNATIVE APPROACH

by Julie Wasserman

Sometimes it is useful to take a broader perspective on issues and problems facing our community and our society rather than just see what effects our own personal lives. One of those issues is the U.S. 183/Hwy 290 toll road. Many people are opposed to change and inconvenience however small even if it might mean for the betterment of our community. This is known as the NIMBY syndrome (Not In My Backyard). The toll road is supposed to improve mobility and place the financial responsibility of urban sprawl on drivers hopefully making them get out of their cars more often, carpool, or take mass transit. While mass transit has yet to be recognized as the key component of urban sprawl, did you know that Capital Metro will give workers a van (with a small fee), train them, and cover all expenses as long as the group agrees to drive the van at least 3 times per week?

As the sunbelt continues to grow, we must move progressively forward in dealing with Austin's increased population. Chimney Hills lies in the preferred growth corridor which means that this is where development should occur as compared to west of the Balcones Fault where the Edward's aquifer, the Barton Creek recharge zone, and endangered species habitat is located. These represent the most sensitive environmental areas in Central Texas where expansion should not take place. We moved out here with an existing highway already here (Hwy 290) and while the Walnut Creek watershed is special and will be protected in perpetuity, it cannot be compared to the west side of town. Yes, it would be nice if Austin did not grow so much and we could have our little corner of the world left alone but this is unrealistic. People want to live here. Austin is a great place to live. Let's oppose growth where it should not exist and be more open to possible improvements the toll road might make for our community.

**DISCLAIMER:** The views express on this page does not reflect the views of CHNNA.

## LETTER FROM RON DAVIS

The February 7, 2006 public meeting held by TXDoT at Manor Middle School allowed Travis County residents the opportunity to voice their concerns about proposed changes in the transportation network in eastern Travis County. As a result of that meeting, my office continues to receive calls and comments from concerned constituents within Precinct One. As you are aware, the meeting attended by over 400 individuals showed how important many of these issues are to residents in Precinct One. As Commissioner of Precinct One, I am committed to working with TXDoT and the Central Texas Regional Mobility Authority on improvements to the US 290 East corridor and representing my constituents concerns to the appropriate individuals, representatives and agencies.

### Toll Road Position

Improvements to the US HWY 290 East project will occur completely within Precinct One. As Commissioner of this Precinct, I have publicly expressed my opposition to the tolling of existing non-tolled (free) roadways. Speaking as the Precinct One County Commissioner and not for the Commissioners Court as a whole, I still remain opposed to tolling existing free roadways throughout Travis County.

It is my understanding that at the Manor meeting, representatives from TXDoT asked that comments regarding tolling should be referred to the Texas Department of Transportation Commission, the Central Texas Regional Mobility Authority (CTRMA) and the Capital Area Metropolitan Planning Organization (CAMPO). I understand the problems in funding the backlog of transportation improvements in the Central Texas region and continue to ask that other funding options be developed and brought forward to CAMPO in a timely manner.

### Need for Improvements to US 290 East Corridor

This area of Travis County is rapidly growing and forecast in population and employment show that this trend will continue. To plan for this existing growth, I am committed to provide for a functional transportation system in this area. Last November, residents approved approximately \$37 million of county road capacity improvements within Precinct One. Additionally, there are planned improvements that connect to US 290 E that remain unfunded but are a high priority to provide for the efficient traffic flow in the corridor. Improvements to Tuscany Way, Ferguson Road, Parmer Lane and Braker Lane are just some of the projects that will be undertaken by Travis County's Transportation and Natural Resources Department in the near future. Questions concerning these projects can be answered through Steve Manilla, P.E., Public Works Director, at 854-9429.

### Impacts on the City of Manor

The section of US 290 between FM 734 (Parmer Lane) and FM 973 is inside the corporate limits of the City of Manor and thus outside the functional jurisdiction of the County government. I understand that there are several issues relating to accessibility, traffic circulation, and taking of private property, especially businesses that will effect quality of life issues in the US 290 E corridor. It is never easy to convert a rural arterial to a limited-access urban freeway and there will be necessary trade-offs to be made among community goals. I encourage TXDoT to work with the City of Manor, the Manor Independent School District and the Manor community to evaluate alternatives to better understand these trade-offs.

Manor's Mayor, Jeff Turner, informed the audience at the public meeting that Manor was concerned about possible impacts relating to the intersection of US 290 East at Gregg Manor Road, locations of entrance and exit ramps affecting businesses along US 290 East and off Lexington Street in the downtown and potential right-of-way acquisition and loss of businesses located along US 290 East. The loss of businesses and the impact of those losses on the economy of Manor are not acceptable if options exist for their reduction. Mr. Pete Dwyer of Dwyer Realty also has commented on quality of life impacts that the current schematic plans may have on this area of Manor. He has participated in the planning process and continues to engage TXDoT in providing forward thinking on the future design of US 290 E. I want to encourage this cooperation and hope that you will seriously consider all proposed improvements to the existing schematic design. I understand that currently TXDoT is the lead on the project and that those wishing to provide comments need to contact Joseph Carrizales, P.E. at (512) 832-7070. Also, it is my understanding that once the project has been cleared through the Environmental Impact Statement (EIS) process, Central Texas Regional Mobility Authority (CTRMA) will take over the project and will construct and operate the toll facilities. The Mayor did mention that the City and TXDoT were beginning discussions to formulate options to lessen the impact of these improvements on Manor.

### Impacts on the Shadow Glen Neighborhood

Many residents at the February 7th meeting reside in the Shadow Glenn neighborhood. Many of their concerns revolve around the impact of noise and the need to acquire 3 holes of the existing Shadow Glen Golf Course. As I mentioned earlier, I am requesting that TXDoT work with this neighborhood in coordinating the future improvements to US 290 East. Alternatives such as a possible alignment shift south of this neighborhood or depressed lanes should be discussed with the area residents.

If you have any questions regarding my comments, please feel free to call me at (512) 854-9111.

Sincerely,

Commissioner Ron Davis  
Travis County Precinct One

CHNNA  
9210 Wellesley  
Austin, TX 78754

ADDRESS CORRECTION REQUESTED

Subscriber Number  
Number Street Address  
Austin, TX 78754