



# The Park Perspective – October 2004

The Newsletter for the Residents of The Park at Quail Creek

## Manager's Notes

The office will closed on Friday, October 8<sup>th</sup>

There have been reports of vandalism on property. The gate to the tennis & basketball courts has been vandalized. The suspects are two males between the ages of 9 and 13. The same juveniles were found on the roof to our Recreation Center. Witnesses to these incidents do not believe these boys live on property. If any resident knows the identity of these juveniles, please contact the HOA office. If you see any further suspicious activity please do not hesitate to immediately contact APD by dialing 911.

### Community Living: What's that all about?

Question: Often I am asked, "What is the purpose of a Community Association"?

**Answer: A community association is a group of owners who wish to provide a communal basis for preserving, maintaining, and enhancing their homes and property.**

### There are 3 defining characteristics of a community association:

1. Membership in the community association is mandatory and automatic for all owners. This is unlike other associations whose membership is voluntary.
2. Certain documents bind all owners to be governed by the community association. These documents require mutual obligations to be performed by the individual owner and the community.
3. Mandatory lien- based economic charges or assessments are levied on each owner to operate and maintain the community.

### Role & Responsibilities of Owners in a Community Association:

- Read and comply with the governing documents of the community
- Amend any of the governing documents (with one-fourth of a majority vote)
- Approve special assessments (with one-fourth of a majority vote)
- Vote in community elections
- Pay association assessments and other charges on time
- Contact the Board or manager, if necessary, to discuss financial obligations and alternate payment arrangements
- Provide current contact information to the HOA to help ensure they receive information from the community

### Role & Responsibilities of the Board of Directors in a Community Association:

It is the role of the Board to set the policies, standards, procedures, programs, and budgets for the community association. A Board may implement its own decisions- or delegate implementation to a manager, committees or an independent contractor. A Board also has a fiduciary responsibility to the community. Its fiduciary responsibility requires the directors to act in the best interests and for the benefit of the corporation, thus the community as a whole. **All of this relates to:**

1. The maintenance and enhancement of the property, common areas and facilities,
2. Management of community finances
3. Insurance
4. Establishment, enforcement and interpretation of the Rules & Community Policies
5. Preservation and promotion of community harmony

**\*\*\* The above is a generalized explanation of community living. For more specific information regarding this association, please read your governing documents for the Park at Quail Creek, HOA, Inc. If you do not have a copy please contact the on-site office to receive one.**

## Items of Interest

### Political Signs Appearing in Windows and Doors

With the upcoming elections, the Board would like to remind residents that all signs placed in windows and doors should be approved by The Board of Directors. In general, the only signs permitted are "For Sale" and "For Lease" signs. Please reference Policy #13 of the Park's Rules and Community Policies.

### New Park Web Site Editor Announced

Andi Windham is The Park's new web site editor. She has made some changes this past month and would like to hear from residents regarding additional information they would like added. Please email her at: [adwindam@yahoo.com](mailto:adwindam@yahoo.com). The web site address appears monthly at the bottom of this page.

***Our grateful thanks to Tommy McGuire who has kept the web site up and running for many years.***

### Board Action Updates

- **Speed Bumps**: The Board continues to assess the issue of speeding in The Park, including speed bumps.
- **Wisteria Removal**: The Board & ACC continue to investigate landscaping options for the front iron fence along Rutland.
- **Special Insurance Assessment**: There will be a meeting within the first two weeks of November for the homeowners to vote whether or not a special insurance assessment is required for 2005. A flyer with a date and more information will be sent out.

The next **Quarterly Carpenter Ant Treatment** will be on **Saturday, 23 October**. Please make sure your patio area is accessible to the treatment crew on that day.

## Architectural Committee Report

### Do Your Gutters Need Cleaning?

If you need your gutters cleaned before the rainy season hits, contact the office so this can be scheduled. Deadline for requests is 15 October.

### Security Floodlights Available For Individual Units

The Architectural Control Committee has been busy reviewing letters requesting additional lighting around townhomes. With the resident's approval, HOA will install the two-bulb floodlights to the side of the unit. The wiring for the floodlight will then be connected directly into the electrical line for that unit.

It will not have a switch, but operate automatically with a photocell (on at dusk, off at dawn). The resident bears the expense of the electricity, but the HOA pays for all installation and upkeep, including replacement bulbs. If you are contacted about this, please consider these conditions carefully. The electrical cost is minimal with lights such as these and the additional lighting contributes greatly to the safety and security of the area.

In other actions, the committee reviewed steps required to turn on /off the sprinkler system to check for problems, or in case of an emergency.

It also decided on preliminary recommendations to be submitted to the Board concerning the number and placement of the proposed additional speed bumps

### *Let's Roll Bunco*

Have you ever played Bunco? It's a dice game that takes about five minutes to learn. Interested??? Call Betty at 719-3228. Let's try to get a group rolling!

#### Board Members

President: H.C. "Hank" Wallace

V.P.: Steve Heineke

Secretary: Wendy Polston

Treasurer: Stephanie Harvey

Jean Bowie  
Jenalyn Engstrom

Ruth Markowsky  
Logan Thorne  
Andi Windham

#### **Board Meetings:**

**3<sup>rd</sup> Tues. each month**  
**in The Park's Recreation Building**

*Policies & Procedures Committee*

Jenalyn Engstrom

*Architectural Control Committee*

Logan Thorne: Chair

*Parking Committee :*

Andi Windham: Chair

*Newsletters Editor:* Elizabeth Granger  
(Deadline – 25<sup>th</sup> of each month)

*Web Editor:* Andi Windham  
<http://home.swbell.net/parkhoa>

*Property Manager:* Holly Skeen  
Office: 836-1383  
Hours: 8:30 – 2:30 Mon-Fri  
For Common Area Emergencies  
Phone 328-6100

Email: [parkhoa@swbell.net](mailto:parkhoa@swbell.net)

*Maintenance Person:* Edward Spears

#### Tennis Court Hours

7-9 AM Tennis Only  
Otherwise, till 11:00 PM daily

#### Swimming Pool Hours

10AM-11PM  
(Adults only after 8:30 PM)

Trash Pickup – Mon. & Thurs.  
Texas Disposal Systems

Cans: out by dawn, in that evening  
(other days, out of sight please)

**Towing**  
**Auto Haulers of**  
**Austin**

**420-8446**

(As of Sept. 29, 2004)

#### **Police**

Call **911** to report a emergency or  
**311** for a non-emergency

The Park is in Ida Sector I of the  
North Central Area Command

APD District Representative  
Senior Police Officer, Dale Cooper  
[dale.cooper@ci.austin.tx.us](mailto:dale.cooper@ci.austin.tx.us)