



# The Park Perspective



The Newsletter for the Residents of The Park at Quail Creek - June 2005



## Annual Homeowner Meeting and Election Set For Wednesday, 20 July 2005

6:00 pm to 7:15 pm – Regular Board Meeting  
8:00 pm – Annual Homeowners Meeting

Each year, three board positions become available. If you wish to run for The Board, your applications need to be in to Nominating Committee Chair, Jean Bowie, by 18 June, or the office by 17 June. You can reach Jean at 9522 Quail Village Lane, or call her at 491-0727.

Applications are also available at the office or on Park's web site at: <http://home.swbel.net/parkhoa/bodapp.pdf>

Remember, monthly homeowner's dues must be paid in full in order to run for the Board or to vote.

## Manager's Notes



### Are ANTS invading your A/C?

Ants are attracted to magnetic fields- this is why they are so troublesome to a/c condensers. Moth balls detour ants as well as other insects from getting in there. Hire a professional to open the electrical box on the condenser to place moth balls where the electrical contactors and junction box are. This should be done once every six months or when the odor of the moth balls fade significantly. Though paying a professional to do this may cost you a service fee ranging from \$30 to \$68, it is significantly less than repairing or replacing the electrical contactors plus the inconvenience of being without you're a/c!



### Thefts on Property

There continue to be reports of cars being broken into. One resident was walking early on a Saturday morning and saw a man attempting to break into a vehicle on Park Village Cove. She said to this person "What are you doing?" and he dropped the cinder block he was going to use to break the window and ran. Please call 911 when you see suspicious activity. If you have a cell phone it may be a good idea to take it with you on your walks in case of an emergency. Please use extreme caution before approaching someone you are suspicious of.

## Wind/Hail Storm Claims Status

I spoke with the adjustor and the total claim will be between 1.4 and 1.5 million dollars. Coverage is included for flood damage.

The deductible for wind and hail is 1% (this was a change last year when the coverage renewed) or \$100,000. We will need to discuss how this will be handled. If there is a special assessment, the owners that have the assessment endorsement on their personal policies will be able to file a claim with their carrier for reimbursement.

There will not be a separate deductible for the flood damage. Representatives from Blackmon Mooring have been here and assessed the units that were damaged by the rising water. Damage covered by The Park's blanket insurance will include patio covers.

A crew of adjustors replaced the initial adjustor three weeks ago. We should receive estimates shortly. CJ Ingram has already prepared his estimate.

It is imperative that any unit with interior damage be inspected ASAP so the adjustor can finalize the numbers.

We will receive a proof of loss that will be signed and returned to the insurance company when we agree with the estimates. We will receive a check for the Actual Cash Value of the damage. Once the repairs are complete, a supplemental check will be issued for the replacement cost. This is standard insurance procedure. Your patience is appreciated.

Stephanie DeAnn Harvey, CPCU, CIC, CRM  
Insurance Committee Chair

**If you turned in a bid, proposal or estimate for damages to your home, the HOA cannot pay your contractor directly. If the work has been completed, you will need to pay your contractor and provide the HOA with a paid receipt. All of this information will be given to the insurance company for reimbursement.**

**ATTENTION:** Snakes have been seeking higher ground due to recent rains. One resident found a poisonous snake by the front door. Please be careful and make sure your children are warned about this.

For Sale



**Computer**



Lovingly cared for  
Comes with everything you need

Dell Dimension 4100 series with Pentium III  
733 Mhz, 128 MB SDRAM  
Altee Lansing speakers with subwoofer  
DVD ROM  
17-inch Color Monitor  
3.5 Floppy Drive  
10.2 GB Hard Drive  
Windows 98  
Keyboard and Logitech Mouse  
3-in-1 HP500 Printer/Scanner/Copier

\$250 or best offer  
Call Ruthie Kincannon  
**832-6145**

## Dee's A/C and Heating Services

512-310-0588



A/C Checkup: \$29.94  
We service/install all brands  
Serving Austin and surrounding areas  
for more than 10 years  
Licensed – No Trip Charge for Service Calls

### 10 point check-up procedure

- Check thermostat*
- Check Freon level*
- Inspect and oil condenser fan motor*
- Check compressor amperage*
- Inspect electrical connections*
- Inspect relays and control*
- Check condenser coil*
- Check evaporator coil*
- Check primary and secondary drain*
- Check filters*

*Honest, Quality Work at Very Reasonable Prices*

**Call Dee @ 310-0588**

Note: This is a paid advertisement.  
The Board and Management do not endorse any  
advertisers or contractors.



The office will be closed on Monday,  
July 4<sup>th</sup> in honor of Independence Day.  
If you experience a common area maintenance  
emergency that poses a threat to the property only,  
please call 328-6100. For all other emergencies call  
911. Have a safe and happy holiday.

### Board Members

President:: H.C. "Hank" Wallace  
VP:: Steve Heineke  
Secretary: Wendy Polston  
Treasurer: Stephanie Harvey  
Greg Berry  
Jean Bowie  
Jenalyn Engstrom  
Ruth Markowsky  
Andi Windham

### Board Meetings:

**3<sup>rd</sup> Tues. each month at 7:00 PM  
in The Park's Recreation Building**

Policies & Procedures Committee  
Jenalyn Engstrom  
Architectural Control Committee  
Steve Heineke: Chair  
Parking Committee  
Andi Windham: Chair

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

Web Editor: Andi Windham  
<http://home.swbell.net/parkhoa>  
email: parkhoawm@swbell.net

Community Manager: Holly  
Skeen  
Office: 836-1383  
Hours: 9:00 – 1:00 Mon-Fri  
For Common Area Emergencies  
Phone 328-6100  
Email: parkhoa@swbell.net

Groundskeeper: Emetrio

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 – Mondays Only**

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

### **Towing**

Austin Express  
**851-0222**

### **Police**

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

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